

WEST OF WATERLOOVILLE FORUM

Monday, 24 November 2025

Attendance:

Councillors:

Winchester City Council

Cutler (Chairperson) (P)

Bennett (P)
Chamberlain (P)

Langford-Smith (P)

Havant Borough Council

Faiz
Harrison (P)

Robinson
One Vacancy

Hampshire County Council

Briggs (P)

Brent

Newlands Parish Council

Crichton (P) (for item 8 onwards)

Read (P)

Officers in Attendance:

Steve Lincoln – Service Lead: Communities and Wellbeing, Winchester City Council
Rose Chapman – Principal Planning Officer, Winchester City Council
Stuart Palmer – Regeneration Manager, Havant Borough Council
Laura Jones – Regeneration Officer, Havant Borough Council
Louise Weaver – Development Infrastructure Team Leader, Havant Borough Council

Others in attendance:

Lea Hampton – Community Development Manager, Grainger plc
Greg Cornish – Director of Land, Grainger plc
Mike Lyons – Chief Executive, Horizon Leisure

Apologies for Absence:

Councillor Gwen Robinson - Havant Borough Council
Steve Weaver - Havant Borough Council (Officer)
Rick Smith – Service Lead: Sustainability and Natural Environment, Winchester City Council (Officer)

Chris Williams – Grainger plc
David McCarthy – Grainger plc

Others in attendance who did not address the forum:

Councillor Clear (Winchester City Council)

[Full recording of meeting](#)

1. CHAIRPERSON'S WELCOME

The meeting was held virtually, and the Chairperson welcomed all representatives in attendance to the meeting.

2. APOLOGIES AND DEPUTY MEMBERS

Apologies for absence were received as set out above.

3. DISCLOSURE OF INTERESTS

There were no declarations made at this meeting.

4. MINUTES OF THE PREVIOUS MEETING HELD ON 19 JUNE 2025 (INCLUDING ANY MATTERS ARISING)

(i) D1/D2 bus service

The Chairperson confirmed that follow-up on the bus service had not been completed. It was noted that neither officers nor the Parish Council had received an update on the bus service. In response, the Chairperson agreed to obtain the details and circulate them to Forum members in due course.

RESOLVED:

That the minutes of the previous meeting, held on 19 June 2025, be approved and adopted.

5. PUBLIC PARTICIPATION

No members of the public were present to make representations.

6. GRAINGER PROGRESS REPORT ON WEST OF WATERLOOVILLE MDA (REPORT)

The Forum referred to the update report that was circulated with the agenda pack for information and comment. Lea Hampton and Greg Cornish (Grainger) addressed the forum, providing an overview of the report and subsequent updates that had taken place since the report had been generated, as summarised below and answered members' questions thereon.

Facilities

- (i) Further clarification was provided that the Northern and Southern allotments were fully completed, with only final planting and weed removal outstanding. Discussions with the council regarding transfer and management would follow, with a waiting list of residents who were keen to start using the facilities.
- (ii) A new play area had recently been opened by the Southern allotments and close to the Newlands Academy Primary School which opened on 1 September 2025.

Community Engagement

- (i) The latest edition of the Berewood Newsletter would be distributed to households during December and was attached [here](#) for forum members information.
- (ii) An update on the development following discussions and outcomes regarding the Berewood Social Value Toolkit, referenced within the update report, would be provided at the next meeting of the forum.

The Forum raised questions on the update received, which were responded to by Grainger representatives and relevant officers as summarised below:

- (a) Clarification was sought regarding the proposed amendments to the deed of variation and its effect on occupation rates with potential delays to infrastructure as a result of the changes to trigger points. It was clarified that in relation to moving triggers for the kick about area etc, those areas were linked to the town park application which had been a little delayed due to additional information. Once processed, the decision would be issued to Grainger to commence works as soon as possible.
- (b) A query was raised regarding the addition of Newlands Parish Council into the s106 agreement for the land to be transferred over. It was noted that an agreement had not yet been reached between both Winchester and Havant councils in relation to the inclusion of the parish council on the agreement. However, it was reported that outstanding matters would not delay the second deed of variation for the town park area.
- (c) The importance of the deed of variation was emphasised, particularly with town park being split between Havant and Winchester.
- (d) The need for enhanced engagement by Grainger with local residents in the development of the village centre was highlighted.
- (e) The continued development of the Social Value Toolkit was recognised and progress updates were welcomed.

In conclusion, Lea Hampton agreed to feedback comments raised during discussion for any outstanding response to be provided in due course.

RESOLVED:

That the report be noted and the comments raised by the forum as set out above, be noted.

7. **UPDATE ON IMPROVEMENTS TO WATERLOOVILLE LEISURE CENTRE (REPORT)**

The Chairperson welcomed Michael Lyons (Horizon Leisure Trust) to the meeting who provided an update report on developments to the Waterlooville Leisure Centre. He introduced the report, setting out the impact of physical inactivity within a local community on various services including the NHS. He highlighted the partnership work that had taken place with Havant and Winchester councils to develop a vision for the area which included community engagement and consultation, enhancements to facilities and concept designs to tackle inactivity issues, such as delivering accessible activities in communities where transport may be a barrier. It was noted that a community discount card was in operation and available for families on lower incomes and those experiencing financial pressures during the cost-of-living crisis, with the aim of providing high quality facilities that were accessible and inclusive to all.

The forum raised several questions which were responded to by Horizon representatives and relevant officers present on the following points:

- (a) It was noted that Community Infrastructure Levy (CIL) funding included the provision of a direct link corridor from the development to the business park to allow residents easy accessibility to the leisure centre site. Councillor Harrison advised that she had followed up on this matter to stress the importance of the CIL funding by enhancing these accessibility links. In response, officers reported that funding for the Brambles Farm south link footpath had been paid to Hampshire County Council who were seeking additional funding to bring this forward as part of the blue star land application. In response, the Chairperson clarified that it was the opportunity to make an access point at the northern part of Brambles Farm to the leisure centre which required further investigation, with access via Havant Borough Council land. Horizon representatives agreed to follow up on access from Proxima Park with Havant Borough Council.
- (b) Concern was raised regarding the maintenance of the boundary screening along Hambledon Road. Mr Lyons agreed to check the boundary situation on this matter and follow up with Hampshire County Council.
- (c) WCC Officers asked that Horizon provide updates of any potential slippages to existing project and delivery timescales at the earliest possible convenience.

The Chairperson thanked Horizon representatives for their attendance and providing an informative update on recent developments.

RESOLVED:

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

8. **UPDATE ON WATERLOOVILLE TOWN CENTRE REGENERATION (PRESENTATION)**

The Chairperson welcomed Stuart Palmer and Laura Jones (Havant BC) to the meeting who gave a presentation which provided a summary of the regeneration project's progress, outlining the quick wins that had been identified and actioned, including street art and street furniture, public realm improvements, the creation of a digital platform, pop-up markets and pop-up shops to help businesses get established.

The presentation focussed on the following matters:

- (a) **Street Art:** This included three completed pieces based on consultation results favouring Nature, Fine Art, and Stencil. A fourth piece in Waterlooville was scheduled for spring 2026, dependent on cleaning the stairwell wall.
- (b) **Pop-up Shops:** This scheme was concluded successfully, having hosted Vintage Trainers, Loftrobe, and Reebee Scents. It was highlighted that Reebee Scents was taking on the unit permanently.
- (c) **Waterlooville Business Association (WBA):** This met on a monthly basis and had 49 members, successfully launching 'Waterlooville in Bloom' (won by Sunkissed Tanning) and establishing the 'Love Waterlooville' branding. In addition, The WBA was assisting with Christmas events, including an elf hunt, supporting the Christmas Light Switch On (27th November) and the Christmas Market (29th November)
- (d) **Collaborative Approach and ASB Update:** Collaboration with Waterlooville Police, town centre businesses and key landowners was ongoing to tackle Anti-Social Behaviour (ASB) issues, including property damage caused by children accessing roofs. New full-colour CCTV had been installed, providing valuable footage to the police.
- (e) **Public Realm Update:** It was reported that the public realm improvement designs were at the final design stage, following surveys covering drainage, utilities, and trees. Final designs and costings have been sent to Hampshire County Council (HCC) for approval, who were drawing up the funding agreement to enable Havant to move forward shortly.
- (f) **Waterlooville Masterplan:** This had reached the Supplementary Planning Document (SPD) stage. Cabinet and Full Council were due to consider the adoption of the Masterplan during December, formalising it as part of the planning framework.

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

- (a) The achievability of goals for the project due to the potential impact of Local Government Reorganisation (LGR). It was noted that as an adopted SPD, this process would remain in place and would not be lost due to LGR.

The Chairperson welcomed the progress update and thanked officers for their attendance and the success of the project work carried out to date.

RESOLVED:

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

9. **OPEN SPACE UPDATE (VERBAL UPDATE)**

Steve Lincoln (Winchester City Council) presented an update on open spaces on behalf of Rick Smith, Service Lead: Sustainability and Natural Environment (Winchester City Council), which set out the following points as summarised below:

(i) **Transfer of Open Space to Newlands Parish Council (NPC) and Maintenance:** Landscape contractors had been appointed to carry out maintenance work over the last year to clear the area and footpaths and bring the land and vegetation back into a satisfactory state. In addition, the play area had been damaged and needing replacing, tree works needing to be carried out and grass cutting needed to take place to internal greens in the wider areas.

Conversations with NPC regarding the transfer were ongoing and it had been agreed, subject to terms and conditions, that NPC take a transfer of the open space that WCC currently has in its occupation and meetings had taken place between both parties to discuss what remained outstanding to be actioned ahead of the transfer taking place.

There remained an unresolved issue regarding the s104 agreement and the impact this had on HCC's adoption of the highway.

(ii) **Berewood Land Transfer:** This was currently with Grainger to be progressed. WCC had recommended to Grainger that the land should end up with NPC rather than WCC.

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

(a) NPC reported that they were preparing a list of 'snagging' items which they had agreed will be completed by WCC by June 2026 ahead of land transfer to NPC later during 2026.

(b) The possibility of a brief deed of variation had been discussed between NPC and Grainger to include NPC as a party to the s106 agreement.

RESOLVED:

That the verbal update be received and the comments raised by the Forum, as set out above, be noted.

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

Councillor Crichton provided an update to the report submitted by Newlands Parish Council and reference was made to the following additional point that remained outstanding:

- (a) Open Space in Wellington Park remained an outstanding issue. Councillor Crichton reported that he was currently in the process of liaising with the Implementation Officer to resolve this matter.
- (b) Sickle Way Closure: Councillor Crichton noted the ongoing issue of the required closure of Sickle Way under a Section 38 agreement, which was triggered by the future adoption of Darnel Road.

It was stated that Hampshire and Isle of Wight Fire and Rescue would not permit the closure on health and safety grounds, noting that this provision would likely not have been included if they had been consulted years prior.

Assistance from the planning departments of both Havant (as the area was within their part of Sickle Way) and Winchester was sought to find a solution to amend the original decision.

In response, Councillor Briggs (HCC) confirmed her involvement and commitment to address the problem, emphasising the concern that the closure could result in loss of life for ambulance or fire services.

RESOLVED:

That the update report be received and noted.

11. ANY OTHER BUSINESS

- (a) **Community Discount Card:** Councillor Langford-Smith asked for details of the 40% leisure centre discount and criteria to be provided, so that councillors could promote the scheme to broader area residents.

Details of the community discount card were provided after the meeting which can be accessed via the link [here](#).

RESOLVED:

That the update be received and noted.

The virtual meeting commenced at 6:00 pm and concluded at 7.30 pm

Chairperson