

HAVANT BOROUGH COUNCIL

At a meeting of the Overview and Scrutiny Committee held on 1 March 2022

Present

Councillor Lloyd (Chairman)

Councillors Briggs, Francis (Vice-Chairman), Crellin, Hughes, Milne, Moutray, Scott, Stone and Weeks

Other Councillors Present:

Councillor(s): Pike and Satchwell

28 Apologies for Absence

Apologies for absence were received from Councillors Kennett, Sceal and Weeks.

29 Declarations of Interest

There were no declarations of interests.

30 Hayling Seafront Regeneration

The Committee was given an opportunity to review the recommendations set in the Cabinet Report “Hayling Seafront Strategy – Developing a Regeneration” which was due to be considered by Cabinet on 7 March 2022.

The Committee examined, via a question and answer session with the relevant Cabinet Lead and officers, the following aspects of the draft strategy:

- The aims, ambitions, and objectives of the strategy
- The timing of the implementation of the strategy
- The impact of the rising sea levels on any proposed development on the seafront
- The viability of the ambition of the strategy given the potential impact of climate change and the vulnerability of the seafront
- How the strategy related to the climate change and environment strategies
- how this strategy related to previous work undertaken to develop the seafront
- The ability of the infrastructure to deliver the draft strategy
- The role of the Hayling Billy Trail and the ferry in the delivery of the draft strategy

- A funding strategy, including commercial investment, for the delivery of the strategy
- early deliverables under the draft strategy
- The purpose of a creating a new brand for Hayling Island

(Details of the questions and answers are set out in an appendix to these minutes)

RESOLVED that the report be noted.

31 Havant Regeneration & Economy Strategy - A Refreshed Approach

The Overview and Scrutiny Committee was given an opportunity to review the recommendations set in the Cabinet Report Havant Regeneration & Economy Strategy - A Refreshed Approach" prior to its submission to Cabinet on 7 March 2022

The Committee examined, via a question and answer session with Councillor Pike, the Cabinet Lead, and the relevant officer, the following aspects of the programme:

- Budgetary implications
- The funding plans for the programme and the fall back position
- The inhibitors or dependencies that were known in 2005, and which were still present, and what action has been taken to overcome them
- How the strategy would encourage the development of private land in the Waterlooville Town Centre
- The decline in Waterlooville Town Centre and how this could be addressed
- The timeframe for the bespoke engagement and consultation approach for each of the four key spatial priority areas and in particular Waterlooville Town Centre
- The parking provisions for new developments in the town centres
- Ways of increasing the footfall in Waterlooville Town Centre
- The future of the BAE site in Waterlooville
- Progress made since the 2018 Regeneration Strategy and what progress had been delivered
- short-term actions that could bring about swift and real tangible progress
- How the Council was leading with the local educational establishments to ensure there were adequate students in the STEM subjects
- Projects that would deliver a capital receipt
- The options available to the Council when developing its assets
- The governance arrangements for the delivery of the strategy
- The viability of the strategy given the Council's MTFS
- The elements of the strategy which were truly feasible and viable, the dependencies and the time frame for the delivery of the strategy
- The ability of the current infrastructure to support the strategy and work undertaken to bring about improvements to the infrastructure.

(Details of the questions and answers are set out in the attached appendix)

RESOLVED that the report be noted.

32 Havant Town Centre Regeneration Priority Projects

The Overview and Scrutiny Committee were given an opportunity to consider the recommendations set in the Cabinet Report “Cabinet be recommended to consider the full range of options available to the Council in addition to selling its assets for development agreed” prior to its submission to Cabinet on 7 March 2022.

The Committee examined, via a question and answer session with Councillor Pike, the Cabinet Lead, and the relevant officer, the following aspects of the programme:

- The impact on parking provision in Havant Town Centre if the Bulbeck Road Plaza car parks were developed for housing
- The provision of social housing in the Civic Plaza and Bulbeck Road Car Park development sites
- Whether the Council would sale or retain a share of the ownership of the Civic Plaza and Bulbeck Road Car Park development sites

(Details of the questions and answers are set out as an appendix to these minutes)

During the question and answer session, the members expressed a wish to discuss the details set out in the exempt appendices. It was therefore

RESOLVED that the public be excluded from the meeting during consideration of the remainder of this item because it is likely, in view of the nature of the business to be transacted or the nature of the proceedings, that if members of the public were present during that item there would be disclosure to them of exempt information of the description specified in paragraph 3 of Part 3 of Schedule 12A (as amended) of the Local Government Act 1972 and in all the circumstances of the case, the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

The Committee considered that the full range of options available to the Council, in addition to selling its assets for development, needed to be considered to realise the full potential of Council sites in terms of long term revenue to the Council and opportunities to provide social housing.

RESOLVED that Cabinet be recommended to consider the full range of options available to the Council in addition to selling its assets for development.

The meeting commenced at 5.00 pm and concluded at 8.17 pm

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Chairman

Appendix to the Minutes of the Overview and Scrutiny Committee – 1 March 2022

Questions and Answers

Item 4 - Havant Regeneration & Economy Strategy - A Refreshed Approach		
1	Can you outline the inhibitors or dependencies that were known as at 2005, and which are still present, and what action has been taken to overcome them please?	Some of the inhibitors and dependencies remained broadly the same as in 2005. The aim of the new strategy is to overcome these challenges
2	Can you advise members what direction has been given to officers to pursue, for example, the threat of compulsory purchase for land in Waterlooville town centre, or other interventions, and is there a comprehensive plan for this part of the “clear spatial focus” in the making?	The Council is seeking to engage and with the support of the local Member of Parliament, encourage private landowners, to make better use of their land. To date this approach has resulted in the improvement in the Boulevard.
3	Regarding consultation: Can you tell us what the plan is to include the 13 non-cabinet members west of A3M, that's 42% (13/31) of the Council, in the first instance of any consultation please, in order to take account of their views plus those of the residents of the wider Waterlooville area please? AND	The aim is to complete the Havant Town Centre project first. Lessons learnt from this project will be useful when planning the regeneration of Waterlooville Town Centre.
4	Page 57/23: Can you tell members when we can expect to see the bespoke engagement and consultation approach for each of the four key spatial priority areas please?	The first step will be secure funding to finance the studies required to support a development plan for the

		<p>regeneration of Waterlooville Town Centre.</p> <p>The Council is currently working with the local Member of Parliament to secure this funding.</p> <p>If external funding is not forthcoming the Council will have to use its own budget.</p> <p>O & S Committee will be kept updated on the development of this project</p>
5	Why is the activity in Waterlooville centred on the retail parks and not the town centre?	<p>The Local Plan has acknowledged that too many of the retail outlets are located in the retail parks.</p> <p>The vitality of the town centre has been affected more by the covid lockdowns as it relied upon chain stores which have been damaged most by the pandemic.</p>
6	Could you advise members and residents if there is has been any consideration whatsoever of regenerating the key area of Waterlooville Town Centre, in this way, and if not, could you explain why this very modern way of living hasn't been considered please? E.g bus terminus where Curzon Rooms are?	<p>Although the town centre lacks a train station, the County Council, with the support of this Council, is seeking to improve the bus links to Portsmouth and Havant town centres</p>

7	Would a change in the car parking charges lead to a greater footfall in WaterlooVille Town Centre?	Unlikely
8	Can you elaborate for us, where and what type those homes are thought to be? I was advised at the time when I enquired that these 600 were not those within the planning application for Wellington Way so can you confirm that please?	It is envisaged that the apartments will be 1 or 2 bed. The resubmission of the Local Plan will give residents a greater opportunity to inform the Council on the type of apartments required.
8	However, can you advise members what level of contact has been made with any of the landowners , other than those for Wellington Way or Boulevard please?	The Council is actively seeking to engage with a number of key landowners in WaterlooVille Town Centre
9	Given the situation with our Local Plan, plus the direction towards development of brown field sites over green fields, as part of the Levelling Up ambitions of the Prime Minister, what 'clear spatial focus' is on the BAE site in WaterlooVille?	The site has outline permission for commercial development and was previously allocated for leisure use. The Council is currently processing an application for 3 more units on this site.
10	Pages 36/2 & 41/6: Cllr Pike, in your introduction you say that we have made significant progress since the Regeneration Strategy of 2018 . Can you please summarise for members what that progress has delivered?	Members were referred to the September Cabinet paper. Work is being undertaken to build relationships with businesses, developers, and landowners. The land at Brockhampton Lane had been sold and the Meridian Centre had been

		<p>purchased to generate income for future regeneration projects.</p> <p>Investment had also been put into submitting funding bids to raise the Borough's profile and attract interest from businesses.</p>
10	<p>Pages 37/3 & 41/7 Can you tell members about some of the short-term actions that will bring about swift and real tangible progress please?</p>	<ul style="list-style-type: none"> • The Council has purchased the Meridian centre has is now seeking occupants. • Building partnerships to encourage mor businesses with the Borough • The Council was looking at the development of HI seafront, Havant TC with the aim of changing the perception of the Borough and encourage more investment
11	<p>Skills: Page 39/5, 49/15: Successful people: Can you advise how the Council is leading with the local educational establishments to ensure there are adequate students in the STEM subjects?</p>	<p>This is being achieved by building up a relationship with the local college and schools. The Council is focussing on helping the college identify key employers and persuading employers to engage with the college.</p>
12	<p>Page 63/19: You say that '<i>the delivery programme will be structured so that projects that ... will generate a capital receipt will be prioritised</i>'. Can you give us an example of a project that will give us a capital receipt – e.g., Bulbeck Car Park and Plaza East car park – are there any others?</p>	<p>The aspiration is to establish income generation models. The Council will consider the type of income to be generated on a project by project basis.</p>

		<p>The Council continually reviews the performance of its assets to ensure that are reaching their full potential.</p> <p>The Bulbeck Road and Plaza sites are owned by the Council. No decision has been made about the future of the sites</p>
14	<p>Pages 55/21 & 56/22: There's mention of three new governance bodies –</p> <ol style="list-style-type: none"> 1 Regeneration and Economy Steering Group 2 Strategic Regeneration Partnership and 3 Delivery Regeneration Partnership <p>While it's clear how the Strategic Regeneration Partnership will add value to our ambition, can you please explain how the Regeneration and Economy Steering Group and the Delivery Regeneration Partnership will fit with each other and the Overview & Scrutiny committee?</p>	<p>Page 21 of the reports sets out decision making process</p>
16	<p>Pages 41/7, 43/9, 49/15, 51/17: Costs – I see the caution written throughout the presentation pack, which states that <i>actions will only be taken forward where they are affordable ... and will not put a strain on the council's revenue budgets</i>. Again, how realistic is this Strategy given the robust warnings about the MTFS from the S151 Officer which have quite rightly found their way into this pack of documents?</p>	<p>Projects need to stand on their own feet. If a site is retained, the income generated could give potential uplift to the MTFS</p>

17	<p>In summary - which elements of this Regeneration & Economy Strategy do you see as truly feasible and viable, the dependencies and within what time frame?</p>	<p>The strength of the strategy is that it is</p> <ul style="list-style-type: none"> • supported by the Executive • supported by Corporate Strategy • supported by the Council's partners. • third parties have already expressed an interest in the strategy. <p>All these factors are conditions for growth</p>
<p>Item 5 - Hayling Seafront Regeneration</p>		
1	<p>I believe there are 18,000 residents living on HI. How inclusive do you feel the engagement programme was with 1.5% responses to the online survey, 0.4% to the online mapping tool, 0.4% of the population sent in an email and 1.5% of the population attended the two events. Page 72 plus page 78 point 10.1</p> <p>(comment – figures low but recognised used Hayling Herald)</p>	<p>The engagement programme (such as the online survey, mapping tool and the drop-in events) were promoted through a variety of different online and offline channels (such as social media and local press) to not only raise awareness of the programme, but to reach and encourage as many stakeholders (including residents) as possible to engage and take part.</p>

		<p>This included a four page pull out that was delivered to all homes in Hayling Island and was also available online.</p> <p>As highlighted in the recommendations of the report (Appendix 2, section 2.3), we are keen to ensure future phases of the Hayling Seafront Regeneration continues to communicate and engage with stakeholders (including residents) and to encourage further uptake in participation and inclusion to ensure we hear from a diverse range of stakeholders and communities.</p> <p>Considered more than 1.5%. Not consulting wider engagement programme. 650 residents were consulted together with the residents association, who were aware of the Council's ambition.</p>
2	Can you summarise the overall aim of the ambition– e.g. additional tourism, protection of the natural environment, more amenities for the residents or revenue generation for the council etc?	<p>This is the beginning of the process to develop a long-term sustainable future for Hayling Island Seafront. No direct relationship with individual aims e.g. more car parking. Will help identify areas in which to spend</p>

		<p>The Ambition can be found in section 2 of the seafront ambition. The overall aim in summary is to:</p> <ul style="list-style-type: none"> • Protect and enhance the natural environment • Increase the quality of visitor and resident experience and opportunities for visitor spend • Improve sustainable access to the seafront – including wayfinding • Look at how any opportunities address climate change issues • Create more opportunities to support active lifestyles, health and well being • Create a new approach to managing the seafront
3	Has the Council established changing places funding?	Awaiting a final decision.
4	Can you advise members specifically what has happened since O&S committee last saw a report from you in August 2021 please?	<p>Appendix 1 of the report outlines specific work that has happened since September 2021.</p> <p>In addition, the engagement programme which is summarised in</p>

		points 5.4 – 5.9 and a full report can be found in appendix 2.
5	On page 73 point 5.11 – please can you expand on the six points of the high-level implementation plan?	<p>Section 5.11 highlights the council's approach within the Havant Regeneration Strategy to Regeneration across Havant borough.</p> <p>In summary:</p> <p>The council cannot deliver regeneration on its own. Our role in regeneration projects is to lead the regeneration ambition. Promote, lobby and work with both public and private sector strategic partners. Look at opportunities for incremental change which should act as catalyst for change. Use our land and assets to deliver projects where we can. Develop a funding strategy, the council needs to position itself to apply for funding once it becomes available and also build strong partnerships with other stakeholders</p> <p>The delivery plan in appendix 4 is an indicative plan. It is split into 4 areas:</p> <ul style="list-style-type: none"> - Catalyst projects - Commercial Approach - Promotion of place

		- Public realm and access
6	What is the potential of land in Council ownership?	We own a large majority of the seafront however a large proportion is environmentally designated and undevelopable
7	What is special about HI?	<p>The Havant Regeneration Strategy highlights two priorities areas; Havant Town Centre and Hayling Island are the first two priorities.</p> <p>HI was chosen as the Council wished to look at how the many responsibilities associated with the island and its multiple uses complemented each other</p>
8	Where is the ambition, Ambition will be halted by time with the increase in water levels will erode the area. Cannot see anything saying “will” and “can”	The aim is to create a long term accessible location. Need a sustainable coastal community.
9	What will be do with doc to attract investment	Overlay to every decision made in the area and demonstrate how the Council wishes to go.
10	How much of previous study was used?	The work in the ambition is based on the existing studies. Detail of which is within the report.
11	What will the Council do with this plan and what is the Time Frame?	<ul style="list-style-type: none"> • Making changes to Season 22 • Inform the use of seafront finance

		<ul style="list-style-type: none"> May lead to a masterplan
12	What type of private investment is the Council looking for?	Will vary
13	Page 73 point 5.12 – What was the old brand for HI and who identified the re-branding as an early prioritisation? What do you see as the branding doing to meet the main aim of the ambition?	<p>There has been no previous brand for Hayling Island Seafront.</p> <p>The branding was highlighted as a priority in the previous discussed a O&S in August 2021.</p> <p>It is common practice in developing a sense of place to create a palette and language of identity for consistent application. Branding in this context is a loose term, there is a palette of colours and a standardised font. This was used consistently across the engagement held last Autumn with no negative comments received.</p> <p>Our in house communications team will be leading on this.</p>
14	Page 77 point 8.1 – How likely is it that external consultants will be engaged and what level of expenditure are you anticipating for this please?	There are currently no proposals for expenditure from external consultants. Costs will be met by existing staffing budgets or other successful grant funding bids.

		<p>As projects are developed, any future costs (capital and revenue) associated the delivery of those projects will be considered in detail. This will follow the councils decision making processes, as appropriate.</p>
15	<p>Page 78 point 11.2 – What’s the time frame for the Communications Plan and what media will be used?</p>	<p>This will be developed following agreement of the revised ambition.</p> <p>The approach used will align with the agreed stakeholder engagement framework agreed at Cabinet Meeting on the 8th September 2021. The guiding principles are:</p> <ul style="list-style-type: none"> - Two way communication and engagement - Clear and consistent messaging - Open and transparent - Approachable <p>The media used will align with that used for the engagement programme</p>

		<p>and may include those outlined in section 5.8 of the report.</p> <p>This will be developed by our in-house communications team.</p>
16	<p>Page 82 – point ii - HI Seafront Season 22 Plan – What are the reasons for developing this Season 22 Plan and what do you hope to gain from it?</p>	<p>The Season 22 Plan will provide an approach for all key stakeholders on how we intend to manage Season 22. This plan will enable a more managed and structured approach to managing the busy summer season bringing together stakeholders and ensuring a safe and successful season for the island. e.g. single officer to manage all activities at the seafront</p> <p>Season 22 should be invisible but will give appoint of contact</p>
17	<p>If Norse are responsible for bins and cleaning why not use them instead of a management company?</p>	<p>We are but need to deliver in a better way.</p>
18	<p>Does the Council intend to stop illegal encampments?</p>	<p>Yes</p>
19	<p>Why outsource to a Management Company?</p>	<p>A management company proposal has not yet been developed but is an ambition. The ambition would be that</p>

		this would be council owned. Any business case would go through the normal decision making process and this would be via O&S
20	In summary – Who is the coloured documentation directed at and what do you hope it will deliver, and for what cost in what time frame please?	If agreed, the strategy will be used to communicate and guide the regeneration of the seafront
21	In view of the antagonism of local residents, and the rising sea, is it not unwise to create expensive luxury flats in a vulnerable position on Hayling Sea Front?	The Ambition document does not replace the local plan or any planning process. Any development will be subject to planning and risks such as risk to sea level rise is included within this.
22	Do you agree that National, and local, reports regarding sea water quality at Hayling are not conducive to attracting holiday makers? What can we do about this?	A real time water quality testing project has been announced today.
23	Are you aware that, while the Hayling Billy Trail is a delightful walking/cycling route, it is not very stable, and that the sea breaks over it at times? Because of its instability it took many years before the original rail line could be built. This is not a viable route for heavier traffic	Detailed report to be published shortly on the future of Hayling Billy Trail. It is envisaged that the trail will continue to be safeguarded for walkers cyclists. However, there may be times when emergency vehicles will need to use the trail

24	Do you agree that, until the traffic problem is solved, our ambitions for Hayling cannot be as great as envisaged in this plan? It can take a very long time to get to (or escape from, if the weather breaks) the sea.	The strategy will help inform good decisions to mitigate the long standing traffic issues
25	Quick fixes identified in assessment going ahead?	The quick fixes reviewed in light of the Local Plan Inspector's comments. Consultation is being undertaken to look at traffic issues raised by planning inspector
Item 6 - Havant Town Centre		
1	Could not the development of the Bulbeck Road and Plaza car parks lead to situation where there are not enough car parks to service the town centre?	It has been demonstrated that there is currently an excess of parking spaces in the town centre. Further detailed work would be carried out
2	Does the trend to use Solent Road car parks and walk through to the town centre explain the reduction in the use of the Bulbeck Road car park?	See 1 above There is a need to identify parking for each development and its impact on the local area The Council's aim is to encourage greater use of public transport to and from the town centres.

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