

Public Document Pack

WEST OF WATERLOOVILLE FORUM

Tuesday, 3 March 2026

Attendance:

Councillors

Winchester City Council

	Cutler (Chairperson) (P)	
Bennett (P)		Langford-Smith (P)
Chamberlain (P)		

Havant Borough Council

Faiz		Robinson (P)
Harrison (P)		One Vacancy

Hampshire County Council

Briggs		Brent
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Newlands Parish Council

Crichton (P)		Read
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Officers in Attendance:

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

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

Sarah Armstrong – Service Lead: Built Environment, Winchester City Council

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

Rick Smith – Service Lead: Sustainability and Natural Environment, Winchester City Council

Karen Seear - Clerk to Newlands Parish Council

Louise Weaver – Development Infrastructure Team Leader, Havant Borough Council

Others in attendance:

Lea Hampton – Grainger plc

Greg Cornish – Grainger plc

Andrew Barron – Grainger plc

Apologies for Absence:

Councillor Michael Read – Newlands Parish Council
Councillor Ann Briggs – Hampshire County Council
Steve Weaver - Havant Borough Council (Officer)

Deputy Members:

Councillor Berry (Newlands Parish Council) - Deputy for Councillor Read

Others in attendance who did not address the forum:

Councillor Clear (Winchester City Council)
Councillor Harris (Havant Borough 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 and deputy members were received and noted, as set out above.

3. **DISCLOSURE OF INTERESTS**

There were no declarations made at this meeting.

4. **MINUTES OF THE PREVIOUS MEETING HELD ON 24 NOVEMBER 2025 (INCLUDING ANY MATTERS ARISING)**

RESOLVED:

That the minutes of the previous meeting, held on 24 November 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. The Chairperson welcomed Lea Hampton,

Greg Cornish and Andrew Barron (Grainger) to the meeting who provided an overview of the report and subsequent updates that had taken place since the report had been generated. The following points were highlighted:

- (i) Marketing had progressed for land parcel M1, while parcel M3 was delayed pending the outcome of the adjacent Blue Star Land planning application.
- (ii) Confirmation was provided that the northern and southern allotments were complete, with final snagging works outstanding.
- (iii) A new play area off the western link road was opened in December.
- (iv) Planning approval for Town Park Phase B was received in December and a tender pack was being finalised for works to commence in 2026.
- (v) Discussions with the developer for the local centre and community building remained ongoing.
- (vi) Discussions were ongoing with the NHS regarding the health centre land and meetings were due to be scheduled. In respect of the extra care site, discussions were in place with Hampshire County Council to move forward over the next six months.
- (vii) Infrastructure works to access the cricket pavilion commenced on 16 February with an estimated completion for the pavilion by 2027.
- (viii) Updates were provided on the Blue Star Land planning application regarding responses to highways comments.
- (ix) Confirmation was given that safe routes to school were completed and open to the public.

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

- (a) A question was asked regarding the mud and condition of the southern allotments car park. Further clarification was provided that remedial works were proposed for the area.
- (b) Concern was raised that the allotments were not yet at the stage of readiness suggested in the presentation.
- (c) A query was raised regarding whether plans for shops within the village centre would be shared. It was noted that plans would be shared once they were formalised with the developer.
- (d) Information was sought regarding meetings with the NHS concerning the health centre land. It was reported that a meeting had recently taken place involving the NHS and local representatives, initiated by Suella Braverman, MP to discuss obligations under the s106 agreement. A further meeting would be arranged with Grainger, the NHS and the developer delivering the GP surgery on behalf of the NHS in due course, with the intention of reporting back to the MP with an action plan within the next 4-6 weeks.
- (e) The importance of communicating progress on the health centre to the district and parish council teams was emphasised so that residents could be kept informed with up-to-date communication.
- (f) Comments were made regarding resident discontent with the rate of progress on site infrastructure.

- (g) A question was asked regarding the management of reeds and vegetation within the sustainable urban drainage system (SUDs) and river areas. It was noted that the estate management company completed works and that ecologists provided positive feedback on wildlife levels in the River Wallington.

The Chairperson announced that it would be beneficial for ecologists to attend a future meeting of the forum to set out the management plan for these habitat systems and outline how the plan benefits these areas. Lea Hampton agreed to liaise with their ecologist to develop an approach.

RESOLVED:

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

7. **BEREWOOD SOCIAL VALUE TOOLKIT - GRAINGER (PRESENTATION)**

Lea Hampton (Grainger) gave a presentation regarding community development and the social value toolkit used with supply chain partners to benefit the local community. The presentation focused on the following matters:

- (i) The toolkit targeted four focus areas: ecology and wildlife conservation, education and training, resident communication, and skills and support.
- (ii) Activities included tree guard removal, bulb planting, and donations of equipment to local schools.
- (iii) Involvement in National Careers Week reached over 600 students through workshops and presentations at schools and colleges.
- (iv) An analysis of funding showed that for every £1 of Grainger expenditure, £4 of social value was unlocked through leverage and external contributions.

RESOLVED:

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

8. **OPEN SPACE UPDATE (REPORT)**

The Chairperson welcomed Rick Smith (Winchester City Council) to the meeting who provided an update report on open spaces. The report set out the following points:

- (i) Work continued with Newlands Parish Council to bring open spaces to an acceptable level for transfer, which was anticipated for September.
- (ii) A snag list was received from the Parish Council and a works plan was being developed for contractors to tender.
- (iii) Discussions continued with Grainger regarding the adoption of Berewood open spaces.

- (iv) It was noted that a deed of variation would be required to add Newlands Parish Council to the s106 agreement for direct land transfer.

The Forum raised questions which were responded to by relevant officers as summarised below:

- (a) A reminder was provided that the ownership and management of the Town Park remained an unresolved issue between authorities and needed to be progressed in a reasonable timescale.
- (b) The impact of potential local government reorganisation (LGR) on land transfer timelines was noted.
- (c) Confirmation was given that Havant Borough Council representatives continued to seek a resolution regarding land adoption within their area.

RESOLVED:

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

9. **ARTS PROGRAMME - PLOT LINES UPDATE (PRESENTATION)**

The Chairperson welcomed Emalene Hickman (Winchester City Council) to the meeting who gave a presentation which provided an update on the arts programme for the development, noting the key points as summarised below:

- (i) The first publication was distributed to every door within the development during October.
- (ii) Series two workshops were completed in partnership with Wellington Vale Care Home.
- (iii) Publication volume two had received approval and was currently in print, featuring memories of Waterlooville.
- (iv) Series three workshops would focus on young people and this was nearing completion.
- (v) The concept for the final output involved a series of unique aluminium panels featuring poetry, to be situated in multiple locations across the development and the town as a trail.

The Forum raised questions which were responded to by the officer on the following points:

- (a) A suggestion was made to incorporate the "Love Waterlooville" logo into future branding.
- (b) Clarification was sought regarding the evaluation process for the signage and materials.
- (c) Concern was raised that the yellow colour of the proposed panels could be confused with highway signage. It was noted that the iconic shapes and location planning would mitigate this risk.

RESOLVED:

That the presentation be received and the comments of 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 points:

- (i) The issue regarding tree planting over sewage easements in Wellington Park had been resolved, allowing for land transfer to Winchester City Council.
- (ii) Plans were in place to install two dog exercise areas.
- (iii) A meeting was sought with Havant Borough Council regarding the proposed foot and cycle path from Brambles Farm to Houghton Avenue.
- (iv) The absence of a s104 agreement between Southern Water and Taylor Wimpey continued to prevent road adoption in Wellington Park.
- (v) The proposed closure of Sickle Way remained a point of contention, with objections maintained by Hampshire Fire and Rescue on safety grounds.

RESOLVED:

That the update report be received and noted.

11. **ANY OTHER BUSINESS**

No other business of the forum was received at this meeting

12. **TO NOTE THE DATES FOR THE VIRTUAL MEETINGS IN 2026/27**

RESOLVED:

That the virtual meeting dates of the forum for 2026/27, be noted as set out on the agenda.

The virtual meeting commenced at 6.00 pm and concluded at 7.20 pm

Chairperson