

Portfolio Holder Report – Council 19 February 2014

By Cllr David Guest – Planning and Built Environment

Planning Policy

The Allocations Local Plan was submitted to the Government and the Planning Inspectorate (PINS) on 20 December, ahead of schedule. This is a significant milestone and gives the Allocations Plan a little more weight in the consideration of speculative planning applications.

The Allocations Plan Inspector Sue Turner was appointed by PINS to conduct the Examination in Public. Sue Turner is an experienced inspector having handled numerous Core Strategy Examinations including East Dorset, Eastbourne and Lambeth.

The Inspector has agreed dates for the Examination scheduled to start on 29 April in the Council Chamber, sitting programmed for up to 4 days. This is extremely positive from PINS. If they had any significant concerns with the Submitted Plan they would have asked for a preliminary meeting rather than giving us firm dates for the Examination to commence. PINS are likely to set questions for the Examination by mid-February and give the Council and other participants 7 weeks to prepare statements prior to the start of the Examination.

An 'Emsworth Forum' seeks qualification for designation as the first in the Borough to produce a Neighbourhood Plan. A qualification findings report will be brought to Council in the summer following a six-week consultation.

The Council has sent notices for more than £200,000 CIL payments. Work on developing spending priorities and procedures will be a major focus following the completion of examination.

The PUSH Joint Committee agreed the published PUSH Strategic Housing Market Housing Assessment (SHMA) on 28 January. The SHMA is available at: http://www.push.gov.uk/work/latest_joint-committee.htm. This major piece of housing requirement evidence will feed into a full review of the PUSH strategy, and our future housing target review.

Building Control

Building control continues the strategy of income maximisation whilst not increasing costs. Actual income to the end of December was £211,974 compared with £188,482 at the same time the previous year: an increase of approximately 19%. This is due to the additional consultancy work undertaken by our Building Control service outside of their core Building Regulation work, as well as an upturn in workloads from core Building Regulation work as the economy slowly improves.

Coastal Management

- **Eastoke Point Coastal Defence Works**

Construction of the Eastoke Point Coastal Defence Scheme was completed in November 2013 on time and within the allocated budget.

Officers are currently agreeing the final account with the contractors Raymond Brown Construction Ltd, The current forecast cost for completion of the project including all ESCP staff time is £5,326,173.30.

Ongoing survey and monitoring is being undertaken to gather data on how the new scheme performs, and what effect it has on the local sediment pathway.

ESCP are currently assessing if any adaptive works will be required at Groyne 2 to better control the sediment movement and manage the near shore currents in this area. The project will remain open through the summer 2014 while this assessment is made as additional spend from the approved EA project contingency fund may be required to undertake any necessary minor adaptive works.

The scheme design and construction has performed extremely well in the last few months of adverse weather, with very little overtopping experienced in even the most extreme conditions. No flooding occurred to the area from the scheme frontage.

The scheme attracted positive feedback from the local community and stakeholders. Areas of “sink holes” on the crest of the structure are now fenced off, and are regularly monitored and infilled; this is expected to be a short-term issue whilst the structure is settling into its environment.

- **South Hayling Beach Management Plan**

We received priced contracts for beach recycling works in March 2014 and will be meeting the preferred bidders for a pre-contract meeting on Feb 6th.

We have sent out mini competition documents to our Framework contractors for the term service contract to provide periodic dredging of the Chichester Harbour entrance channel. Dredged material will be deposited on the Eastoke frontage.

Planning consent will now be sought for the use of material from Gunner Point following successful talks with Hayling Island Golf Club. We also hope to incorporate the Hayling Sailing Club land into our Beach Management Plan (BMP) area in order to recycle material from Black Point to Eastoke.

- **Winter Storms**

The Christmas period saw a high frequency of severe storm events resulting in gradual draw down of the design beach profile. After weeks of poor weather, the storms during the first week of January saw very large swell waves (which affected much of the Southern and South Western UK coastline) overtopping the beach crest. As expected, the promenade flooded with water. This was allowed to steadily flow through our floodgate system to be dispersed by highway drainage. The Coastal Team worked alongside the Engineering Works Team to ensure shingle was cleared from the promenade to allow sufficient drainage of trapped seawater.

Much of Southwood Road and Creek Road had floodwater on the highway; although regrettable, only one report of internal flooding was received from a seafront property on Southwood Road.

Inspections of the new £5.1m rock armour scheme at Eastoke Point during these events reported that the new structure performed excellently, with minimal overtopping. This in turn considerably reduced the floodwater that would have added to Southwood Road, whereby the cumulative volumes would historically have caused much higher flood levels with the events that occurred.

Within 2 days of the peak storm; as beach levels became critical, the Coastal Team liaised with suppliers from their Minor Works Framework in order to initiate immediate emergency works to restore adequate beach levels until the next Beach Recycling contract in March 2014.

Funding for emergency works will be received via the Flood Defence Grant in Aid, either via contingency on our already agreed Beach Management Plan, or by a business case put forward to the Environment Agency for emergency funding in light of the recent conditions. Approximately £50k was spent on the reactive emergency works.