



# Whitehill and Bordon Delivery and Implementation Group

Notes and actions – 16 April 2024

Attendees		Apologies		Abbreviations
David Wilson - Chair	HCC	Ralph Facey	Abri	DIO – Defence Infrastructure Organisation CCG – Clinical Commission Groups (NHS) EHDC – East Hampshire District Council HCC – Hampshire County Council WBRC – Whitehill & Bordon Regeneration Company WTC – Whitehill Town Council
Beatrice Hubert-Price – Secretariat	EHDC	Peter Colenutt	HCC	
Daniel Taylor	Abri			
Vanessa Marden	DIO			
Robert Smith	DIO			
Clare Chester	EHDC			
Lydia Forbes-Manson	EHDC			
Danielle Friedman-Brown	EHDC			
Dan Grindey	EHDC			
Julie McLatch	EHDC			
Fiona McMurray	HCC			
Francesca Godden	HCC			
Hayley Thorn	HCC			
Lisa Medway	CCG			
Robin Oliver	Homes England			
James Child	WBRC			
Lorraine Jeffs	WTC			

Ref	Item	Notes/Action	Owner
1	<b>Welcome, Introductions &amp; Actions from last meeting</b>	Welcome to all. Apologies received as per above.  The actions from the previous meeting have been complete or will be picked up as part of the Agenda item.  Previous minutes are approved and will be published on Whitehill & Bordon website.	Chair



2	<b>W&amp;B Strategy Group</b>	<p>W&amp;B Strategy Group (SG) had not met for a while but started meeting again in October 2023.</p> <p>Cllr Andy Tree, deputy leader of EHDC and County councillor, is the SB Chair now.</p> <p>The Terms of Reference (ToR) have been refreshed and are available online. The ToR can also be shared electronically with the DIG if needs be.</p> <p>SB discussed the progress of the regeneration programme and agreed that its priorities mirror the key themes included in the DIG's Delivery Plan.</p> <p>SB asked to receive regular updates on key priorities, including:</p> <ul style="list-style-type: none"><li>- Power supply – one of the major challenges in the town centre which will have an impact on the housing delivery rates</li><li>- Public transport - important for the SG and particularly for the SG Chair and W&amp;B Portfolio Holder, Cllr A Tree Public transport needs to be brought forward and the Community Travel Plan to be developed</li><li>- Employment &amp; Skills – SB is concerned that the figures reported so far is low compared to the anticipated forecast.</li></ul> <p>The SB's Communications Strategy is being refreshed to ensure the channels and format of communications used reflect the strategic level of engagement needed and identifies what more could be done to communicate to the different audience groups.</p> <p>SG agreed to focus on Employment and Skills, Power update and the Communications Strategy and its refresh as key issues.</p> <p><b>Action:</b> share the draft of the refreshed Communications Plan with the DIG before the next SG – CC</p> <p><b>Action:</b> Employment and Skills Group to go back to the next SG with an update – DG</p>	CC / DFB
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3	<b>Heart of the Town</b> <ul style="list-style-type: none"><li>•Town Centre delivery</li><li>•Education</li><li>•Transport</li></ul>	<b>Heart of the Town</b> <u>Food store</u> WBRC is finalising the last few stages with Sainsbury's. Sainsbury's has been impressed with the town's regeneration programme and wants to be part of the scheme.  They should be on site in October 2024.  Before being on site, the planning amendments regarding the parking need to be approved.  Sainsbury's has offered to organise a comms event in the next 6 to 8 weeks.  The Car Parking Strategy around the Health Hub is likely to need further discussion.  <u>Health Hub</u> Legal agreements are to be completed before announcement. The procurement will take around 3 to 4 months. Start on site should be early 2025, with the build taking 15 to 18 months Health Hub should open early 2026.  The community centres are looking to merge their services but this should not impact on the delivery of the Health Hub.  It is anticipated that the food store, the car park and the Health Hub would be opened by Christmas 2026.  <u>Mess Hall</u> WBRC is looking to start looking again at Mess Hall as an entertainment hub. They are looking especially at the night time offer to allow the right mix of usage and sustainability.	JC
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		<p>The Mess Hall is one of the key builds in the town centre, and WBRC is working with the Arts Council and the Phoenix Theatre on this piece of work to involve the right people across the wider area.</p> <p>WBRC anticipates that the work will be carried out across most of this year.</p> <p>Mess Hall has a unique character and the façade will be retained as part of the planning requirements.</p> <p><b>Transport</b></p> <p><u>Transport Strategy Board</u></p> <p>The Transport Strategy Board (TSB) membership and standing agenda is being amended and going forward the group will be chaired by Hayley Thorn, HCC.</p> <p>The TSB is an HCC meeting which includes key local stakeholders from WBRC and EHDC</p> <p>The Transport Strategy is currently going through a refresh to ensure that the next phase of S106 spend aligns with priorities</p> <p>HCC has commissioned some consultants to refresh the Strategy in consultation with key stakeholders.</p> <p>The updated Transport Strategy and the action plan can be presented at next DIG meeting.</p> <p><b>Action:</b> bring the refreshed Transport Strategy and action plan to the next DIG mtg – HT</p>	DW
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<p>4</p>	<p><b>Strategic Employment Sites and Employment across W&amp;B</b></p>	<p>Dan and Julie showed a presentation to the DIG group which can be summarised as follows:</p> <p>The areas of focus are:</p> <ul style="list-style-type: none"><li>- Protect and enable employment sites</li><li>- Inspire and encourage businesses</li><li>- Promote and support skills and employability</li></ul> <p>There are multiple strategic employment sites in and around W&amp;B.</p> <ul style="list-style-type: none"><li>- New Asmodee HQ – Asmodee has moved in their new HQ</li><li>- Tech Forest, managed by Homes England, yet to be developed</li><li>- Louisburg North - there is quite a lot of interest from businesses, including local ones</li></ul> <p>BASE and Signal provide businesses with local employment space; there is a possibility that the offer could be enhanced and improved.</p> <p><u>Enterprise Zone (EZ)</u> EZ are currently being reviewed to look how to position EZ based on future demand. Currently, the council retain the business rate growth until 2042.</p> <p>The other sites are:</p> <ul style="list-style-type: none"><li>- Vanguard Logistics Park (Apple pie Depot)</li><li>- Lion Court – could widen the employment offer across W&amp;B; currently in private ownership</li></ul> <p>Also, the District is looking at promoting the area for inward investment. Some local businesses are looking to expand and other businesses are trying to relocate. How can the District support them?</p> <p>New Local Plan – being developed; EHDC team working hard to ensure that the Local Plan has right evidence-based data.</p> <p>The slides will be shared with the DIG.</p>	<p>DG / JMCL</p>
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**Action:** to share the Strategic Employment Sites slides to the DIG – DG

**Employment Group update**

Julie McLatch is the Chair of the Employment Group, with Sarah Flamson as Skills Lead.

Local update

BASE and Signal are quite active in the community. They are currently at 100% capacity.

Business East Hants has been going on for approximately 20 years. It offers a comprehensive programme to support businesses across East Hants area especially in regards net zero and sustainability.

Other local offer includes Abri's Opportunities Hub which is being launched tomorrow, 17 April 2024.

EM3

EM3's remit has been transferred to HCC. EM3 staff and funding are being split equally between HCC and Surrey CC.

The key services including the growth hub, which will also cover Eastleigh and New Forest etc, have been transferred to HCC.

EM3's loans and investment will come back to HCC and Surrey CC

EM3's website will carry on being accessible to customers / businesses for support and sign-posting.

Hampshire Partnership Prosperity Board

The Board is looking for participants to identify actions and priorities for the new Economy Strategy early summer.



Enterprise Zone

The Enterprise Zone (EZ) carries on.

There have been some recent changes to the approach taken to the multi-site enterprise zone with each site to be treated separately in strategic and financial terms. W&B will be linked to HCC who will remain accountable body for the EZ project. A new MoU will be developed between HCC and partners Surrey CC, but there is no material change from HCC's perspective.

The business rates are to be accrued until end of 2042.

**Action:** The DIG would like to get further update on the EZ progress - FMcM

Louisburg North (James)

The site is being actively marketed. There have been one or two prospective tenants in mind. The aim is to have 2 or 3 tenants for the site. This will create high density and high growth.

Identifying tenants should be completed by end of summer.

In general, the last 6 months have been difficult. The market is waiting to see what happens with general election. Impact has been that prospective Japanese and American interest have deferred decision after the general election.

Vanguard – (James) Demolition has started on site.

The order for electricity has been placed with SSE but there is a delay in getting it done.

They would like to have one tenant but nobody is aware of who the potential tenants are.

Tech Forest – update by Robin



		<p>The pre-app responses have been received. The surveys are to be redone in the next few months.</p> <p>Marketing materials will be shared with DIG when ready.</p> <p><u>Viking Park</u> DIG needs to keep an eye on park and see how it can intervene to ensure growth.</p> <p><b>Action:</b> to add Viking Park on the Employment Group's list of items to discuss / report on - JMcl</p>	
5	<b>Evaluation matrix</b>	<p>The evaluation matrix and reporting template were developed to capture evidence-based data of the regeneration programme's progress.</p> <p>The information to be captured need to be the key data necessary to identify and report progress and to highlight delays if any.</p> <p>The Group agreed the following amendments to the documents:</p> <ul style="list-style-type: none"><li>- Infrastructure – add a separate tab</li><li>- Education – add primary school age</li><li>- S106 spend – add transport spend across W&amp;B</li><li>- Social value matrix – add in matrix to capture footfall in town, take up of local activities, participation in community – James C has some information on this.</li></ul> <p>Any further comments to be sent to Bea.</p> <p><b>Action:</b> any further amendments to be sent to Bea - ALL <b>Action:</b> to send information about social value to Bea – JC <b>Action:</b> to amend evaluation documents – BHP</p>	BHP
6	<b>Governance, Communication and Monitoring</b>	<p>The Group's attendees sent some updates prior to the meeting. Further updates include:</p> <ul style="list-style-type: none"><li>- SSE Power – to be changed to Red</li></ul>	BHP





	<ul style="list-style-type: none"><li>• <b>Delivery Plan</b></li><li>• <b>Communications Plan</b></li></ul>	<ul style="list-style-type: none"><li>- Housing delivery – to Amber</li></ul> <p><b>Action:</b> send updated Delivery Plan with the meeting notes – BHP</p>	
7	<b>AOB</b>	<p>Chair at next DIG – James Child, WBRC</p> <p>Next DIG meeting – 16<sup>th</sup> July 2024 at 1.30pm, in Whitehill &amp; Bordon (Foley Room, BASE)</p> <p>Key update items:</p> <ul style="list-style-type: none"><li>- HCC – Education provision</li><li>- EHDC – Playing fields strategy</li><li>- GGGL walk</li></ul>	