

## **Cabinet Lead for Planning, Environment and Water Quality –**

### **Cllr Elizabeth Lloyd - Full Council 22.11.23**

#### **1. Local Plan**

1.1. At the sub-regional level, the Partnership for South Hampshire (PfSH) Joint Committee approved a new Statement of Common Ground between the PfSH authorities on 26 September. This sets out how the authorities will collectively work towards preparing a Spatial Position Statement which will update the similar statement approved in 2016. This will address how sub-regional considerations such as landscape scale biodiversity, strategic site development and meeting the need for housing will be addressed by the authorities. Consideration of the Spatial Position Statement by the Joint Committee will take place in due course. Moving forwards, the work of the Spatial Position Statement will be built on through a series of statements of common ground with neighbouring and nearby authorities.

1.2. Work also continues on the Building a Better Future Plan, focussed on the preparation of the robust evidence base which will be needed to support the Plan. This overlaps with a number of other workstreams (please see below section on climate change for more detail).

#### **2. Planning and Planning Enforcement**

##### **2.1. Development Management**

###### **Casework**

A large number of significant planning applications remain under consideration by the team. These include a number of cases where technical issues and/or S106 negotiations are prolonging the time being taken to reach a decision in order to ensure that high quality development is delivered which meets its infrastructure requirements.

These include Cabbagefield Row, Leigh Park (150 dwellings); Land north of Long Copse Lane, Emsworth (210 dwellings); Land east of St George's Avenue, Havant (184 dwellings); Southmere Field, Havant (65 dwellings); Rook Farm, Hayling Island (300 dwellings); Land rear of Fathoms Reach,

Hayling Island (51 dwellings); South Downs College, Purbrook (102 dwellings); Land north of The Oysters, Hayling Island (29 dwellings); Land south of Saltmarsh Lane, Hayling Island (60 dwellings); Land at Kingscroft Farm, Havant (140 dwellings); Former Dairy Crest Depot, Leigh Park (74 dwellings); Land at Palk Road, Havant (90 dwellings); the 'Blue Star land', Waterlooville (90 dwellings); and the Campdown site, east of College Road, Purbrook (628 dwellings, community centre and allotments)] totalling 2,473 new homes and other facilities. .

A new application was registered in respect of land east of Helmsley House, Bartons Road, Havant for the erection of a 78 bed older persons care home during September.

Revised proposals have also been recently received in respect of Southleigh Park House, Havant (reserved matters application for 41 dwellings).

Planning permission was granted under delegated powers on 11<sup>th</sup> September for the redevelopment of 36 New Lane with 6 new industrial units which will deliver 4537sqm of modern employment floor space.

## **2.2. Planning Enforcement**

Following the recruitment of additional temporary staff the team have been focused on reviewing historic caseloads. On 19<sup>th</sup> September the team had 153 open enforcement cases with 12 further cases opened in September. Since then, the Team have closed 59 cases in the last 28 days. Further work is being undertaken to review existing processes and procedures and additional staff training has commenced.

## **3. Climate change**

3.1. On 8 November, the Cabinet received an update on the work of the Climate Change and Environment Panel, which was brought together following the adoption of our Climate Change Strategy in 2021. This highlights how workshops are currently taking place to inform the Action Plan priorities which should be the focus for the authority for future years together with informing an update of the current strategy and action plan.

The workshops which sought to raise Members' and Officers' awareness surrounding mitigation for climate change were well attended and positively received by those attendees. Workstreams to come out of discussions in those sessions were captured. There was broad support focussed around planning for zero carbon-emitting buildings, the Council's own estate and funding issues, among other topics. These will all be considered in detail as part of the review of the Strategy and Action Plan on Climate Change and the Environment.

#### **4. Environmental Health and Licensing**

4.1. The Licensing Team has recently taken the draft Street Trading Policy and proposal to adopt the relevant legislation, to Licensing Committee for consideration following public consultation. No adverse comments were received during the consultation and therefore the Licensing Committee have recommended both the legislation and policy for adoption. The Council intends to designate all streets in the borough for the purposes of street trading and is developing an advice leaflet for prospective traders to ensure compliance.

4.2. The Animal Welfare Team have been dealing with a higher level of stray dogs than usual. The team has also developed some advice for XL Bully owners ahead of the Government banning this breed with effect from 31 December 2023, signposting owners to free training resources and guidance.

4.3. The Council has submitted and have approved the Combined 2022 and 2023 Air Quality Annual Status Report (ASR). This can be found at

#### **Air quality | Havant Borough Council.**

The report confirms the following:

*“ the air quality objectives are likely to be achieved for NO2 at relevant locations throughout the Borough, with many residential areas likely to enjoy excellent air quality “*

## **5. Building Control**

5.1. All aspects of the day-to-day service are being delivered fast and are achieving above targets. Staff are also dealing with significant legislative change and new requirements (see below) which are putting extra strain on the team, however due to its partnership working arrangement it can face these challenges and stresses with resilience.

### **5.2. Building Safety Act 2022 – Registration of Building Control Surveyors**

Building Control Surveyors are now beginning the process of registration, so that they can legally practice plan checking and site inspections which are defined as 'restricted activities' by law from next April. The first stage of this involves demonstrating their competence. There are 3 approved routes to demonstrate competence, 1 being an exam and a submission of a portfolio of evidence, the other 2 being an interview and a portfolio of evidence. Upon successful validation of competence, they can then begin the registration process.

5.3. **Building Safety Act 2022 – New Legislation Now in Force** A significant number of procedural changes under the new Building Safety Act came into effect on 1<sup>st</sup> October 2023 which the Team are working to embed into the service. These include, but are not limited to, new duties on architects and developers, changes to plan requirements and consultations and powers for stop notices where there are serious breaches of Building Regulations.

## **6. Development Consent Order for wastewater recycling**

6.1. The Council continues to engage with Southern Water regarding the proposed Development Consent Order which would use recycled wastewater from the Budds Farm Wastewater Treatment Works to help fill the new 8.7 billion litre reservoir at Havant Thicket.

6.2. A response was submitted to the Environmental Impact Assessment (EIA) scoping report in August. The full response from this process has now been published on the Planning Inspectorate casefile website.

6.3. The Council continue to press to Southern Water to engage fully and transparently with the borough's communities regarding the proposal and the alternative approaches which they have considered prior to arriving at wastewater recycling as a preferred option.