

WEST OF WATERLOOVILLE FORUM

Tuesday, 29 October 2024

Attendance:

Councillors

Councillors:

Winchester City Council

Cutler (Chairperson) (P)

Clear (P)

Chamberlain (P)

Langford-Smith (P)

Havant Borough Council

Harrison (P)

3 vacant positions

Hampshire County Council

Ann Briggs

Brent

Newlands Parish Council

Crichton (P)

Read (P)

Others in Attendance that addressed the meeting:

Councillor Brook

Others in Attendance that did not address the meeting:

Councillor Porter

Officers in Attendance:

Dawn Adey – Strategic Director, Winchester City Council

Julie Pinnock – Corporate Head of Planning and Regulatory Services, Winchester City Council

Steve Lincoln – Service Lead: Communities and Wellbeing, Winchester City Council

Andrew Gostelow – Service Lead: Economy and Tourism, Winchester City Council

Emalene Hickman – Culture and Creative Sector Development Officer, Winchester City Council

Rose Chapman – Principal Planning Officer, Winchester City Council

Mark Maitland – Community Officer, Winchester City Council

Richard Smith – Service Lead: Sustainability and Natural Environment, Winchester

City Council
Stuart Palmer – Regeneration Manager, Havant Borough Council
Laura Jones – Regeneration Officer, Havant Borough Council
Katie Bone - Senior Developer Contributions Officer, Havant Borough Council

Others in attendance:

Chris Williams, Grainger plc
Lea Hampton, Grainger plc

Apologies for Absence:

Councillor Bennett – Winchester City Council
Wayne Layton – Havant Borough Council (Officer)
Steve Weaver - Havant Borough Council (Officer)
Louise Weaver – Havant Borough Council (Officer)

Deputy Members:

Councillor Clear (deputy for Councillor Bennett)

[Full recording of meeting](#)

1. **CHAIRPERSON'S WELCOME**

The meeting was held virtually and the Chairperson welcomed all representatives in attendance to this first meeting of the municipal year.

2. **APOLOGIES AND DEPUTY MEMBERS**

Apologies for absence were received as set out above.

3. **APPOINTMENT OF VICE CHAIRPERSON FOR THE 2024/25 MUNICIPAL YEAR**

RESOLVED:

That, Councillor Harrison be appointed Vice Chairperson of the Forum for the 2024/25 Municipal Year.

4. **DISCLOSURE OF INTERESTS**

There were no declarations made at this meeting.

5. **TO NOTE THE MEETING DATE FOR 2024/25**

RESOLVED:

That the next meeting date of the Forum on Tuesday, 4 March 2025, be noted as set out on the agenda.

6. **MINUTES OF THE PREVIOUS MEETING HELD ON 5 MARCH 2024 (INCLUDING ANY MATTERS ARISING)**

Councillor Crichton advised that the member list set out on the agenda was outdated, specifically:

- (i) Havant Borough Council members were not accurately listed.
- (ii) Hampshire County Councillor Ann Briggs was listed as representative but had resigned due to her role as Vice Chair of Hampshire County Council, and a replacement was required.

In response, the Senior Democratic Services Officer clarified the list of member representatives set out on the agenda had been provided by Havant Borough Council's Democratic Services Team. Councillor Tansom and Councillor Harris (as deputy representative) had not been listed and no changes to appointments had been notified.

The Senior Democratic Services Officer agreed to contact Havant Borough Council and Hampshire County Council to confirm their agreed member representative appointments on the Forum for 2024/25 in due course.

RESOLVED:

That the minutes of the previous meeting, held on 5 March 2024, be approved and adopted.

7. **PUBLIC PARTICIPATION**

No members of the public were present to make representations.

8. **GRAINGER PROGRESS REPORT ON WEST OF WATERLOOVILLE MDA (REPORT)**

The Chairperson welcomed Chris Williams and Lea Hampton (Grainger plc) to the meeting.

The Forum referred to the update report that was circulated with the agenda pack for information and comment.

In addition, a general update on the latest position and a summary of key items were provided which included details on the following points:

Updates on land sales, planning, infrastructure, and community engagement:

- (a) **Planning Updates:** The aim was to submit planning updates for several areas before Christmas, including the play area in Phase 3, the Community Nature Reserve.

- (b) **Land Sales:** Land sales of Phase 8 (Park View) and Phase 12 (Barnfield) – one to Bloor Homes and one to Persimmon Homes. Phases 10b and 11b were sold to Bargate Homes, with planning applications expected soon.
- (c) **Infrastructure:** Discussions were underway with Hampshire County Council regarding roads and preparation for maintenance and adoption.
- (d) **Southern Access Junction:** Productive conversations with Hampshire County Council's highways team allowed for a review of transport assessments. The goal was to commence work on the Southern Access Junction during 2026, hopefully avoiding work on the London Road and Ladybridge Road culverts.
- (e) **Safe Routes to School:** Work on the footpath connecting Phase 5 to the Western Link Road was ongoing, with the aim of completion before the opening of the Southern School.
- (f) **Team Updates:** A full team was in place, including a full-time Project Manager and a Community Development Manager (Lea Hampton).
- (g) **Section 38 Agreements:** Standardised wording was in place to expedite Section 38 agreements.
- (h) **Planning Applications:** A number of planning applications were currently submitted or in progress, including those for the Deed of Variation to the s106 agreement, the school expansion land, Town Park and the safe routes to school.
- (i) **Community engagement investment and activities** – employment and skills were being led by Lea Hampton, the newly appointed Community Development Manager at Grainger.
 - The 'Wilder Schools' programme at Berewood Primary School
 - Projects and educational workshops and careers programme talks on various sectors such as the arts, protection of wildlife and ecology and housing and construction.
- (j) **Drop-in surgeries at the Parish Council and Resident Communications** – advice on shared ownership, discussions on the naming of the second primary school

Members raised questions on matters contained in the update report and the verbal update set out above. These were responded to by Chris Williams, Lea Hampton and relevant officers present on the following points:

- (i) Ladybridge Road culverts and potential disruptions to Purbrook.
- (ii) Delivery of the Southern access junction.
- (iii) The number of outstanding planning applications – it was reported that four applications were permitted on Monday, 28 October. Current live applications were as follows: the Deed of Variation to the s106 agreement, the school expansion land, Town Park and the safe routes to school.

RESOLVED:

That the comments raised by the forum on the matters set out above, be noted and the update report from Grainger, be received.

9. **WATERLOOVILLE TOWN CENTRE REGENERATION UPDATE (PRESENTATION)**

The Chairperson welcomed Stuart Palmer and Laura Jones (Havant BC) to the meeting who gave a presentation which provided an update of the regeneration project's progress, including public meetings, community events, procurement of a masterplan, and interventions.

The presentation set out the following matters:

- (a) **Master Plan Recap:** The importance of a masterplan, highlighting its role in setting a vision for the future, attracting investment, and facilitating bids. Stuart Palmer emphasised community involvement in its creation.
- (b) **Key Master Plan Findings:** Stuart Palmer outlined key findings from the master plan, focusing on:
 - **Connections:** The need for improved connectivity within the town centre.
 - **Aesthetics:** The desire for an enhanced aesthetic appeal.
 - **Public Realm:** The importance of improvements to public spaces.
 - **Green Infrastructure:** The need for more green spaces.
 - **Events and Activities:** The desire for increased events and activities to attract visitors.
 - **Land Assembly:** The need to address land assembly challenges.

Actions Taken based on the Master Plan:

- **Aesthetic Improvements:** The interventions taken to enhance the town centre's aesthetics, including:
 - **Shopfront Improvement Scheme:** Offered grants to businesses to improve shopfronts, with 12 businesses receiving funding.
 - **Wellington Way Improvements:** Implemented improvements to Wellington Way, including the placement of a cannon and flower planters, with plans to add more.
 - **Engagement with Building Owners:** The ongoing dialogue with building owners about maintenance to ensure a cohesive aesthetic.
 - **Street Art Programme:** A street art programme was in development, but its implementation was being coordinated with the art project in the West of Waterlooville development to ensure a consistent narrative.
 - **Street Cleansing:** The jet-washing project for the High Street was underway, with a slight delay due to full drains.
- (c) **Public Realm Improvements:** Efforts to enhance public spaces, including:

- **Public Toilet Refurbishment:** Planning was in progress for a public toilet refurbishment, with public consultation scheduled for December/January.
 - **Events Calendar:** A calendar of events for the next year was being developed, building on the success of a car show held in May.
 - **Waterlooville Business Association:** A new Waterlooville Business Association was formed to facilitate collaboration on events, public realm improvements, and other initiatives.
 - **Pop-up Shop:** A pop-up shop was set to open in Wellington Way in mid-November, providing opportunities for small businesses.
- (d) **Economic Development Initiatives:** The programmes to support local businesses were highlighted:
- **Shopfront Improvement Scheme (Phase 2):** The second phase of the Shopfront Improvement Scheme was oversubscribed, with six businesses receiving funding agreements.
 - **Grant Recipients:** Laura Jones briefly mentioned several grant recipients and their businesses, including The Exchange, Barbers Beauty Paws Dog Grooming, Mini Town, and Balance Wellness Club.
- (e) **Master Plan Update**
Stuart Palmer provided an update on the master plan, stating:
- **Adoption as SPD:** The draft master plan was being reviewed by planning colleagues to be adopted as a Supplementary Planning Document (SPD) for added weight.
 - **Public Consultation:** Consultation on the SPD was scheduled for January, alongside the draft local plan.

At the conclusion of the presentation, the Forum raised a number of questions which were responded to by the relevant officer's present on the following points:

- (i) **A3 Classification -** Councillor Read asked about the status of the A3 road classification through Waterlooville. Stuart Palmer advised he would investigate the road classification but noted that the bus route area was under review for improved flow. Councillor Crichton clarified that the A3 was still classified as a road, requiring permission from Hampshire Highways for activities such as Christmas lights. He suggested investigating declassification, as it limited town centre development.
- (ii) **Progress Update and Meeting with the Member of Parliament -** Councillor Harrison commended the positive developments and mentioned an upcoming meeting with Suella Braverman MP, to discuss further support.
- (iii) **Joint Planning Committee -** Councillor Crichton emphasised the need for the Joint West of Waterlooville MDA Planning Committee between Havant Borough Council and Winchester City Council to address the cross-boundary nature of the West of Waterlooville development. He suggested that applications like the upcoming health centre should be considered by the joint committee.

RESOLVED:

That the presentation be received and the comments of the Forum, as set out above, be noted.

10. **ARTS UPDATE - OCTOBER 2024 (WWF120)**

Andrew Gostelow, Service Lead: Economy and Tourism and Emalene Hickman, Culture and Creative Sector Development Officer for Winchester City Council introduced the report which provided an update on the Arts Programme following its consideration at Cabinet Member for Business and Culture Decision Day on 11 September 2024, whereby the plan was approved, including the implementation of Phase 1 and the creation of a community commissioning panel. Officers outlined the following matters:

(a) **Phase One Programme:**

- Focus - Words and storytelling, exploring language and community belonging.
- Themes - Belonging and environmental responsibility.
- Strand One - Commissioning an established writer to create a bespoke piece of work about the area.
- Strand Two - Hosting three sets of writing workshops for residents, with temporary displays of their work.
- Community Panel - Establishing a community panel to inform arts programme decisions and ensuring community involvement.
- Evaluation - Monitoring the programme to ensure it meets its goals of community engagement and embedding arts in the community.

(b) **Funding and Future Phases:**

- Phase One Budget - Approximately £120,000.
- Remaining Funds - Approximately £50,000 would be carried forward to future phases.
- Community Panel Input - The community panel would provide input on Phases 2 and 3, leading to an updated public art plan.

The Forum raised a number of questions which were responded to by the relevant officer's present on the following points:

- (i) **Budget Allocation:** Councillor Brook questioned the allocation of £120,000 to the words-based project. Officers clarified that this covered all aspects of the programme, including staffing, materials, and community engagement.
- (ii) **Community Support:** Councillor Brook expressed concerns about community support for the words-based project. She queried the costs, particularly as it was temporary and only a small percentage of residents would participate.
- (iii) **Consultation and Rationale:** Officers defended the project, emphasising the extensive consultation undertaken by Studio Response and the positive feedback received. Andrew Gostelow explained that the use of word aimed to foster community cohesion and a sense of place, offering a platform for residents to share their feelings about the area.

In addition, he mentioned that the proposals had been previously shared with the forum and ward councillors.

- (iv) Lack of Community Spaces - Councillor Brook raised the lack of suitable community space to display a word-based project.
- (v) Previous Art Projects - Councillor Read queried the status of two previous art projects:
 - The Ring at Milk Lane – Councillor Read asked about the replanting of oak trees at the entrance to Mil Lane. Officers explained that the project was part of the previous programme and had been discussed. They decided against replanting with oak trees due to advice from horticultural experts that they were not suitable species for that location and form. Steve Lincoln confirmed that the area was replanted with young trees that would take time to establish.
 - “Grow Your Boat” Project - Councillor Crichton clarified that this project, which involved planting trees to form the shape of a boat, was originally intended for a different location. It was suggested that discussions take place with the town centre regeneration team, considering the integration of the West of Waterlooville community with the wider Waterlooville area.
- (vi) Wellington Park Relevance - Councillor Crichton emphasised that art projects in Wellington Park should be relevant to that community.

RESOLVED:

That the report be received and noted.

11. **PUBLIC OPEN SPACE (VERBAL UPDATE)**

The Forum received a verbal update from Richard Smith, Service Lead: Sustainability and Natural Environment which also covered open spaces and landscapes and shared an update from Stuart Dunbar-Dempsey, Winchester City Council’s Landscape Officer, as set out below:

- (a) **Berewood Open Space Management:** An overview of the management plan for the open spaces in the Berewood development was provided which included information on the following matters:
 - Transfer of Ownership - Grainger intended to transfer ownership of 81 hectares of public open space and facilities nearing completion during 2025.
 - Preferred Recipient - Winchester City Council’s preference was to see the transfer of ownership to Newlands Parish Council.
 - Havant Borough Council’s Interest - Havant Borough Council expressed interest in managing the estate but acknowledged the need for a single managing entity.
 - Preferred Solution - Winchester City Council preference was for the park areas within Havant to be managed by Newlands Parish Council.
 - Legal Considerations - It was noted that the s106 agreement did not include Newlands Parish Council, and recognised that a deed of

variation might be required to facilitate the transfer and Grainger had been contacted for a response on this approach.

(b) **Berewood Town Park Application:**

- Outstanding Issues - The planning application for the Town Park was facing delays due to concerns from Environmental Health and Sport England.
- Landscape Details - Comprehensive landscape details had been submitted and were deemed satisfactory.

(c) **Wellington Park Drainage Issue:**

- Progress Update – It was reported that Taylor Wimpey had provided a plan, and Southern Water was now satisfied, paving the way for signing the s104 agreement imminently.

The Forum raised a number of questions which were responded to by the relevant officers present on the following points:

- (i) Newlands Town Park - Councillor Crichton clarified that the Parish Council preferred the term “Newlands Town Park” rather than “Berewood Town Park.”
- (ii) Management Agreement - Councillor Crichton acknowledged the progress in discussions and emphasised the need for a management agreement between Havant Borough Council, Winchester City Council, Grainger, and Newlands Parish Council. He also highlighted the issue of open space ownership in Havant Borough Council, suggesting it be resolved.
- (iii) Parish Council’s Readiness - Councillor Crichton reassured the forum that the Parish Council was transitioning from a startup to a more established entity, taking steps to manage open spaces effectively.
- (iv) Taylor Wimpey Open Space - The Chairperson acknowledged the frustration with the Taylor Wimpey open space and hoped for a swift resolution.

RESOLVED:

That the verbal update be received and noted.

12. **NEWLANDS PARISH COUNCIL UPDATE (REPORT)**

Councillor Crichton provided an update to the report provided by Newlands Parish Council and made reference to the following points including:

- (a) **Staffing Changes:** It was reported that the Parish had changed its management team, appointing an Operations and Assets Manager to prepare for taking on responsibilities for open space and facilities. In addition, a Responsible Finance Officer was now in situ to manage the open space funding when it becomes available and a clerk to produce minutes would also be appointed in due course.

- (b) **Meetings with Grainger:** Regular meetings were being held with Grainger to plan the transfer of assets.
- (c) **Transfer of Open Space:** The transfer of public open space in Wellington Park was delayed due to the outstanding Section 104 agreement.
- (d) **Maintenance Issues:** Councillor Crichton raised concerns about the lack of maintenance in certain areas, specifically the overgrown stream and shrub areas in Wellington Park, and urged action from Taylor Wimpey and Havant Borough Council.
- (e) **Access Issues:** Discussions were ongoing regarding the closure of Sickle Way and the installation of bollards. The plan was to sign off the work but not install the bollards unless required by Hampshire Highways.
- (f) **Road Adoption:** It was anticipated that progress on road adoption and completion in Wellington Park once the Section 104 agreement was signed. He noted that only the industrial area remained undeveloped.
- (g) **Footpath into Brambles Farm:** Discussions were underway with Havant Borough Council about creating a foot and cycle access between Brambles Farm and Wellington Park. The Chair commended this progress.
- (h) **Town Park Management:** Initial discussions had taken place with Havant Borough Council about the management of the Town Park, which was located in both districts.

RESOLVED:

That the update report be received and noted.

13. **ANY OTHER BUSINESS**

(i) **Joint West of Waterlooville MDA Planning Committee:**

Councillor Read raised concerns about the inactivity of the Joint West of Waterlooville MDA Planning Committee between Winchester and Havant Borough Councils.

He noted that the committee was elected every year but never called. He questioned whether the committee would meet again or if it had been disbanded.

In response, Dawn Adey, Strategic Director for Winchester City Council, clarified that the committee's constitution outlined specific

thresholds that needed to be met for it to convene, and those thresholds had not been reached. It was reported that delegated decisions by officers were made in consultation with the other authority.

Councillor Crichton suggested that the joint development nature of the West of Waterlooville MDA warranted the committee's involvement in major phase developments, regardless of specific thresholds and suggested the committee consider the local centre master plan. He expressed concern about the lack of adherence to the original intention for the joint committee and a potential drift away from community engagement.

In response, the Chairperson acknowledged the concerns raised and committed to following up with planning officers in Winchester and Havant Borough Council, as well as discussing the matter with the Cabinet Member in Havant. He acknowledged the unique cross-boundary aspect and the improved cooperation on community development between the various stakeholders but considered that constituting the committee was necessary, as it might be needed for future applications meeting the required criteria.

RESOLVED:

That the update be received and noted.

The meeting commenced at 6.00 pm and concluded at 7.50 pm

Chairperson