

## **Meeting of Southern Parishes District and Ward Councillors to Discuss Land East of Horndean and its Southern Expansion 8 October 2025**

### **Present**

- Cllr Sara Schillemore, Cllr Charlene Maines, Cllr David Evans, Cllr Elaine Woodard (District Councillors)
- Cllr John Lay (HPC), Cllr Andrew Redding (HPC), Cllr Teresa Attlee (HPC), Sarah Guy (Interim Proper Officer - HPC)
- Cllr Chris Stanley (RCPC), Cllr Bill Wilson (RCPC), Dom Harland-Jones (Clerk -RCPC), Gill Whatley (Admin RCPC)
- Cllr Terry Collins (Clanfield Parish Council)
- Apologies from Cllr James Hogan.
- No replies from Clanfield District Councillors John Smart and Chris Tonge or Horndean Cllr Chris Hatter

### **Aim of meeting to discuss the potential implications for RCPC and HPC (in particular) of the Outline Planning Application that has come forward for Land East of Horndean Southern Expansion EHDC-25-0875-OUT.**

1. Cllr Attlee had circulated various background papers (including notes of a meeting between HPC and RCPC on 20 August) about the potential implications on both parishes of the LEOHSE since August.
2. Those papers have included reference to the public statements in social media made by Cllr Evans that it would be desirable for EHDC to initiate a Community Governance Review to move the parish boundary between the two development sites to bring all the LEOHSE into Horndean Parish.
3. Meeting not about making decisions on the underlying substantive issues but to look at the various chess pieces currently on the table.
4. The outline planning may be refused, so at this stage discussions on that are speculative.

### **Recap on current state of play with LEOH as regards the two bundles of assets that will be offered to HPC under the s106 – timetable not known.**

5. The LEOH s106 outlines how the assets to be offered to HPC (in due course) will fall into two bundles. Cllr Evans has subsequently circulated a diagram to illustrate how the two bundles are linked (referencing the LEOH s 106 agreement).
6. One of the bundles links the proposed 3G Football Pitch with the Community Building. The problems for HPC that this could give rise to are well documented in particular that the facilities needed to support the 3G Pitch will affect the design and use of the Community Building.

7. The second bundle links all the SuDS across the site (which spans both HP and RC parishes) together with the informal open space.
8. The new Outline Planning would add to the complexity of how the assets are to be managed as it would straddle the two parishes as well as bringing with it its own additional assets.
9. Cllr Lay reiterated (as stated in previous meetings) that HPC is currently not minded to accept the assets when there are so many problems to be overcome. The way the s106 was been put together (signed on 21 December 2021)) without input from the District or Parish Councillors has resulted in these anomalous bundles of assets that will be a mill stone. Cllr Evans confirmed there had been more involvement by Cllrs in drafting the s106 when WYG had been the developer. However, this time only minor edits were accepted by Bloor to Schedule 13, but only after it had been written.
10. [Cllr Evans has mentioned post this meeting that perhaps in view of the Community Building now having potential use from the LEOHSE part of the site, a meeting with Bloor and other parties might be worthwhile to take a forward look about its use].
11. HPC doesn't have the resources to manage SuDs (that are not clearly defined as to what they comprise) and the attenuation basins under the ground. Cllr Evans said the management could be subcontracted.
12. Cllr Bill Wilson commented that Bloor has said the SuDS in the LEOHSE will probably be managed by an NAV. *(I have subsequently looked this up and it refers to a New Appointments and Variations Company. It is an independent water and wastewater company that can be appointed as a statutory undertaker for water/wastewater services often connected to new developments and drainage solutions. They operate under Ofwat approval).*
13. Cllr Wilson said this endorsed the complexity and said the whole LEOHSE site could end up being managed in part by a NAV, part by HPC and part by a management company which would be confusing to say the least. The LEOHSE has added to the overall complexity of asset management.

**Meeting on 4 September between EHDC (Chloe Davanna), Clanfield and Horndean Footballs Clubs and Hants FA about the 3G Football Pitch and Design of Community Building**

14. Chloe Davanna (Wellbeing Officer (Sport & Leisure) held a meeting to present the updated community building (CB) floor plans to Clanfield FC, Horndean FC and Hants FA which she has been working on with Bloor.
15. As with a previous meeting on 27 September 2024 with interested football clubs (Horndean Hawks and Clanfield) and the Hants FA, Chloe had invited HPC along more as an observer (as clearly HPC could not in that meeting discuss the pros and cons of whether it would be taking on the CB – that there should be a 3G Football pitch has already been determined by EHDC).

Rowlands Castle FC plays at the RC Recreation Ground and had not expressed an interest.

16. Cllr Redding (now on the LEOH working group) attended the meeting as Cllr Attlee was on holiday and Cllr Lay was unavailable and reported some points. Both Clubs were very keen to have use of the 3G Pitch at LEOH, but they could not support it from players fees or charges. To maximise utility gthey would see it operating until 2200hrs.
17. If Horndean FC ran the 3GPitch they wanted to ensure there was a reasonable income stream from daytime community use including their own use of it as a bar and social club for the teams to support the football income stream.
18. Marking it out as a badminton court was not a good idea. Cllr Evans agreed and said he had been told the wording was there only to set out the size of the Hall. The height of 7.5m is only there because of the Sport England spec for a badminton court. A height of 5-6m would be more suitable for a multi-purpose hall with raked seating.
19. The drawings were available on Cllr Redding's PC only and were not to be put into the public domain. There would be two changing rooms plus showers and toilets, disabled changing room and toilet and officials changing room and toilet. The Hall, two meeting rooms, lobby, bar, and kitchen would be to the rear and side of those facilities.
20. Structures for how the building and 3G pitch could be run were not discussed but EHDC said it would prefer HPC to accept the assets even if it then leased it out. Their least preferred option was to install a management company.
21. District Councillors present were not happy that EHDC has been ploughing on with the 3G Pitch, regardless of the consequences on the wider potential uses of the Community Building. Some felt that children's football was being overlooked.
22. Cllr Evans was of the view that the 2024 Playing Pitch Strategy confirms that the need has been met through HTC and a 3G pitch is not required. *(I have subsequently taken a quick look at the document, and it concludes there is a shortage of full-sized FA registered 3G football pitches in the southern parishes based on current demand and projected future population growth).*
23. Cllr Evans cited Alton FC (the only non-school or college to operate a 3G pitch and facilities). It holds a lease with Alton Town Council and costs in the region of £25,000pa have to be put by to resurface and maintain the pitch.
24. He also recalled the s106 agreement where it says that if it is not practicable to construct a Sports Pitch (as specified) it may be necessary to construct a grass pitch.
25. Cllr Lay confirmed that when HPC had met with Officers (which I have subsequently confirmed was 23 May 2024) they had been very clear that a 3G Pitch was needed and would go ahead.

26. Cllr Evans has said he is not so sure about this as Julie Mansi (then Head of Planning) had said there were always question marks about the suitability of the site. Cllr Evans understood that the s106 agreement could be amended in the future if it presented problems. He cited nighttime floodlighting as an example. Not to mention objections from local residents about disturbance from late night use.
27. District Councillors were not happy that EHDC Officers have not involved them in the discussions and commented that it is symptomatic of a wider malaise of Officers acting autonomously on matters that affect the wards and parishes.
28. Cllr Woodard said there should be lessons learned from all this. Section 106 agreements should not be drawn up without involving District and Parish Councillors and Cllrs should be more involved in decisions.
29. Cllr Lay mentioned another example where HPC had been in discussions with the Thakeham about the development on the land east of Catherington Lane where HPC would be offered around 18 acres of open space for community benefit. He has been told by EHDC that the s106 has been drawn up without taking account of HPC's requirements for access to the large field without a need for a new entrance off the narrow part of Five Heads Road.

**30. Review of Previous Meetings (All notes have been circulated in the past to DCs) as a reminder of past discussions.**

31. *In the meeting that HPC held with Officers on 23 May 2024 it was confirmed that the s106 could not be reopened, there was a need for a 3G Pitch, and it was up to the Developer to determine if a 3G pitch could not be constructed ( s106 agreement- see Schedule 2 Part 7 clause 1.5). A change to grass applies if the Council and the Owner have agreed that it is not possible or practicable prior to the approval of the relevant reserved matters). EHDC had said they would not support a change to grass.*
32. *At that meeting Cllr Lay had handed over a letter dated 15 May signed by 5 District Cllrs- it confirmed the desire for a multi-use CB and that the proposed location for a 3G Pitch adjoining the CB is incompatible with the location, proposed facilities, and homes.*
33. *HPC had circulated the notes of that meeting when it arranged an update meeting with all Southern Parishes District Cllrs on 17 June 2024. In the notes of that meeting, in view of EHDC's stance, HPC stated it needed to press on independently with working with what it has got as there will be some significant decisions to make. The District Councillors would need to take up their concerns with Officers.*
34. District Cllrs may wish to take the above notes into account in considering its next steps (see below).

**Recap on the scope of the LEOHSE outline planning application.**

35. Cllr Stanley summarised RCP's robust view that the LEOHSE should not go ahead. The reasons and HPC's endorsement are all on the EHDC planning portal. RCP and HPC had met on 20 August 2025 to discuss some of the potential issues but, with so many unknowns, they did not want to be rushed into making any decisions. Notes of that meeting had been circulated to all previously

### **Community Governance Review**

36. This item was on the agenda as it had been brought to the attention of HPC by Cllr Evans at a full council meeting on 1 October and subsequent postings through his social media accounts. HPC and RCP had included discussions about it when they had met on 20 August 2025 and had concluded they had no desire to pursue it.
37. Cllr Evans had circulated a short paper that explained how the planning system deals with settlements. The LEOH site is in the Horndean settlement, even though 150 houses will be within the RCP. He said the same is true for the new LEOHSE and this is how EHDC would see it.
38. The paper included a link to Guidance on Community Governance Reviews and in his view this site is a classic case in point.
39. Cllr Evans referred to the Local Government Boundary Review in 2017-2018 when Rowlands Castle residents strongly opposed proposals for combining RC with Horndean. RC had argued it had a distinct community identity that should be preserved and joining up with Horndean would dilute local representation and undermine community cohesion.
40. He said there are similar arguments now; those living in LEOHSE would be looking in two different directions even though they are in the same settlement of Horndean. There would be residents living in the Horndean settlement governed by RCP but looking to HPC for their services.
41. Cllr Woodard said even if there was a CGR nothing would happen now until after the respective unitary's have been formed.
42. Cllr Lay referred to the Horndean Parish map and said Horndean isn't a nicely defined settlement. For example, Catherington see themselves as a separate in many respects, as do Downs Ward. Clanfield and Horndean are quite mixed up with a boundary down Drift Road so maybe that boundary could be brought further south. Cllr Stanley said LEOHSE at the southern end would likely feel they are part of Havant.
43. Cllr Lay said this should not be viewed as a single exercise about one boundary, but wider in scope to look at the entire Horndean area more critically perhaps moving a boundary down to Havant Thicket or up to Dell Piece East. However, if or when the time came, there should be a clear statement from both Parish councils that we cannot see a reason for a CGR and put forward a motion that it would not be a good use of public money.

- 44. He said the LEOHSE could qualify as a Parish on its own (1500 houses) so splitting it across two parish boundaries would appear to work very well.
- 45. Cllr Evans was of the view that it would be outside the control of the Parishes if it were to be determined necessary for governance purposes and he confirmed he has raised it informally with the EHDC portfolio holder.
- 46. It was mentioned that any boundary change should not affect the CIL allocations to the two parishes, as the trigger for the payments would predate any CGR.

### **Next Steps**

- 47. The District Councillors as a group will get together to arrange a meeting with Officers to express their concerns about the growing tendency for Officers to progress issues, including drafting of s106 agreements without the proper involvement and scrutiny of District Cllrs.
- 48. In advance of that meeting they will ask Parish Councillors for their input to a list of Lessons Learned issues.

Councillor Teresa Attlee

13 October 2025