

# Public Document Pack

## WEST OF WATERLOOVILLE FORUM

Thursday, 19 June 2025

Attendance:

Councillors

Winchester City Council

Cutler (Chairperson)

Bennett (P)

Clear (standing deputy for Cllr Chamberlain) (P)

Langford-Smith (P)

### Havant Borough Council

Faiz

Harrison (P)

Robinson

One Vacancy

### Hampshire County Council

Briggs

Brent

### Newlands Parish Council

Crichton (P)

Read (P)

### Officers in Attendance:

Steve Lincoln – Service Lead: Communities and Wellbeing, 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

Rose Chapman – Principal Planning Officer, Winchester City Council

### Others in attendance:

Chris Williams - Grainger plc

David McCarthy - Grainger plc

### Apologies for Absence:

Councillor Chamberlain – Winchester City Council

Councillor Robinson - Havant Borough Council

Steve Weaver - Havant Borough Council (Officer)

---

Louise Weaver – Havant Borough Council (Officer)  
Lea Hampton – Grainger plc

Deputy Members:

Councillor Clear (deputy for Councillor Chamberlain)

[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. **APPOINTMENT OF VICE CHAIRPERSON FOR THE 2025/26 MUNICIPAL YEAR**

RESOLVED:

That, Councillor Harrison be appointed Vice Chairperson of the Forum for the 2025/26 municipal year.

4. **DISCLOSURE OF INTERESTS**

There were no declarations made at this meeting.

5. **TO NOTE THE MEETING DATES FOR 2025/26**

RESOLVED:

That the future meeting dates of the Forum for 2025/26, be noted as set out on the agenda.

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

(i) **A3 highway adoption update**

It was noted that this remained an adopted highway and Hampshire County Council had given use of the road through the town centre, and therefore it did not need to be adopted. In respect of the ongoing maintenance of the road, it was assumed that if control had been handed over, maintenance would have also been transferred but clarification of this would be obtained.

(ii) **D1/D2 bus service**

The Chairperson agreed to ensure that previous questions on bus services were answered before the next meeting.

RESOLVED:

That the minutes of the previous meeting, held on 4 March 2025, 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 Forum referred to the update report that was circulated with the agenda pack for information and comment. Chris Williams and David McCarthy (Grainger) addressed the forum, providing recent updates regarding infrastructure, community development, land sale and planning and the local centre since the report had been generated, as summarised below and answered members' questions thereon.

**Infrastructure**

- (i) Phase 5 infrastructure - It was noted that the road connecting the two elements of Newlands Avenue had been finalised and was blocked off to prevent vehicular access, as set out in the Section 106 agreement. Phase 4 infrastructure and the southern access junction were identified as precursors to Phase 5 infrastructure being fully opened.
- (ii) Phase 4 infrastructure was expected to commence on site later in the year and would be implemented as a whole road to allow the construction of the southern access junction.  
The southern access junction was expected to begin on site in the early part of the next year. Upon completion, the focus would be on finishing Phase 4 infrastructure to the correct standard.
- (iii) The safe routes to school scheme, part of Grainger's Section 106 obligations, was being installed and expected to be completed by the end of August.
- (iv) Works were also being carried out on the Western Link Road, finishing off the element outside of the new school.
- (v) Finishing works for New Gardens and Oak Vale roads were commencing to bring them up to an adoptable standard. Agreements with Hampshire County Council and utility providers were being sought for their adoption during the latter part of next year.
- (vi) General adoptions for legal agreements were proceeding at pace, with a standardised agreement now in place for most schemes. Progress was stalled by a third party with complications which had prevented progression into the wider development from the north. The issue had caused approximately six months of delays, but negotiations were hoped to be resolved soon. The southern half of the development was proceeding concurrently where possible.

## **Community Development and Engagement**

- (i) There had been a significant amount of community engagement. However, a slowdown in participation and uptake in areas outside the community was observed. Methodologies were being developed to address this, aiming to deliver a comprehensive scheme of social value elements to the wider area.
- (ii) A social value wish list had been compiled, encouraging future developers and contractors to support the local community with requested social value elements. Some requests were too expensive, but others were easily resolved.

## **Land Sale and Planning Elements**

- (i) Northern allotments were currently under construction on site and southern allotments, which included a car parking facility and a play area, were also under construction on site.
- (ii) Town Park Phase B was in planning, and comments from the local authority and highways were being addressed.
- (iii) The Community Nature Reserve was undergoing internal review for contractor tender packs, with works likely to commence later in the year.
- (iv) The cricket pavilion would require minor tweaks to the previously approved decision notice, and works were anticipated to start on site next year.
- (v) For Blue Star land which was outside the Berewood development, comments had been received on the proposal and work to address these was taking place.
- (vi) For school extension land, revised information for the application was being prepared for submission during July 2025.

## **Local Centre (Phase 6A):**

- (i) A land parcel named Phase 6A within the development was divided into five elements: a medical centre, extra care facilities, retirement living, private residential units, and the local centre.
- (ii) The local centre was planned to include amenities such as a convenience store, 3-4 commercial units, a nursery with outdoor play provision and a community hall.
- (iii) Legal discussions with the developer providing the local centre were progressing well. Regular meetings with councillors had been implemented over the past 8-to-12-month period to provide progress updates.
- (iv) Time scales: Legal negotiations with the developer were hoped to be completed by September this year. The developer was keen to submit their application and hoped to achieve planning permission in April 2026, followed by immediate commencement on site.

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 dog exercise areas, which were proposed to be part of the allotment development. It was noted that the dog agility area would form part of the community nature reserve

application in the south and would come forward as part of that delivery after the allotments.

- (b) A question was raised about the parish offices in relation to the local centre and community centre. It was stated that the parish offices had not been overlooked, and further discussions would commence and continue shortly. It was clarified that the community building would host various facilities within it.
- (c) In respect of the planning route for the Blue Star land, it was confirmed that the Blue Star land application was a joint planning application but was located outside the remit of the joint planning committee, it would therefore have two committee meetings: one at Havant Borough Council and one at Winchester City Council.
- (d) The detailed update on Phase 6A local centre area was welcomed. In response to a question regarding parish council consultation, it was emphasised that legal completion was required before the developer could submit their application. Discussions with the parish council regarding the community building was the next step. It was acknowledged that there had been a previous consultation and display of a proposal for the community building some years ago and a preference to the Eastleigh community centre model had since been indicated. The parish council requested to be involved in the details of the planning as early as possible.
- (e) The lack of status regarding the medical facility was highlighted, noting that land was reserved but there was no indication of when or if it would be delivered, expressing concern that government changes to the NHS might affect its final approval. These points were acknowledged with officers stating that the land remained earmarked for a medical centre, subject to integrated care funding and a further update would be provided in due course.
- (f) The Chairperson expressed significant concern regarding the approach to the village centre, particularly the limited opportunity for consultation with residents, suggesting that legal agreements with the developer would set tight parameters, leaving little flexibility. It was acknowledged that while this met Section 106 requirements, it may not be the best approach for building a community. In response, it was noted that comprehensive public consultation had been conducted in 2019, and those views were being carried forward, with concern that further consultation may cause frustration given existing constraints. It was explained that the Section 106 provision was clear, and that the planning process would address architectural form.

In addition, further concern was expressed that the 2019 consultation may no longer be valid due to the six-year gap that had elapsed and an estimated doubling of the population on site. It was suggested that public demand for different elements might allow for flexibility, particularly concerning what was built beyond physical architecture. Concerns were raised about not building "the right thing" given changes in the community and in working habits since the pandemic. It was noted that the developer was in favour of a community element such as a coffee shop, and that recommendation was noted. It was agreed that close consultation would be required once the developer was named.

- (g) The forum considered that the planning process was not a substitute for proper consultation, as strong resident views often held little weight in planning decisions made on planning grounds. A call was made for early discussions at both district and parish levels with Grainger and the developer to form ideas and make them known to residents, to ensure the best result.
- (h) Concerns were raised regarding the demand for commercial units, emphasising that the village centre should complement, not compete with Waterlooville town centre, highlighting the importance of discussions before anything was built.
- (i) It was noted that the health centre's redesign removed a pharmacy on cost grounds. Therefore, it was considered that one of the remaining shop units should be allocated as a pharmacy due to the long-distance residents would have to travel to facilities otherwise.

In conclusion, the Chairperson acknowledged the strength of feeling, particularly regarding the village centre and the importance of engagement in the process.

#### RESOLVED:

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

### 9. **PUBLIC ART PROGRAMME 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, noting the following key points as summarised below:

- (i) The arts programme was named "Plot Lines", playing on the idea of plots of land and plots in stories, with the aim of collecting stories. A visual identity was being recognised.
- (ii) A full team of artists, designers, writers, managers, and evaluators had been established.
- (iii) The programme was launched with a workshop in April, engaging people in conversations about what reminded them of home, which was helpful in building a sense of community.
- (iv) In May, events included participation in the VE Day Fete, where magnetic words were used for poetry and drawing boards were provided for younger children. In addition, a workshop on memories was held at a care home, focusing on residents' memories, including rationing. This was turned into a poem, which Southern Music Project then worked with a group of young people to turn into a song. The song was performed back to the residents. This event was oversubscribed, demonstrating the demand for engagement with young people.

Furthermore, the team also attended the Careers Pathway event organised by Grainger, engaging with young people.

- (v) New writing was regularly being posted on Instagram, based on interactions and observations of the estate. Writing workshops with residents were taking place, with a publication planned soon.
- (vi) Opportunities to join in online were available via the programme's website, where people could answer questions about home and belonging by drawing, writing, or uploading images.
- (vii) A community call-out for new panels (one for adults, one for young people aged 14 and over) was live, aiming to help imagine and shape future creative projects. Sessions were expected to start in July, mixing in-person and online formats, teaching people about public art to inform their decisions for future art in the area. Information and postcards were included in the Berewood newsletter for June, in partnership with Grainger.
- (viii) A recent event, "Plot Lines in the Landscape," was held on 15<sup>th</sup> June in partnership with Hampshire and Isle of Wight Wildlife Trust and Dragonfly Arts, involving a walk of the nature reserve, pond dipping, map making and creative writing.
- (ix) Future plans and events included:
  - The first sessions for the community map panel were scheduled for July.
  - A season of workshops with older residents was also planned for July and August, in partnership with Wellington Vale care home and dates were currently being finalised.
  - An artist talk during heritage open days in September, linking a poetry event to the Winchester Poetry Festival in October, and offering online sessions over the winter months.
  - Regular meetings were being held with Havant's Regeneration Team to explore crossovers with the town centre art project.

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

- (a) The attendance of the Arts Programme team at the Waterlooville summer fete on 29<sup>th</sup> June at Jubilee Park was suggested as it provided the opportunity to meet with local residents.
- (b) Positive feedback was provided on the "Plot Lines in the Landscape" event, expressing amazement at the beauty of the nature reserve and appreciation for the encouragement to engage in art. The collaboration with the Southern Music Project was also warmly welcomed involving all age groups in an imaginative and innovative approach.

**RESOLVED:**

That the presentation 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 specific points that remained outstanding:

(a) **Land Transfers and Open Space:**

It was noted that the Section 104 agreement, which was approximately ten years old, was still ongoing, delaying the finishing and adoption of roads and the transfer of areas bordering the highway to Hampshire Highways.

Councillor Crichton expressed concern about a large area of open space that had not yet been transferred to Winchester City Council. This was due to Taylor Wimpey having planted trees over sewage easements, and replanting had not yet occurred. It was noted that the parish clerk had contacted Taylor Wimpey without response. Councillor Crichton suggested that Winchester City Council follow up the matter, as the land needed to be transferred to Winchester before it could go to the parish council.

A specific maintenance issue was raised concerning the bed of the old park farm stream, which was overgrown and in serious need of restoration. It was highlighted that the area was still officially designated as a 'major flood area'.

The adoption of parts of open space within the Havant area of Wellington Park had still not taken place, despite an agreement seven years prior that Havant was obliged to take it on under the Section 106 agreement.

In response to the points raised, the Service Lead: Sustainability and Natural Environment at Winchester City Council and relevant officers provided an update as summarised below:

Officers also expressed frustration regarding Taylor Wimpey's delay in transferring areas directly to Newlands Parish Council, questioning the reasoning for holding onto these areas as Winchester had not been provided with an answer on this matter.

It was noted that an offer had been made by Winchester to the parish council to consider taking on the open space prior to the Section 104 agreement, and the parish council had agreed, subject to conditions to absolve them from any problems arising from the finalisation of the Section 104 agreement and to ensure several things were tidied up. The parish was ready to proceed with the land transfer available to date.

Uncertainty was expressed about a legal process that would allow Taylor Wimpey to directly transfer land to the parish, as the parish was not a party to the Section 106 agreement and Taylor Wimpey had



not agreed to a deed of variation. Therefore, land had to be transferred to Winchester first, then to the parish, which was regarded as a third party. The need to simplify and expedite this process was emphasised so that the parish could gain ownership for planned projects.

It was stated that the Winchester City Council's legal officer was awaiting clarification from the parish council regarding the exact conditions they required for taking on the land.

In respect of open spaces in the Havant area of Wellington Park, Councillor Harrison advised that open spaces were now in her portfolio and that she would work to overcome outstanding matters.

In conclusion, it was recognised that there was a need to move forward with land transfers as much as possible, particularly given local government reorganisation.

RESOLVED:

That the update report be received and noted.

11. **ANY OTHER BUSINESS**

(a) **Future of the forum**

Following discussions regarding proposals to change the format of the forum going forward, the Chairperson agreed to follow this up given that the Strategic Director for Winchester City Council who had taken part in discussions had since left the authority.

Following discussion regarding Local Government Reorganisation (LGR), it was noted that Winchester's constitution required a six-month notice to abandon the forum. The Chairperson stated that the forum's future form might depend on the status of LGR. It was suggested that discussions should take place once a response from the government had been received regarding the LGR status following the submissions in late September 2025.

The importance of the forum acting as a sounding board was reiterated. Two key areas that needed resolution before LGR were identified: the open space in Wellington Park and the village centre, which needed to be fit for purpose

RESOLVED:

That the update be received and noted.

The virtual meeting commenced at 6.00 pm and concluded at 7.15 pm

Chairperson

This page is intentionally left blank