

**Minutes of the  
Planning and Development Policy  
Development and Review Panel**

**(to be confirmed at the next meeting)**

**Date:** Tuesday, 13 March 2018

**Venue:** Collingwood Room - Civic Offices

**PRESENT:**

**Councillor:** A Mandry (Chairman)

**Councillor:** N J Walker (Vice-Chairman)

**Councillors:** K A Barton, S Cunningham, P J Davies and J S Forrest

**Also  
Present:**



**1. APOLOGIES FOR ABSENCE**

An apology of absence was received from Councillor J E Butts.

**2. MINUTES**

It was AGREED that the Minutes of the Planning and Development Policy Development and Review Panel held on the 09 January 2018 be confirmed and signed as a correct record.

**3. CHAIRMAN'S ANNOUNCEMENTS**

There were no Chairman's announcements made at this meeting.

**4. DECLARATIONS OF INTEREST AND DISCLOSURES OF ADVICE OR DIRECTIONS**

In accordance with Standing Orders and the Council's Code of Conduct, Councillor J Forrest declared a Non-pecuniary interest for Minute 6 – Presentation: Performance Review: Coastal Management Partnership, as he is a member of the Ramblers Association which uses the coastal paths around the Borough and he is also a resident of Hill Head Road.

**5. DEPUTATIONS**

There were no deputations made at this meeting.

**6. PRESENTATION: PERFORMANCE REVIEW: COASTAL MANAGEMENT PARTNERSHIP**

Councillor J Forrest declared a non-pecuniary interest in this item as he is a member of the Ramblers Association and a resident of Hill Head Road.

The Panel received an annual presentation by three senior officers from the Eastern Solent Coastal Partnership (ESCP) reviewing the work carried out by the ESCP across the four authorities; Fareham Borough Council, Gosport Borough Council, Portsmouth City Council and Havant Borough Council.

The presentation then went on to focus on the Fareham Borough, providing details to Members on; The Hill Head projects at Giblet Ore and Hill Head Road East, the Hill Head to Portsmouth Harbour Management Plan and the Portchester to Paulsgrove flood risk management scheme.

Members enquired about the newly installed defences at Hill Head and how they withstood the recent winter's storms. The ESCP team informed Members that the recent storms were a good test, particularly at Hill Head Road East where the new sea wall was very effective.

The presentation has been appended to these Minutes.

It was AGREED that, the Assistant Coastal Defence Partnership Manager, Coastal Policy, Strategy & Environment Team Leader and the Operation Team Leader from the Eastern Solent Coastal Partnership be thanked for their informative presentation.

## **7. AUTHORITY MONITORING REPORT**

The Panel considered a report by the Director of Planning and Regulation on the Council's annual Authority Monitoring Report (AMR) for 2016/17.

The Head of Planning Strategy and Regeneration delivered a presentation to the Panel highlighting the key parts of the report.

The presentation has been appended to these Minutes.

It was AGREED that the Panel: -

- (a) review the AMR for 2016/17, as set out in Appendix A; following which the Council will publish the report on the Council's website; and
- (b) give authorisation to the Director of Planning and Regulation to make any necessary minor changes to the AMR 2016/17, prior to publication, providing that these do not change the overall direction, shape or emphasis of the document, and do not raise any significant issues.

## **8. PLANNING AND DEVELOPMENT POLICY AND DEVELOPMENT REVIEW PANEL WORK PROGRAMME**

The Panel considered a report by the Director of Planning and Regulation on the final review of the Panels Work Programme for 2017/18 and a proposed draft Work Programme for 2018/19.

The Chairman invited Members to put forward suggestions for next year's Work Programme and Members requested that an item be brought on the options for a rail halt at Welborne.

The Director of Planning and Regulation proposed that a presentation be added to next year's work programme to provide details around the work commissioned by the Council and carried out by Network Rail to examine the technical feasibility of providing a rail halt to serve Welborne.

It was AGREED that the Panel: -

- (a) review the work programme for the current year 2017/18;
- (b) agree a proposed work programme for 2018/19; and

- (c) with the addition of an item being added on the options for a rail halt at Welborne, submit the proposed work programme for 2018/19 to the Council for endorsement.

(The meeting started at 6.05 pm  
and ended at 7.50 pm).

# ESCP Coastal Management Performance Review



Page 5

Minute Item 6

**Planning Development, Policy Development Review  
Panel - 13<sup>th</sup> March 2018**

*working together - protecting our coastline*



**EASTERN SOLENT | COASTAL PARTNERSHIP**



- Eastern Solent Coastal Partnership general progress
- Roles, Responsibilities and Policy
- Hill Head Project, Giblet Ore and Hill Head Road (East) update
- Beach Management Plan update
- Portchester to Paulsgrove Flood Risk Management Scheme update

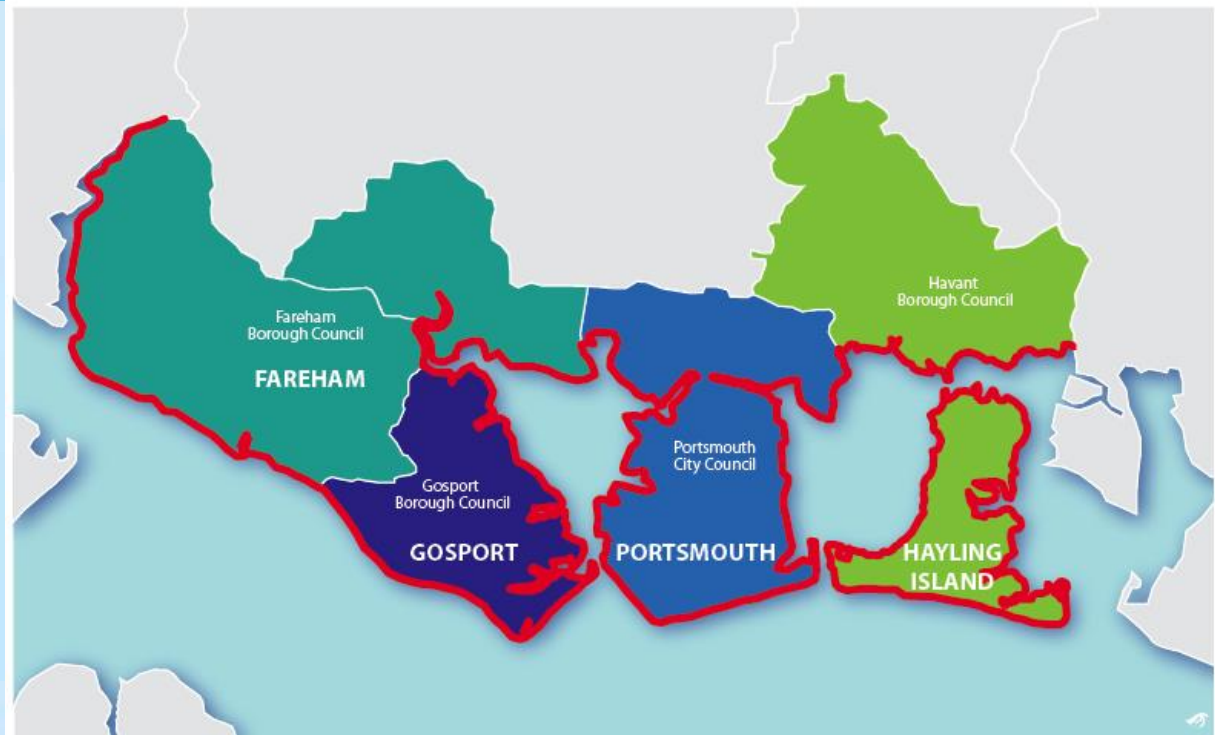






## Coastal Management Shared Service for 4 Local Authorities

*“To provide an effective and efficient coastal flood and erosion risk management service across partnering authorities, through co-ownership of objectives and an equitable fee structure.”*



**GOSPORT**  
Borough Council

**FAREHAM**  
BOROUGH COUNCIL



**Portsmouth**  
CITY COUNCIL

**Havant**  
BOROUGH COUNCIL





## Partnership Overview & Future Projects

**Portchester to Paulsgrove**

Construction Value: £8 million  
Partnership Funding: £3 million  
Construction: Spring 2017.  
Approx. 700 properties at risk of flooding over the next 100 years.

**North Portsea Island**

Construction Value: £58.5 million  
Construction period: 2015 - 2022  
Over 4000 properties at risk from flooding over the next 100 years.

**Ports Creek**

Construction Value: £ ...  
Construction period: 2022

**Anchorage Park**

Construction Value: £ 5.5 million  
Construction period: April - Autumn 2015

**Tipner Lake**

Construction Value: £ 10 million  
Construction period: 2017 - 2019

**Kendal's Wharf to Milton Common**

Construction Value: £ ...  
Construction period: 2019-2020-21

**Milton Common**

Construction Value: £ 2.8 million  
Construction period: April - November 2016

**Eastoke**

Construction Value: £ 5 million  
Construction completed: November 2013  
Approx. 1750 properties at risk from flooding over the next 100 years.

**Hill Head**

Construction Value: £335,000 for Phase 1  
£675,000 for Phase 2  
Construction completed; Phase 1 completed in November 2016. Phase 2 to begin in 2017

**River Hamble to Portchester Strategy**

Value: Strategy - £544,000 to implement - £18-30 million  
Currently in Development Stage  
Approx. 3000 properties at risk of flooding over the next 100 years.  
Total Damages approx. £717 million by 2115

**Hill Head Beach Management Plan**

Construction Value: £95,900 (73,800)  
Beach recycling for an amenity beach and to protect 96 properties from erosion.  
Construction period: First works Spring 2019, BMP to last 10 years

**Gosport**

Construction Value (est): £2.4-3.2 million  
Involving three areas: Forton, Seafield and Alverstoke that all together 266 properties are at risk of flooding  
Construction period: 2018/2019

**Southsea**

Construction Value: £66 million  
EA Approval Sum: £118 million  
Over 12,000 properties at risk of flooding over next 100 years  
Construction period: 2016 - 2022

**Hayling Beach Management**

Construction Value: £1.6 million 2012 - 2017  
£3.3 million 2017 - 2022  
Involving beach recycling and renourishment  
Approx. 1750 properties at risk from flooding over the next 100 years.





## **SAVINGS AND BENEFITS**

Saved **over £1.5million** since April 2012



**Efficient use of staff resource**

Page 9



**Increased confidence** that key objectives will be achieved

**Track Record** for project delivery



# INVESTING IN OURSELVES AS A TEAM

## ESCP Employs 48 members of Staff



Page 10

We have a Local Team  
**74%** of our staff live in the Partnership Area



### We Grow our own Staff



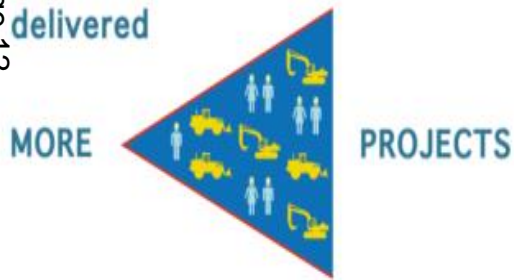
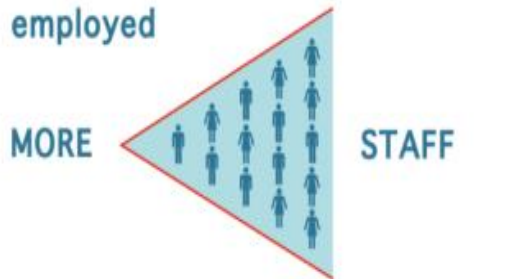
Training people up from casual contracts and apprentices, to full positions. Supporting professional development through continued trainings, professional qualifications and masters



## BUILDING OUR KNOWLEDGE & UNDERSTANDING OURSELVES

The team now have improved breadth and depth of knowledge and ability. Where capacity and skills allow we use **“in house” staff rather than always using professional consultants**





all at a



REDUCED COST

to each Local Authority

### WE ARE INVESTING IN

- OURSELVES
- OUR COMMUNITIES
- OUR SECTOR



## **Roles, Responsibilities and Policy**

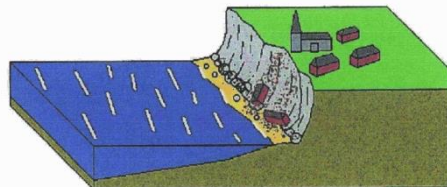
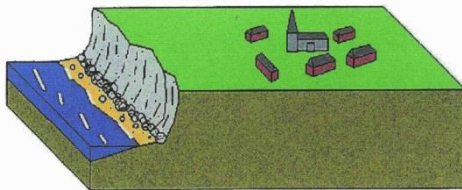
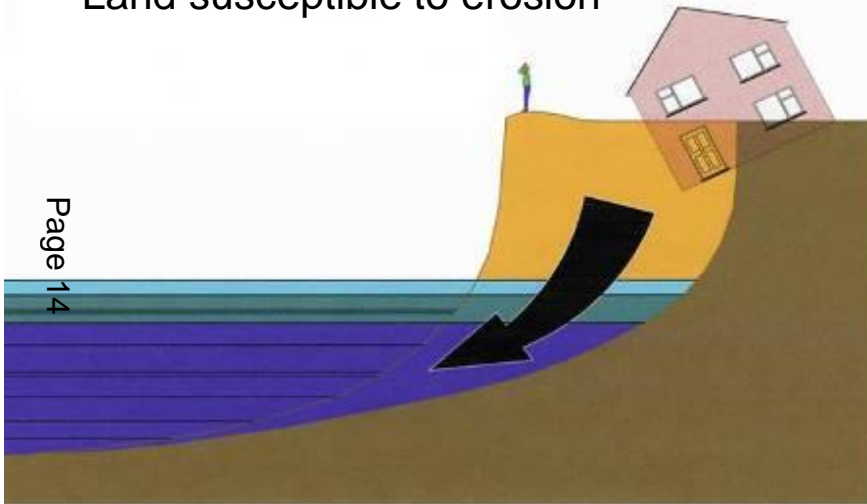




### Coast Protection

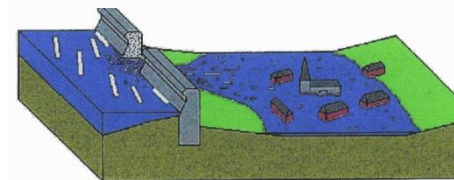
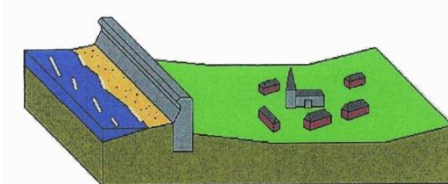
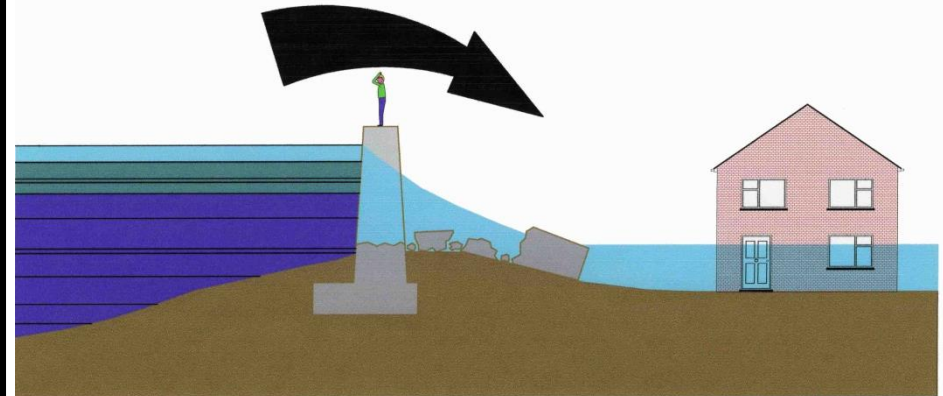
- Coast Protection Act - Local Authority
- Land susceptible to erosion

Page 14



### Flood Defence

- Water Resources Act - Environment Agency
- Land Drainage Act - Local Authority
- Low Lying Areas Susceptible to Flooding





## Coastal Responsibilities

- Defra (overall policy responsibility for flood and coastal erosion risk management in England);
- Environment Agency – Strategic Overview (all forms of flooding & coastal erosion);
- Landowners (including Fareham Borough Council) are responsible for their own frontage and their own protection;
- Fareham Borough Council (as a Coastal Protection Authority) has ‘permissive powers’ and will only act in the Public Interest:
  - Technical;
  - Environment;
  - Economic (We can seek Grant in Aid from the Environment Agency).



- **ESCP secured £641,000 of DEFRA grant funding to develop strategy + additional studies (2012-2016)**
- **Aspirational Strategic management approached developed to protect 2600 homes and 10,000 people by 2115**
- **Less at risk in Fareham than other Authorities**
- **Formally adopted by FBC in Spring 2015  
Approved by EA in Spring 2016**





# Key Fareham Sites





## **Hill Head Project, Giblet Ore and Hill Head Road (East) Update**





*“The aim of this project is to develop, design and build a cost effective sea defence option, at Hill Head in Fareham, which maintains amenity and leisure access along this frontage for the lifetime of the structure.”*

## Project Objectives

- Objective 1 Maintain the promenade as a safe and attractive leisure facility providing access to the Fareham coastline.
- Objective 2 Continue usage of the promenade for Beach Huts to maintain the existing character of the frontage.
- Objective 3 Promote the amenity aspects of the beach in addition to its coastal protection function.
- Objective 4 To ensure that full environmental consideration is given to the scheme, and minimal impact on the environment is achieved.



Winter 2014 – T. Pepper



# Hill Head Phase 1: Works August - September 2016



EASTERN SOLENT | COASTAL PARTNERSHIP

Page 20



*Phase 1: Urgent beach and timber works*



# Hill Head Phase 2 Works: June-November 2017



**EASTERN SOLENT | COASTAL PARTNERSHIP**



Page 21







*Additional planking*



Page 22

*Preparation Works*





# Completion of Seawall Works



EASTERN SOLENT | COASTAL PARTNERSHIP



Page 23







*“I have had the pleasure several times over the weekend of self propelling along the new promenade and I have to say that I am very pleased with the result of all the hard work that has been put in.”*

*“Speaking with several other people everyone seems to be in agreement that a good job has been done and I would like to thank you for listening to my comments and taking them into account.”*







# Hill Head Road



# EASTERN SOLENT | COASTAL PARTNERSHIP

2014 Storm (March)



2017 Post-Brian (24.10.17)







### Next Steps:

- Monitor H&S. FBC to review the need for further make-safe works
- Set out responsibilities of the Council and Landowners.
- Meet with the Landowners (March 2018) and support them with development of their proposed defences, where they align to the Beach Management Plan (BMP)

Page 27



***Before***



***After FBC make-safe works***



# **Hill Head to Portsmouth Harbour Entrance Beach Management Plan Study Update**

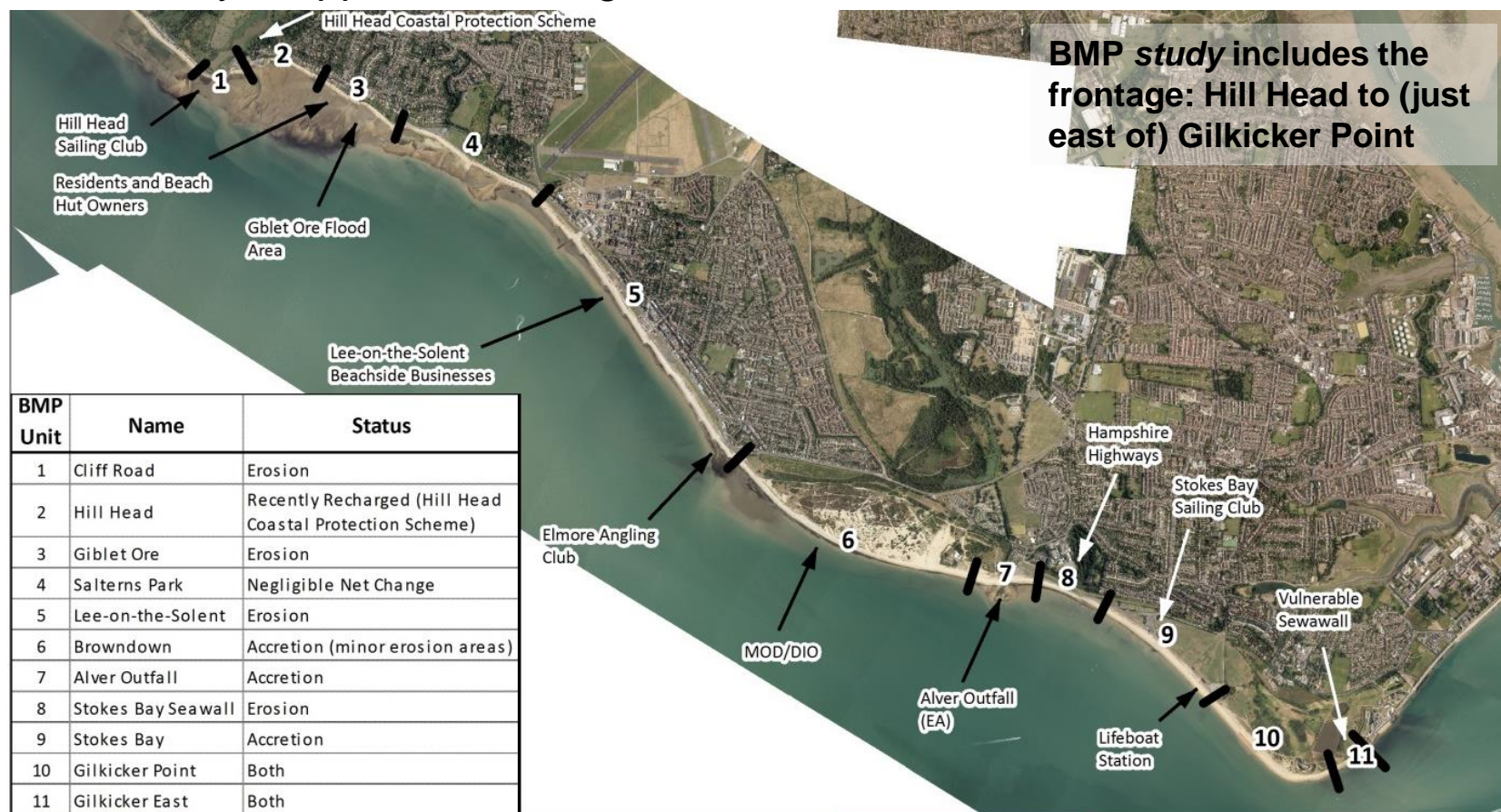




## Hill Head to Portsmouth Harbour Entrance Beach Management Plan Study

**AIM:** Develop a BMP report that is an 'Action Plan' for coastal management in line with the SMP Policy & approved strategic recommendations

Page 29





*“To help manage flood and coastal erosion risk & maintain recreationally important function”*

Page 30

Work Package	Completion
Analysis of beach levels and coastal processes	<i>Complete</i>
Design optimal beach level	<i>Complete</i>
Scope licensing and consenting requirements	<i>April 2018</i>
Develop recommendations for Beach Management Works	<i>March 2018</i>
Action Plan to secure Works funding	<i>April 2018</i>
Future member and consultee engagement and consultation	<i>TBA</i>

*Synergies between Fareham, Gosport BC Works mid-2019 to mid-2020, subject to funding and approvals*

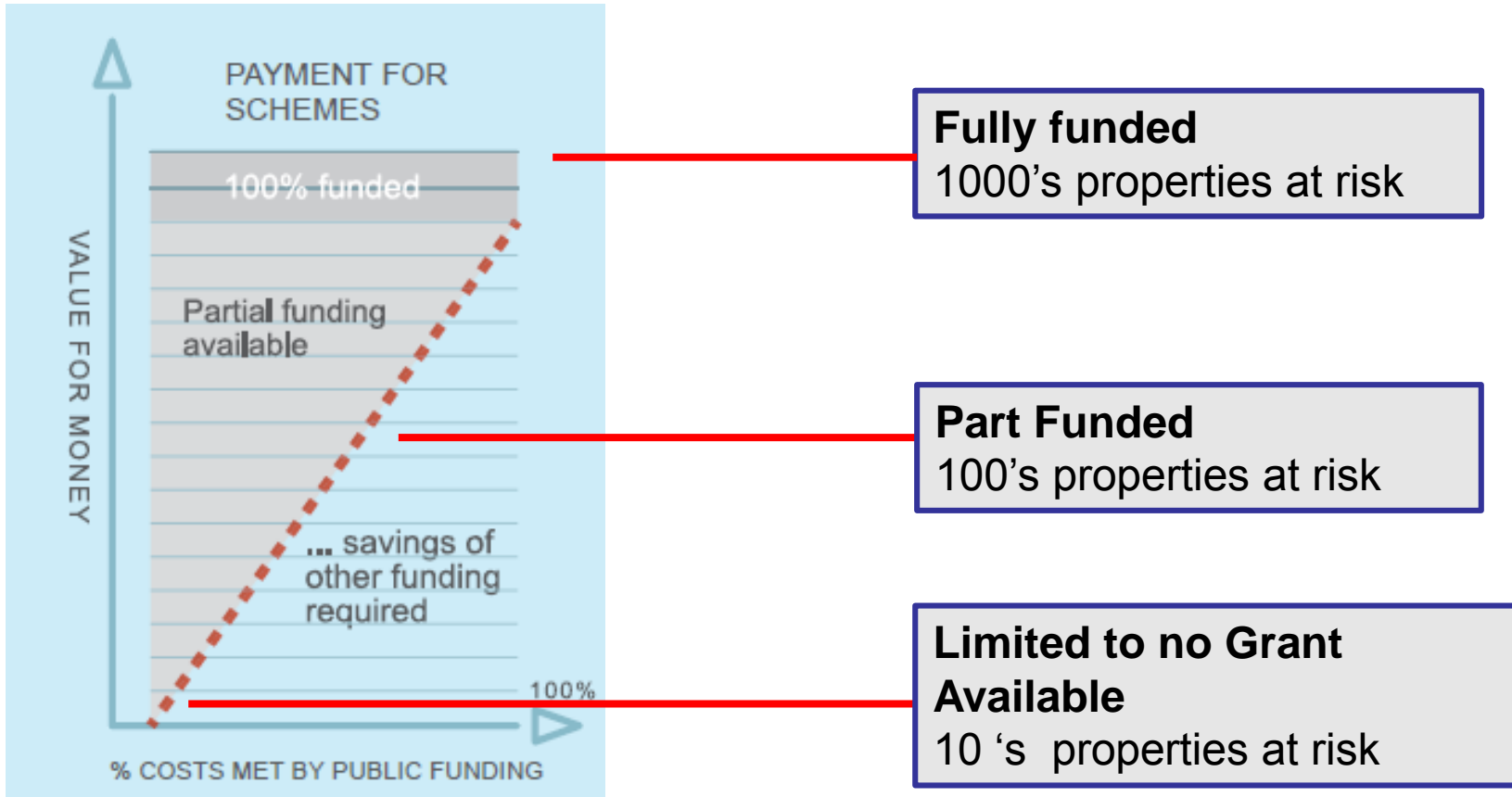


# How funding works



- Requirement for Partnership Funding and contributions
- No guarantee of future EA funding – competition for national pot

Page 31



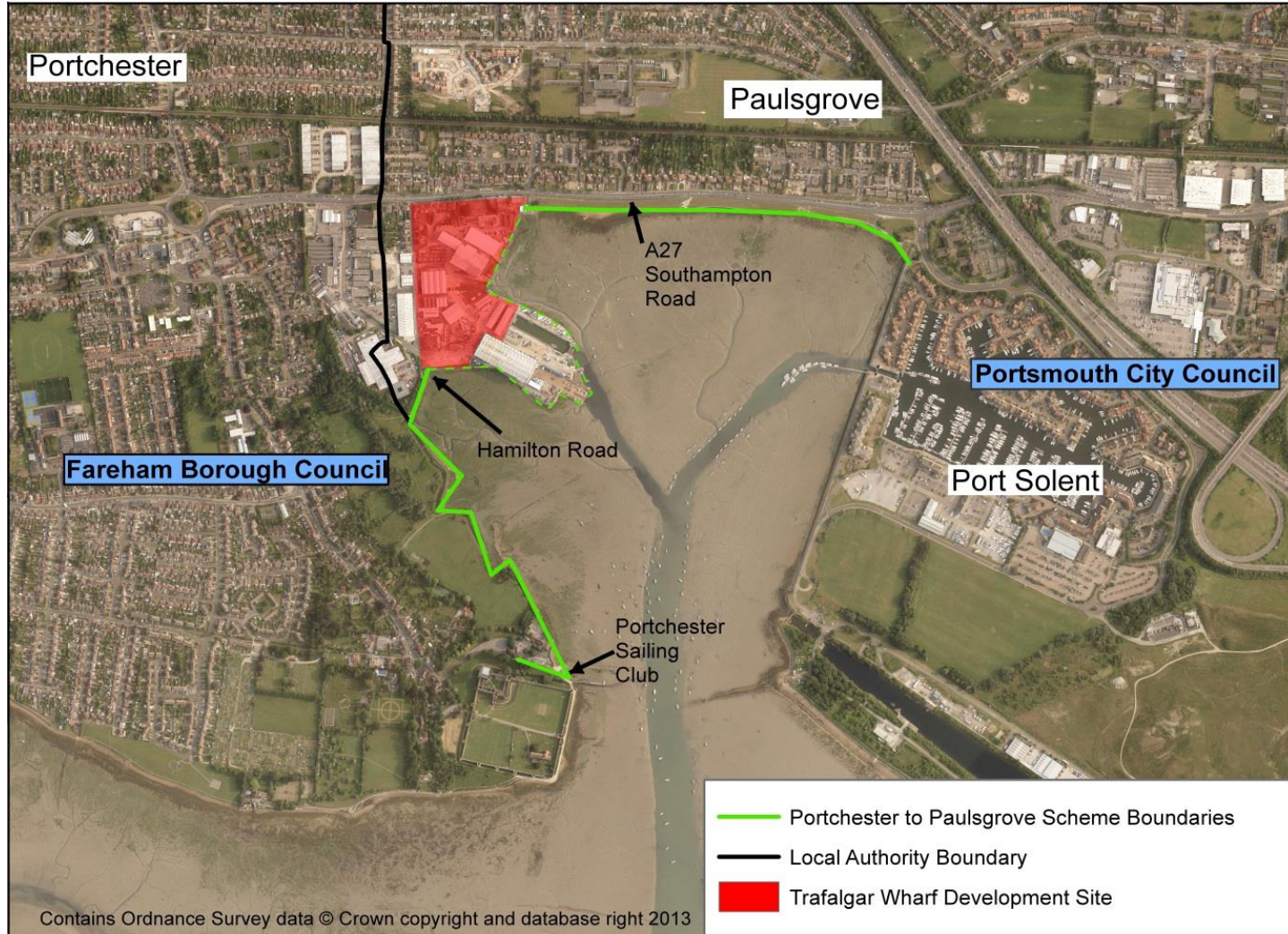
## This BMP:

- 9 properties at risk of flooding + 9 at risk of erosion
- Works are dependent on funding/contributions and priorities across the BMP area, our challenge.



# **Portchester to Paulsgrove Flood Risk Management Scheme Update**





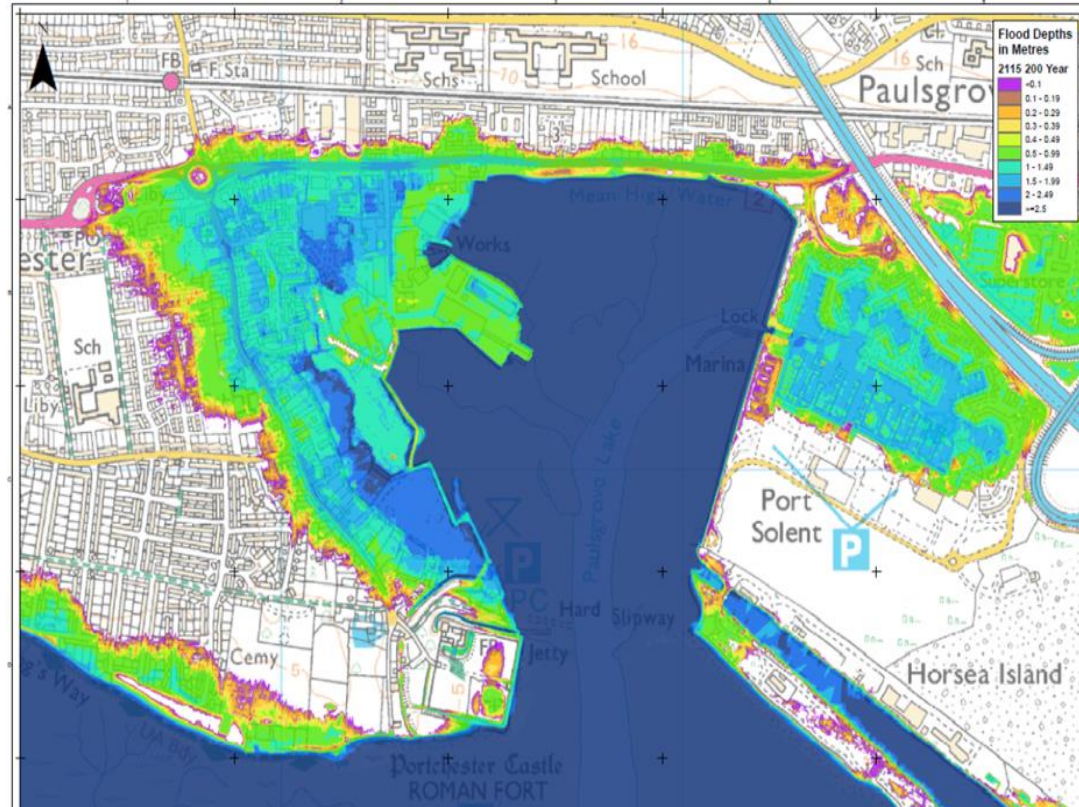


# Project Summary



- 1.7 km of coastline across FBC / PCC authority boundary
- 361 properties with reduced flood risk (present day)
- 662 properties at risk in 100 years
- A27 key transport route at risk
- £5.4m developer contribution

Page 34



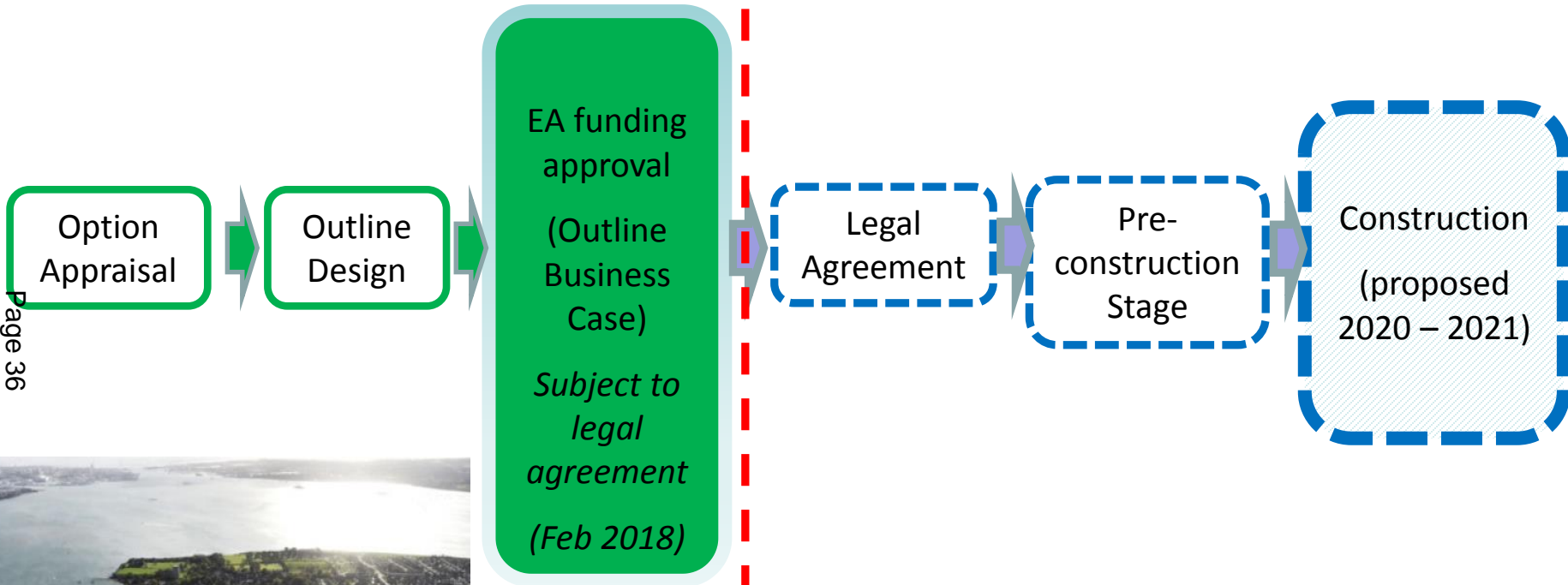
- ***It was hoped to put a precautionary 100yr scheme in place, but partnership funding rules have lead to a phased implementation and reduced scheme extent eg. Portchester Castle proposed new defences removed.***







Page 36





**Total scheme cost (15 years) ~ £10.7 million**

## **FUNDING:**

- FCRM Grant in Aid sought ~ £5.1 million
- Developer contribution to wider P2P scheme ~ £3.075 million
- Developer contribution through building own defences ~ £2.3million
- Southern Water contribution ~£300k

Page 37

*Without the developer contribution scheme won't attract FCRM Grant in Aid*

## **NEXT STEPS:**

- Developer legal agreement (to enable pre-construction phase commencement)
- £3,075,000 released to FBC/PCC for delivery of wider defences
- Pre-construction phase offsite works (~600k)
- Communication plan update & implementation
- Procurement of delivery team





## FIND OUT MORE

If you want to find out more about our work and keep up to date with our current projects, please follow us online at :



[www.escp.org.uk](http://www.escp.org.uk)



[@EasternSolentCP](https://twitter.com/EasternSolentCP)



[/ EasternSolentCoastalPartnership](https://www.facebook.com/EasternSolentCoastalPartnership)



[/ EasternSolentCP](https://www.youtube.com/EasternSolentCP)



[/ EasternSolentCoastalPartnership](https://www.linkedin.com/company/EasternSolentCoastalPartnership)



[EasternSolentCP](https://www.instagram.com/EasternSolentCP)





# EASTERN SOLENT | COASTAL PARTNERSHIP



*Thanks for listening*







# Fareham Borough Council

## Authority Monitoring Report 2016/17

Page 41

Minute Item 7



# Overview

- 1 - Provides information on the 2016/17 monitoring period
- 2 - More recent data and information included where relevant and appropriate
- 3 - Key contents of the AMR (Section 1 – Introduction)
- 4 - AMR doesn't alter any of the Council's policies or strategies

# Section 2 - Delivery and Implementation

- 1 - Local Development Scheme Updated in July 2017
- 2 - Draft Local Plan published in October 2017 – milestone within July 2017 LDS met
- 3 - Future milestone targets for the July 2017 LDS also set out
- 4 - Transition from current to future Local Plan
- 5 - Planning Obligations SPD adopted in April 2016

# Section 3 - Local Plan Policy Analysis

- 1 - No changes or nullifications to existing Local Plan policies since last AMR
- 2 - Preparation and publication of the Draft Local Plan has enabled Officers to review the effectiveness of existing policies
- 3 - Further review of Draft Local Plan policies to be undertaken as the Plan is further progressed



# Section 4 - Housing Delivery

- 1 - 349 net housing completions in 2016/17 (1,859 net completions since 2011/12)
- 2 - 98 out of 349 net housing completions were for affordable housing
- 3 - Housing figures currently based on Objectively Assessed Need (OAN)\*
- 4 - Five Year Housing Land Supply (5YHLS)
- 5 - Council's Self-build (Custom) Register

# Section 4 – Housing Delivery



Page 45



# Section 5 - Neighbourhood Planning

- 1 - Titchfield Neighbourhood Area and Forum designated on 20<sup>th</sup> March 2017
- 2 - Titchfield Neighbourhood Forum is gathering evidence towards drafting a Neighbourhood Plan
- 3 - Council will continue to support and give advice to the Forum in progressing the Neighbourhood Plan



# Section 6 - Community Infrastructure Levy (CIL)

1 - Council required to report on the following on CIL

- Amount of CIL receipts collected over 2016/17 – £1,062,835
- Amount of CIL expenditure for 2016/17 – £370,476
- Items of infrastructure to which CIL has been applied in 2016/17 – Hill Head Coastal Protection works (£258,075) / installation of new bus shelters (£112,401)
- Total amount of CIL receipts retained at the end of the financial year - £692,359
- CIL balance as at 31 March 2017 - £1,687,364

# Section 7 - Duty to Cooperate

- 1 - Very important part of the Plan making process
- 2 - Council involved in collaborative working on the PUSH Spatial Position Statement (June 2016)
- 3 - PUSH Spatial Position Statement subsequently informed the Council's proposed development strategy within the Fareham Draft Local Plan 2036 (October 2017)
- 4 - Engagement undertaken with a range of statutory bodies and organisations in preparing the development strategy of the Draft Local Plan 2036 (October 2017)
- 5 - Further information on Duty to Cooperate is included in the Council's Duty to Cooperate Interim Statement (October 2017)

# 8 – Employment Floorspace Delivery

- 1 - 7,295 sq.m of net employment floorspace completions in 2016/17
- 2 - No employment floorspace losses over the 2016/17 monitoring period
- 3 - 70,378 sq.m of employment floorspace with outstanding planning permission
- 4 - Employment floorspace requirement currently based on PUSH objectively assessed need



# 8 – Employment Floorspace Delivery

Page 51



**FAREHAM**  
BOROUGH COUNCIL

# 9 – Retail and Leisure Floorspace Delivery

- 1 - 2,811 square metres of net retail floorspace completions in 2016/17
- 2 - Small loss in retail completions
- 3 - Retail health check shows a 5.5% vacancy rate in Fareham Town Centre in June 2017 (up 2.6% year on year from June 2016)
- 4 - Small increase in vacancies recorded for Portchester Local Centre and Park Gate Local Centre in June 2017
- 5 - No vacancies recorded for Locks Heath District Centre in June 2017
- 6 - 4,078 square metres of leisure floorspace completions in 2016/17

# 9 - Retail and Leisure Floorspace Delivery

Page 53





# Remaining Sections of the AMR

## Section 10 – Transport and Movement

- 1 - Latest progress on highway improvements (e.g. A27 schemes / Stubbington Bypass / Newgate Lane Southern Section)
- 2 - Fareham Railway Station Alliance Scheme

## Section 11 – Flood Risk and Coastal Management

- 1 - No permissions granted contrary to Environment Agency advice
- 2 - Hill Head Coastal Protection Scheme

## Section 12 – Biodiversity and the Natural Environment

- 1 - Information provided on priority habitats (e.g. 24 types of priority habitat in Fareham)
- 2 - 128 designated sites for nature conservation in the Borough

# Fareham Railway Station Alliance Scheme

Page 55



**FAREHAM**  
BOROUGH COUNCIL

**ANY QUESTIONS?**