

Portfolio Holder Report – Council 11 December 2013

By Cllr David Guest – Planning and Built Environment

Development Management

Major Developments – Progress update

Residential schemes

- **Woodcroft Farm, Eagle Avenue, Cowplain**

Development Consultation Forum took place early 2012. A formal application has now been submitted proposing a development of 293 residential units comprising 6 x one bedroom, 115 x two bedroom, 132 x three bedroom and 40 x four bedroom houses with the retention of existing farmhouse and a new access road from Eagle Avenue. Negotiations during October/November are moving towards the formal amendment of plans. It is expected that the application will be reported to the Development Management Committee (DMC) in January.

- **Portsdown Retail Park (Homebase & AMF Bowling) - 86 dwellings**

The application was considered by the DMC on 21st November following the submission of further information by the applicant and confirmation by AMF that they did not intend to renew their lease at the site. Members resolved to grant permission subject to a S106 agreement securing contributions towards ecology, education, community facilities and affordable housing.

- **Copseys Nursery/Manor Farm, Havant**

Application for part outline and part full permission approved at the meeting of Development Management Committee on 25 April 2013. In relation to the Manor Farm (91 dwellings) phase, discharge of conditions application has been received; the developer started clearance works on site in July and has undertaken required archaeological investigations. Construction has now commenced.

In relation to the Copseys phase, a detailed (reserved matters) application for that part of the site for the erection of 100 dwellings with 65 open market units and 35 affordable units with associated parking, landscape and public open space, has been received and was granted approval under officer delegated powers on 2 October.

- **West of Waterlooville MDA**

Pre-application work is under way on Phase 2 of the Grainger part of the MDA, with a presentation made to the West of Waterlooville Forum on 22nd

November. An application for Phase 2, which lies within HBC boundaries, is expected early in the New Year.

- **Land at Station Road, Hayling Island**

Outline application submitted in late June for 59 dwellings and 1250sqm of Class B1 business space was approved by DMC on 21st November, including a s106 agreement covering matters including affordable housing, sustainable drainage and ecology. The scheme includes the provision of new pavements, which have the advantage of providing pedestrian access to shops and facilities, not only from the new development but also from the benefit of existing residents.

- **Land south of Scratchface Lane, Havant**

Following the granting of outline planning permission, a Reserved Matters approval application for 92 dwellings has now been submitted and was reported to the meeting of the DMC held on 3 October. Discharge of conditions is taking place and demolition and construction work is expected to commence on site in December.

- **Land at Portsdown Hill, Havant**

Pre-application work has commenced in respect of the Local Plan Allocations site UE5, which proposes the construction of 44 dwellings.

Commercial schemes

- **Dunsbury Hill Farm - 61,000sqm mixed B1, B2 & B8 plus 95 bed hotel/conference facility**

Following the DMC resolution to grant permission at the meeting held on 28th March 2013, outstanding matters relating to Ecology have now been settled to the satisfaction of the Council's Ecological advisor. Work has continued on the S106 between the Borough and County Council's and Portsmouth City Council during October is nearing completion. It will cover the provision of funds and land by PCC as part of the future improvement works to the 'ASDA' roundabout at Purbrook Way/Hulbert Road, which is a separate but related project. It was announced recently that the roundabout project has been awarded a national Pinch-Point grant of £3.7M. Works to construct the Dunsbury access may commence in 2014 and officers at HBC and HCC are looking at traffic management during this period and advance communication to residents and businesses.

- **BAE site, Waterlooville - mixed redevelopment**

An application for mixed commercial development was approved earlier in the year. A new application has now been received proposing a mixed-use employment, leisure and retail development involving the demolition of main building and the erection of a hotel, cinema, three restaurants, a public house,

a drive-thru restaurant, a foodstore and the retention of existing buildings for use as either offices or conversion to a bowling complex/health and fitness centre & restaurant. This will be determined by DMC on 5th December.

- **Solent Trade Park, Solent Road, Havant**

Construction work is well under way on Units 1 and 2 of the redeveloped Solent Trade Park site, which will allow for the relocation of Emsworth Mould Polishers and Havant Motor Factors to new, purpose-built premises. Detailed consent has now been given for the design of Units 3 and 4, which will complete the regeneration of the site.

- **Planning appeals decisions**

Recent months have seen a series of planning appeal decisions against the Council, particularly in the case of new dwellings. A seminar has been arranged for 27th January 2014 to explore the issues that these decisions give rise to, and the influence of the National planning Policy Framework.

- **Development Consultation Forums**

Following a quiet period on the DCF front – whereby we have seen a number of schemes that have been the subject of a Forum move forward to applications – there is renewed interest from developers on a number of sites which feature in the Publications Local Plan (Allocations) and 2 DCFs have been confirmed for Land at Coldharbour Farm (28th November) and Land west of Horndean Road (9th December) with a further DCF anticipated for Market Parade in January 2014.

- **Planning workloads**

The Development Management team are continuing to receive a high workload, particularly of major planning applications and pre-application enquiries. Planning application fee income is again significantly ahead of budget, reflecting the number of major proposals under consideration.

Constitution

Members will have noted the revised scheme of delegation in respect of planning applications, which has removed the rights of third parties to refer matters to DMC and replaced it with a more formal 'red card' procedure for councillors, in consultation with the Chairman. A seminar on the revised arrangements took place on 25th November.

- **Planning Policy**

The consultation period for the Publication version of the Allocations Local Plan ended on 22 November. We had about 150 people responding raising a range of points, many information updates/corrections and some new site proposals. All the comments will be summarised with any consequential

changes will be added to a list of Proposed Modifications. The Proposed Modifications together with the representations will be Submitted alongside the Publication Plan to the Planning Inspectorate. No major issues have been identified in the responses that go to the heart of the soundness of the Allocations Plan and therefore the plan will be Submitted as soon as possible – currently scheduled for 13 December. The timing of Submission is important, as changes to the planning system and interpretation of the NPPF continues to lack clarity; so reducing investor and community confidence.

Developers will continue to speculate on sites that are not in the Allocations Plan; they will promote them through the Examination and until adoption. However, once the Allocations Plan is Submitted it has significant weight in the planning system. It may therefore be used as a basis for refusing inappropriate applications on the grounds of prematurity and should provide some certainty as to which sites are appropriate. This position will no doubt be tested prior to the adoption of the Plan.

The Council has now received its first CIL payment -£961 – a start and we should start seeing many more as the application pressure continues from housing developers.

Building Control

Building Control continue to focus on income maximisation, with income being up 14% to the end of October compared with the previous year. This includes approximately 10k of new consultancy income derived from new workstreams which has been taken on within the existing resource.

Coastal Management

- **Eastoke Point Coastal Defence Works**

The work is now complete at Eastoke Point and the contractors have left site. Spring tides will be used at the start of December to repair some minor damage to timber groynes during rock delivery.

The public have full access to the area and general feedback has been excellent with regards to the finished product. It has also been well tested with severe weather hitting the frontage during the past few weeks; wave conditions which would have previously caused flooding of the promenade saw little overtopping.

The scheme has been completed on time and to budget. The project team are working with contractors to finalise payment assessments.

- **New ESCP Website and Social Media**

Website

The Eastern Solent Coastal Partnership (ESCP) recently launched a new ESCP branded website. The website has been developed to act as a central hub of information for the work we undertake, our key projects and our latest news.

The new website will enable all of the ESCP's professional partners and the public to access and download key information about our service and will also provide a valuable educational and engagement tool for many of our key projects.

Please visit our newly launched website at <http://www.escp.org.uk>

Since going live this page has had over 1700 visits and is reaching a global audience.

Social Media

The ESCP have now launched Facebook, Twitter and YouTube pages. These pages are already engaged a wide audience with many 'likes', 'Follows' and 'views'.

A time lapse video of construction at Eastoke Point was placed on YouTube and has already had over 400 hits across the world and is showcasing the excellent work being delivered by the partnership. This video was also shown on ITV meridian news and BBC South today.

The social media pages are giving our customers greater flexibility in how they contact the partnership.

Please visit our new pages:

Facebook- <https://www.facebook.com/EasternSolentCoastalPartnership>

Twitter- <https://twitter.com/EasternSolentCP>

YouTube- <http://www.youtube.com/channel/UCjxw3Kt6oipELqLOT2O5G9w>

- **Asset Management Investment Plan**

Mini bid documents (under our Minor Works Framework) have been issued for the repair to the armourloc revetment at Broadmarsh. These are due for return at the end of the month, with work to be undertaken in March, thus avoiding disturbance to overwintering birds.

We continue to work with the 'Friends of Norebarn Woods', who have raised funds in order to enhance protection to Norebarn Woods coastal frontage. Mini bid documents have been issued to suppliers to price carrying out the construction of an 80m armourloc revetment to match existing structures at the site. Works are programmed to be undertaken in March, again to avoid disturbance to overwintering birds.

We continue to monitor the situation at West Beach with regards to the remaining timber structure.

- **Coastal Communities Adapting to Change- (CCATCH)**

The CCATCH project aims to raise awareness of coastal change in 5 at risks communities in the Solent region. One of the chosen communities is Langstone in Havant. The project is now nearing completion.

The objectives are:

- 1) Production of a community level flood plan. The hope is that this will help all those in Langstone to organise themselves in what can be a fairly chaotic event. The plan will give each home owner clear instructions as to what they need to do and will define roles for the wider community who wish to help.
- 2) Guide residents on Property level flood protection and Home and contents insurance.

The project is due to finish in December 2013 and the project team aims to have achieved its goals of raising awareness of coastal change in Langstone and helping the community adapt to that change. The Eastern Solent Coastal Partnership have played a key role throughout the project and will continue to do so until project closure.

- **Regional Monitoring**

The Hayling Island baseline topographic survey is now complete following the Eastoke Point beach works. There has been no hydrographic surveys undertaken by HBC this financial year as the whole of the East Solent has received a more detailed multibeam hydrographic survey. This data is currently being checked by the UKHO and will be made available to view and download via the CCO website in early December.

- **South Hayling Beach Management Plan**

Following positive talks with Hayling Island Golf Club, HBC are now progressing the inclusion of Gunner Point and Hayling Island Sailing Club (Black Point) as a potential extraction and deposition area in to the current South Hayling Beach Management Plan. We are currently organising an amendment to the current planning permission to include these additions areas, subject to final approval from Natural England.

HBC is in the initial stage of drafting a term service contract to allow periodic dredging of the Chichester Harbour entrance channel over a 4 year period. Following regular hydrographic survey monitoring of the harbour entrance, this will allow rapid call off times for the dredging work, should the entrance channel be deemed a navigation hazard by the Chichester Harbour Conservancy. HBC would aim to incorporate this dredged material into our

beach recycling works each year and deposit any dredged material along the Eastoke frontage as a beneficial re-use of the material.

Recent loose top marks at Westbeach groynes 56 and 57 have been raised as an urgent repair to our contractor, whilst the HBC engineering works team have carried out repairs to loose planking at groyne 58.