

## **Report to Council 23<sup>rd</sup> July 2014**

### **Cllr David Guest – Estates, Planning and Built Environment**

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#### **Estates**

The Estates Team are to categorise all HBC land and property holdings as follows:

- Cat – 1      Marketable real estate producing attractive rental yields;
- Cat – 2      Real estate producing rental income and deemed necessary to enable delivery of services;
- Cat – 3      All other real estate holdings.

Certain leasehold arrangements are under close review in an attempt to resolve situations that have arisen.

#### **Apex Centre**

I was dismayed to learn that Highbury College intends to vacate this facility by 1<sup>st</sup> September used for skills training of future construction industry operatives.

Discussions with the Highbury College Estates team convinced me that no training places would be lost as all would be consolidated in their facility at Northharbour.

I am concerned that some trainees might find it difficult to get to Northharbour due to transport limitations or travel cost. I ask members to let me know of any hardship cases that would prevent this essential training.

#### **Homes and Communities Agency**

A meeting was held with Kevin Bourner, Head of South & South West Area, to review the programme and progress with disposal of land in Harts Farm Way.

I will provide more detail at the Council meeting.

#### **Broadmarsh Traffic Forum**

I chair this Forum at the request of those affected by travel, traffic and parking issues.

HCC are now preparing design and procurement cost estimates for the introduction of intelligent traffic management systems for the junction with Harts Farm Way, Brockhampton Road, Brookside Road and Southmoor Lane. Severe traffic congestion occurs at peak time at this junction

## **Development Services**

### **Major Developments – Progress update**

#### **Land to west of London Road, Purbrook (part of MDA)**

A Reserved Matters application for 246 dwellings which comprise phase 2 of the Berewood development within the West of Waterlooville MDA development, (within HBC boundaries) was considered and approved at the inaugural meeting of the Joint West of Waterlooville Major Development Area Planning Committee held on 17 June.

#### **Goldring Close, Hayling Island**

A Reserved Matters application for 131 houses has been submitted by Bellway Homes and will be considered at a meeting of the Development Management Committee in the near future.

#### **Market Parade, Havant**

A Development Consultation Forum was held on 3 July which presented proposals for a mixed use redevelopment (including residential, retail, & food outlets) of the north-eastern quarter of the Market Parade area. The ideas tabled also included indicative proposals for the wider Market Parade area. The owner/developer heard comments and answered questions from stakeholders and councillors and will now carry out further consultation before refining any proposals prior to the submission of a formal planning application.

#### **Allocated sites**

A number of sites identified in the Allocations Plan are now the subject of formal planning applications:

#### **Land at Portsdown Hill, Bedhampton**

An application for 46 houses on Site Allocation UE5 was considered at the meeting of the DMC held on 17 July 2014.

#### **Coldharbour Farm, Emsworth**

An application for 53 dwellings with associated surface water attenuation proposals on allocation site UE37 was also considered at the 17 July DMC.

#### **Land west of Horndean Road, Emsworth**

Site allocation UE13 in Emsworth is the subject of a planning application for 125 dwellings and associated surface water management proposals. This is likely to be considered by the DMC in the autumn.

#### **Sainsbury's site, Waterlooville**

Work is now well underway on construction of the new retail store and associated highway junction works.

### **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.

### **Planning Policy**

The Allocations Local Plan has been found 'Sound' subject to the inclusion of minor modifications by the planning Inspector. The inspector's report was finalised on 7 July and is being considered by the Council at this meeting. There is a 6 week period for interested parties to seek a judicial review of the decision, it is not anticipated that any should arise.

Together with our adopted Core Strategy, the adoption of the Allocations Plan puts the Council at the forefront of Planning authorities nationally and the first in Hampshire having a full Local Plan and an adopted Community Infrastructure levy (CIL) in place. The Allocations Plan has been produced very effectively taking only 10 months from Publication to Adoption, which is an excellent achievement for the planning policy team, councillors and a range of other officers who have been involved throughout the process.

The new Local Plan sets the framework for planning and development in the Borough until 2026,.However, there are likely to be changes to the development targets over the next few years and the debate about the best way of taking those forward are likely to emerge next year as the PUSH Spatial Strategy is reviewed.

This meeting is also considering the designation of the 'Emsworth Forum' as the Neighbourhood Planning body. The New Local Plan sets a comprehensive framework for Neighbourhood planning and it will be interesting to see what the Emsworth Forum propose to add to local planning.

As the housing market has picked up in the Borough the Council has sent out CIL invoices for £305,132 and collected £29,092 in Quarter 1 (March - June 2014). The accelerated work on developing CIL spending priorities has been effective and the Spending Protocol is being considered by this meeting. If approved the list of infrastructure projects will continue to be developed and its prioritisation integrated with the annual budget process for Councillors to determine.

The successes of the Planning Policy team in getting the local Plan and CIL in place means they will now focus on the delivery side of development; looking at the schemes needed for the regeneration and promotion of Havant Borough.

### **Building Control**

For Building Regulation applications the overall picture appears to be one of increasing workloads as the economic situation improves. Last financial year the total number of applications dealt with by Havant Borough Council increased over the previous financial year from 621 to 689, an increase of 9% and early signs are that this growth will continue with estimations predicting a further 5% growth in applications. This is likely to lead to a corresponding increase in income, although this will be influenced by the types of application submitted.

The team are also continuing to expand their other consultancy services, assisting the property services team with updating the fire risk assessments for the existing stock of Council owned buildings, rather than putting this work out to more expensive private consultants. Continuing to develop the consultancy arm of the service within the existing resource has recently become more challenging given the increasing volume of core Building Regulation work.

### **Coastal Management**

The Coastal Partnership continue to work on behalf of four local authorities and have an extensive programme of major capital works that they are striving to deliver. 2013/14 income targets for the team were exceeded by approx 20% and they are currently holding a reserve of just over £90k. Results for the first quarter of 2014\_15 show a similar trend.

After the severe winter, bids were submitted to the Environment Agency in an attempt to recover funds required for Emergency Works. To date, in HBC, we have had one approval through for an additional £150k at Eastoke to bring the beach levels back to their design profile. Repairs to failures on the Broadmarsh revetment are ongoing and are expected to require an additional £120k on top of the planned maintenance budget. Although additional revenue has been approved internally, the Partnership are still seeking external funding after being turned down for Flood Defence Grant in Aid (as no significant risk to property).

The Beach Management Plan at Eastoke, for which we have funding of £1.6M over 5 years, is undergoing a revision of its planning permission. This is aimed at integrating the wider South Hayling frontage so that more holistic decisions on managing the entire frontage can be taken without risking pressure points where Beach Management is not permitted.

The Partnership are working closely with The Friends of Norebarn Woods who are planning to construct an armourloc revetment to protect ancient woodland on the harbour frontage. Assistance has been provided with design work and procurement of contractors and staff will also aid with supervision of construction over the coming months.