



Meeting	West of Waterlooville Forum
Date and Time	Tuesday, 31st October, 2023 at 6.00 pm.
Venue	This meeting will be held virtually and a live stream can be listened to via YouTube at www.youtube.com/winchestercc

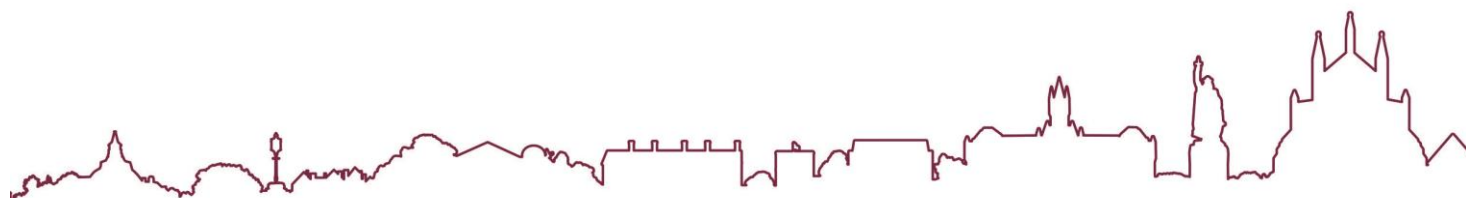
AGENDA

PROCEDURAL ITEMS

1. **Chairperson's Welcome**
2. **Apologies and Deputy Members**
3. **Appointment of Vice Chairperson for the 2023/2024 Municipal Year**
4. **Disclosure of Interests**
To receive any disclosure of interests from Members and Officers in matters to be discussed.
Note: Councillors are reminded of their obligations to declare disclosable pecuniary interests, personal and/or prejudicial interests in accordance with legislation and the Council's Code of Conduct.
5. **Minutes of the previous meeting held on 7 March 2023 (including any matters arising) (Pages 9 - 18)**
6. **Public Participation**
To receive and note questions asked and statements made from members of the public on general matters of interest and/or matters relating to the work of the Forum. This period is for a maximum of 10 minutes.

NB members of the public are required to register with Democratic Services three clear working days before the meeting (see below for further details).

Members of the public and visiting councillors may speak at the Forum, provided they have registered to speak three working days in advance. Please contact Democratic Services **by 5pm on Wednesday, 25 October 2023** via democracy@winchester.gov.uk or (01962) 848 264 to register to speak and for further details.



BUSINESS ITEMS

7. **Waterlooville Leisure Centre Extension (Presentation) (Pages 19 - 44)**
8. **Grainger progress report on West of Waterlooville MDA (July Report and Newsletter) (Pages 45 - 60)**
9. **Grainger Sustainability Report (Report) (Pages 61 - 68)**
10. **Waterlooville Town Centre Regeneration (Verbal Update)**
11. **Arts Development Update (Verbal Update)**
12. **Newlands Parish Council Update (Report) (Pages 69 - 70)**
13. **Any Other Business**

**Laura Taylor
Chief Executive**

All of the Council's publicly available agendas, reports and minutes are available to view and download from the Council's [Website](#) and are also open to inspection at the offices of the council. As part of our drive to minimise our use of paper we do not provide paper copies of the full agenda pack at meetings. We do however, provide a number of copies of the agenda front sheet at the meeting which contains the QR Code opposite. Scanning this code enables members of the public to easily access all of the meeting papers on their own electronic device. Please hold your device's camera or QR code App over the QR Code so that it's clearly visible within your screen and you will be redirected to the agenda pack.



23 October 2023

Agenda Contact: Claire Buchanan, Senior Democratic Services Officer
Tel: 01962 848 438 Email: cbuchanan@winchester.gov.uk

MEMBERSHIP

West of Waterlooville Forum

Winchester City Council

Cllr Neil Cutler (Chairperson).

Cllr Brook

Cllr Chamberlain

Cllr Read

Deputies: V Achwal and Langford-Smith

Havant Borough Council

Councillors:

Bowdell, Lloyd, Patel and Robinson

Deputies: None

Hampshire County Council

Councillors:

Briggs and Brent

Deputy: Branson

The Parish Council of Newlands

Councillors:

Berry and Crichton

Quorum = 5 members

Terms of Reference

Primary objectives of the fora

The fora have no formal decision making powers, but can make recommendations on suitable arrangements relating to democracy and community representation.

The fora will:

1. Meet 3 times per year. Virtual meetings have proved successful and it is proposed that these continue.
2. Comment and advise on the next stages of the implementation of the MDA.
3. Monitor and comment on progress relating to the development of the MDA including the implementation of planning conditions and requirements of planning obligations (s106 agreements) and s278 agreements (highway works).
4. Seek to promote and support community development activities within the development area and provide advice on how these should progress.

5. Secure the establishment of appropriate local democratic structures for the emerging community.

How this will be achieved

1. Each meeting will receive the following input:
 - a. Update on the physical development of the MDA (from the developer).
 - b. Report on the community development activities and any issues arising within the MDA.
 - c. Discussion on infrastructure.

Key stages of the fora:

Stage 1 – Planning	Stage 2 - Emerging	Stage 3 - Establishing
<u>Start:</u> Initial master planning <u>End:</u> Outline planning consent / start on site.	<u>Start:</u> Start on site <u>End:</u> Establishment of a residents association or parish council as applicable.	<u>Start:</u> Establishment of a residents association or parish council <u>End:</u> Future community governance agreed and established.
<ul style="list-style-type: none"> Act as a sounding board where ideas, options and issues relating to the development can be considered before becoming part of the formal planning process. Consider and advise upon the infrastructure required 	<ul style="list-style-type: none"> Receive updates on the progress of development and compliance with relevant planning conditions and S106/S278 agreements Input into creation of a community development strategy 	<ul style="list-style-type: none"> Receive updates on progress in establishing the community and any emerging issues Consider and advise upon a strategy for the ownership and management of the social infrastructure and community assets. Receive updates on the progress of development and compliance with relevant planning conditions and S106/S278 agreements
Lead: Service Lead – Built Environment	Lead: Service Lead – Built Environment	Lead: Service Lead – Community & Wellbeing

The fora will be subject to annual review.

Membership

West of Waterlooville:

- | | |
|----------------------------|---|
| • Winchester City Council | 4 elected representatives (inc. Chair) |
| • Havant Borough Council | 4 elected representatives (inc. Vice Chair) |
| • Hampshire County Council | 2 elected representatives |
| • Newlands Parish Council | 2 representatives |

Officers

Lead Officer

Steve Lincoln

Community Worker

TBC

Quorum

The fora will be quorate if five voting representatives are present.

Method of working and voting rights

All representatives are expected to seek to reach conclusions by general consensus. Where any voting representatives on the Forum requires a formal vote to be taken, this shall be by a show of hands by those voting representatives present and voting (as per the membership set out above).

Public Participation procedure

There will be a period of 10 minutes maximum at the beginning of each forum meeting when the Chair will invite the public, including local interest groups, to raise any general matters of interest and/or matters relating to the work of the forum.

An individual speaker will be limited to a maximum of three minutes per agenda item. Where a number of members of the public wish to speak they will be encouraged to agree the allocated maximum ten minutes between them.

The Chair will retain discretion to manage the public speaking process, and may limit individual speakers to less than three minutes, or take other steps necessary in order to maximise public participation in an appropriate way.

Members and Officers will not provide an immediate response to public comments raised from the floor. All comments and queries will be noted and the Chair will invite Officers and/or Members to respond to specific points during the round table debate and discussion amongst forum members that follows.

Members of the public should contact the Democratic Services Officer 3 working days before the meeting (preferably telephone or email) so that as many people who wish to speak can be accommodated during the public participation sessions. Once the period of public participation has drawn to a close, there will be an opportunity for elected members who are not on the forum (i.e. Cabinet or Ward

Members) to speak in advance of questions and debate amongst forum members at the Chair's discretion.

The forum will then debate the item with any conclusions and recommended recorded.

FILMING AND BROADCAST NOTIFICATION

This meeting will be recorded and broadcast live from the Council's YouTube channel. The meeting may also be recorded and broadcast by the press and members of the public – please see the Access to Information Procedure Rules within the Council's Constitution for further information, which is available to view on the [Council's website](#). Please note that the video recording is subtitled, but you may have to enable your device to see them (advice on how to do this is on the meeting page).

Public Document Pack Agenda Item 5

WEST OF WATERLOOVILLE FORUM

Tuesday, 7 March 2023

Attendance:

Councillors:

Winchester City Council

Cutler (Chairperson) (P)

Achwal (P)

Brook (P)

Read (P)

Havant Borough Council

Bowdell (P)

Lloyd (P)

Patel

Robinson (P)

Hampshire County Council

Hughes (P)

Stallard (P)

Newlands Parish Council

Berry (P)

Crichton (P)

Others in Attendance that did not address the meeting:

Councillor Clear

Officers in Attendance:

Julie Pinnock – Service Lead – Built Environment, Winchester City Council

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

Eze Ekeledo – Corporate Head of Planning and Regulatory

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

Alan Downton – Economic Development and Regeneration Consultant, Havant Borough Council

Grant Thornton – Regeneration and Economy Manager, Havant Borough Council

Andrew Biltcliffe – Regeneration Project Manager, Havant Borough Council

Louise Weaver – Community Infrastructure Team Leader, Havant Borough Council

Others in attendance:

Jenni Upstill, Grainger plc

Apologies:

Mark Maitland – Community Officer, Winchester City Council

Steve Weaver - Development Manager, Havant Borough Council

[Full audio and video recording](#)

1. **CHAIRPERSON'S WELCOME**

The meeting was held virtually and the Chairperson welcomed representatives to the meeting, including Councillor Achwal who had recently been appointed as Winchester City Council representative onto the forum by Cabinet at its meeting on 6 March 2023 to replace Councillor Clear. A query was raised that member representatives of the forum should be appointed from neighbouring wards. The Chairperson clarified that the terms of reference made no reference to this and that as this was the last meeting of the municipal year, Councillor Achwal would continue as representative for the meeting.

2. **DISCLOSURE OF INTERESTS**

Councillors Brook and Read declared a personal (but not prejudicial) interest due to their role as a members of Newlands Parish Council.

3. **MINUTES OF THE PREVIOUS MEETING HELD ON 1 NOVEMBER 2022
(INCLUDING ANY MATTERS ARISING)**

Arising from the minutes of the previous meeting, various points were raised as follows:

- Cemeteries Update – Andrew Biltcliffe provided a verbal update on progress with the project following the last meeting and confirmed that Havant Borough Council had limited cemetery burial space. It was reported that, as part of the s106 agreement for the site, there was provision to obtain land to the north of Rowans Hospice (site within Winchester City Council) to be used for this purpose. To secure this, approval was required from Planning and the Environment Agency for the use of that site as a cemetery by 31 March 2024 and discussions were on going regarding site viability. Grainger had been undertaking ground water monitoring on the site since October 2022 to establish its suitability for burials and this data would be shared with the council in due course.

- Public open space in Wellington Park (Havant area) – Councillor Crichton referred to a recent reply received from Havant stating that they were now in negotiation with Taylor Wimpey. He also made reference to the failure to replace tree and shrub planting along the Old Park Farm stream and asked that, as part of Havant's discussions with Taylor Wimpey on the adoption process, they ensure that remedial work is carried out.

In response, Louise Weaver stated that she had received an update from Havant's Estates Team regarding the transfer of the land, prior to this taking place there would be an inspection process and any original planting that had failed would have to be suitably replaced prior to the council taking on the open space land. Councillor Lloyd to liaise with Councillor Crichton on the details of this.

- Local Plan Consultation Update – Councillor Read queried the accuracy of the potential further 250 homes on the Winchester part of the West of Waterlooville development, referred to in the previous minutes.

In response, the following update was provided by Toby Ayling after the meeting: 'I confirm, the minutes are correct, we are investigating the potential for another 250 homes in that part of West of Waterlooville which falls within Winchester District - our working assumptions for the sources of the additional 250 units are as follows:

+125 units available to be completed at April 2021 (above the estimated capacity at that time) as a result of Grainger's 'proving plan' which they are implementing within the existing planning consent (most of the increase was through the 'private rented scheme' of 104 units which has been completed);
 +30 units on land previously reserved for the extension of the existing school (we understand Hampshire County Education believe sufficient places can be delivered at the second school, and hence this site reserved for expansion is not now required);
 +45 units by counting (a proportion of) the older persons housing already planned in the local centre; and
 +50 units at the entrance to Waterlooville on land previously identified for town centre uses (hotel, pub, etc).

This has yet to be finalised. Grainger are doing further testing of the capacity to look in more detail at matters such as access, nitrates, biodiversity net gain, etc. and we will consider further our approach to this in light of that work and the responses to the recent Regulation 18 draft Local Plan consultation.'

- Outstanding s104 and s106 agreements – Councillor Read stated that he was due to meet with the Strategic Director at Winchester in the coming days to discuss the s104 agreement which may be slightly delayed beyond the 31st March deadline.
- Signage – Councillor Berry requested an update regarding the ongoing request for the provision of welcome signage for Newlands. Steve Lincoln stated that welcome signage referring to the parish would be the

responsibility of the Parish Council but a follow up on this outstanding matter would be confirmed back to Councillor Berry shortly.

- Taylor Wimpey – Councillor Crichton reported that two areas within the Taylor Wimpey part of the development in respect of the two planning applications put in by Dicentra in relation to the bulk of the industrial land have now been signed off and are in the process of acquiring the land from Taylor Wimpey and intend to start work on the development of those facilities. Part of the requirement they have is the implementation of Traffic Regulation Orders (TROs) on Darnell Road and as part of the discussion with Hampshire Highways, the TRO's will be implemented along the road and can then be enforced.

In response, Councillor Stallard reported that she was making enquiries at HCC about the validity of the statement made about TRO's being enforceable before the roads are adopted, which was being investigated by the Director of Hampshire Highways but had not yet been confirmed.

RESOLVED:

That the minutes of the previous meeting, held on 1 November 2022, be approved and adopted.

4. PUBLIC PARTICIPATION

Rebecca Marsden addressed the forum during public participation. In addition, following the meeting she submitted a full list of questions for a response to be provided which were circulated as a supplement to the agenda pack and are available on the council's website:

In summary, at the meeting Rebecca Marsden made reference to the following matters:

- Drainage and Sewage Issues – resulting in the removal of the Wellington Play Park equipment and a loss of community facilities provided as part of the s106 agreement and the park should be reinstated.
- Unacceptable foul water and sewage issues that have been ongoing over a 6 year period. CCTV camera inspection of the drains took place but no drainage plans of the development had been submitted and referred to and compared at the time by Taylor Wimpey to Southern Water.
- Capacity on the network – how did due process including for planning and building control take place to ensure connection to the mainline network without the submission of drainage plans?
- Queried the adoption of roads when drainage standards have not been satisfied.

In response, the Forum were asked if they had any points of clarification for the public speaker. Rebecca Marsden confirmed she resided within the Havant area and Councillor Lloyd provided her contact details for further communication to take place on the matters raised.

In response to the points raised regarding sewage, Councillor Crichton stated that he had been advised by Taylor Wimpey that one of the problems from Southern Water is the false claim that the problem is due to the amount of surface water from the development going into the sewage system which was untrue as all surface water from Wellington Park goes into the Sustainable Urban Drainage system (SUDs). This was accepted years ago as Southern Water do not charge residents for surface water drainage.

It was reported that, Flick Drummond, MP for Meon Valley, was liaising with Southern Water to resolve this matter and was holding a community forum at Wickham Community Centre next Friday, 17th March at 4pm with Southern Water and the Environment Agency in attendance should members of the Forum wish to attend.

The Chairperson thanked Rebecca Marsden for her contribution to the meeting.

5. **GRAINGER PROGRESS REPORT ON WEST OF WATERLOOVILLE MDA**
(UPDATE REPORT AND FEBRUARY NEWSLETTER)

The Chairperson welcomed Jenni Upstill (Grainger plc) to the meeting.

The forum was referred to the update report and the latest newsletter both circulated with the agenda pack for their information and comment.

Members raised a number of questions on the matters contained in the update report which were responded to by Jenni Upstill and relevant officers present on the following points:

- Northern Allotments – Jenni Upstill reported that plans had now been submitted for the northern allotments to enable planting works to commence in 2024.
- Councillor Crichton reported that he had been in discussion with Savills regarding two further planning applications (in relation to the expansion land at Berewood School and the Blue Star site). A representative from Savills would be attending the next full meeting of the Parish Council to discuss these matters.
- Stakes Hill roundabout and southern access road – This was two separate areas but discussions were linked with Hampshire County Council.
- The Great Big Green Week – How would Grainger address the issue of upgrading buildings to higher environmental standards than the original plans, including upgrades to electric vehicle charging and alternative heating sources for properties, in line with more current standards.

Jenni Upstill reported that there had been meetings to discuss this, particularly around the local centre coming forward, to adopt a more forward-thinking approach in respect of EV charging points, design codes with improved accessibility and the deed of variation. It was agreed that a general item be added to the agenda of a future Forum meeting to explore the possible changes within the planning regime.

It was noted that development outstanding in Havant was Phase 8 (Park View) and to the south of the site there was Montague Heath (this site was split between Havant and Winchester).

Councillor Lloyd provided a brief update on the production of Havant Borough Council's Local Plan which was currently at the regulation 19 stage (sites and policy). Following the outcome of the consultation as part of the regulation 18 stage, the importance of climate change and the environment were of considered paramount and it was felt that as much should be done as possible to enhance design standards and preventative measures in this respect.

Julie Pinnock, Service Lead: Built Environment clarified that the council could not retrospectively apply new policies to existing planning permissions. There was an outline planning permission in place for the development and therefore improvements could not respectively be applied through the planning process. When the council was in a position to do so, the new emerging policy would apply to any new planning permissions going forward.

RESOLVED:

1. That the comments raised by the forum on the matters set out above, be noted and the update report and recent newsletter, be received; and
2. That an item be added to the next forum meeting to receive updates from the developer regarding building standards.

6. ARTS PROGRAMME UPDATE (VERBAL UPDATE)

The forum received a verbal update from Andrew Gostelow, Service Lead: Economy and Tourism for Winchester City Council regarding the public art programme. The forum was reminded that at the last meeting it was agreed that an expert agency be appointed to work with the council to review the existing public art programme and deliver a new programme funded from the s106 agreement budget. Since the last meeting, work to develop the necessary procurement paperwork had taken place and the procurement portal tested to ensure the appointment of a suitable partner going forward and the cost breakdown and outstanding funds remaining within the s106 agreement budget were set out.

It was noted that there were two further milestones in relation to the s106 agreement at 1,500 and 2,000 homes which, based on an anticipation of indexation and build out periods a total of £500,000 public art fund could be expected. Based on these figures, an agency would be procured funded from the existing s106 funds which will take place to secure an agency to review the existing plan and create a new plan in consultation with the Arts Panel, stakeholders, the forum and the community engagement. Subject to approval, the agency would then be responsible for delivering public art within the agreed plan for the first two phases, with their appointment expected to take place during Summer 2023 and the draft revised plan coming anticipated in Autumn 2023.

In relation to the gateway installation, the council's Natural Environment Team had replanted soft planting on the gateway which would take approximately 10 years to be fully established and a maintenance schedule was in place. However, the long-term management responsibility of this planting was to be confirmed in due course depending on land ownership.

The forum thanked Andrew Gostelow and his team for the work carried out to progress arts programme to date.

RESOLVED:

That the verbal update be received and noted.

7. **WATERLOOVILLE TOWN CENTRE REGENERATION (VERBAL UPDATE)**

The Forum received a verbal update and a brief presentation from Alan Downton, Economic Development and Regeneration Consultant and Grant Thornton, Regeneration and Economy Manager of Havant Borough Council which highlighted the key issues regarding the progression of plans for regeneration in Waterlooville town centre and setting out the actions already undertaken and the next steps and measures to be carried out.

It was noted that the position of Waterlooville Regeneration Officer had recently been appointed and a specialist had been commissioned to devise and implement the engagement framework in consultation with key stakeholders, landowners, businesses and residents to inform the development of the masterplan.

The forum raised questions which were responded to by relevant officers in relation to the following points:

- Landowner contact issues – It was noted that land searches had been carried out to establish who owned each commercial property in Waterlooville to obtain contact details. Of the three large landowners, two had been in discussions and the other contact had been approached. This would feed into the engagement plan.

- Longer term improvements – Once the vision, ambitions and masterplan were in place this would enable the council to seek other funding streams to deliver the longer-term aspirations.
- Newlands and Denmead Parish Council's be included as key stakeholders in the consultation process.

RESOLVED:

That the verbal update and presentation be received and noted.

8. **REMOVAL OF THE WELLINGTON PARK PLAYGROUND
(VERBAL UPDATE)**

The Forum received a verbal update from Councillor Crichton making reference to the problems that have arisen in relation to drainage and sewage issues (as detailed during public participation by Rebecca Marsden) resulting in all of the play area equipment being removed from Wellington Park with no intention of replacement.

Councillor Crichton reported that Taylor Wimpey's position was that the play area had been provided as part of the s106 agreement, along with a commuted sum to Havant Borough Council for this to be maintained. Taylor Wimpey had stated that their view was that either the play area be restored or they will be looking for the return of their commuted sum and any of the equipment that was available.

In response, Councillor Robinson (also speaking in her capacity as Portfolio Holder for Communities at Havant Borough Council) clarified that Taylor Wimpey do not want the equipment to be returned. The equipment was removed due to the sewage issue and due to its poor quality which had resulted in a health and safety risk. The location of the play park next to a busy main road network was not an ideal position and as such Havant Borough Council would not be reinstating the play area in that location.

In conclusion, the Chairperson suggested that a discussion take place with Newlands Parish Council to establish provision and any alternative sites that could be explored going forward.

RESOLVED:

1. That the verbal update be received and noted; and
2. That discussions take place between Havant Borough Council and Newlands Parish Council regarding play park provision going forward.

9. **ANY OTHER BUSINESS**

(i) B2150 Issues

It was reported that four years ago Hampshire Highways were asked to undertake a full assessment of the B2150 in its entirety from the boundary with Denmead up to the ASDA roundabout, rather than isolated assessments.

Councillor Briggs had previously arranged a site visit with Hampshire Highways but this was cancelled and since this no further progress has been made.

In response, the forum noted that they would endeavour to readdress this with Councillor Briggs to take this matter back up with Hampshire Highways as the forum wished to see this matter progressed.

The virtual meeting commenced at 6:00 pm and concluded at 7:52 pm

Chairperson

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Inspiring Healthier Happier Communities

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Waterlooville Leisure Centre

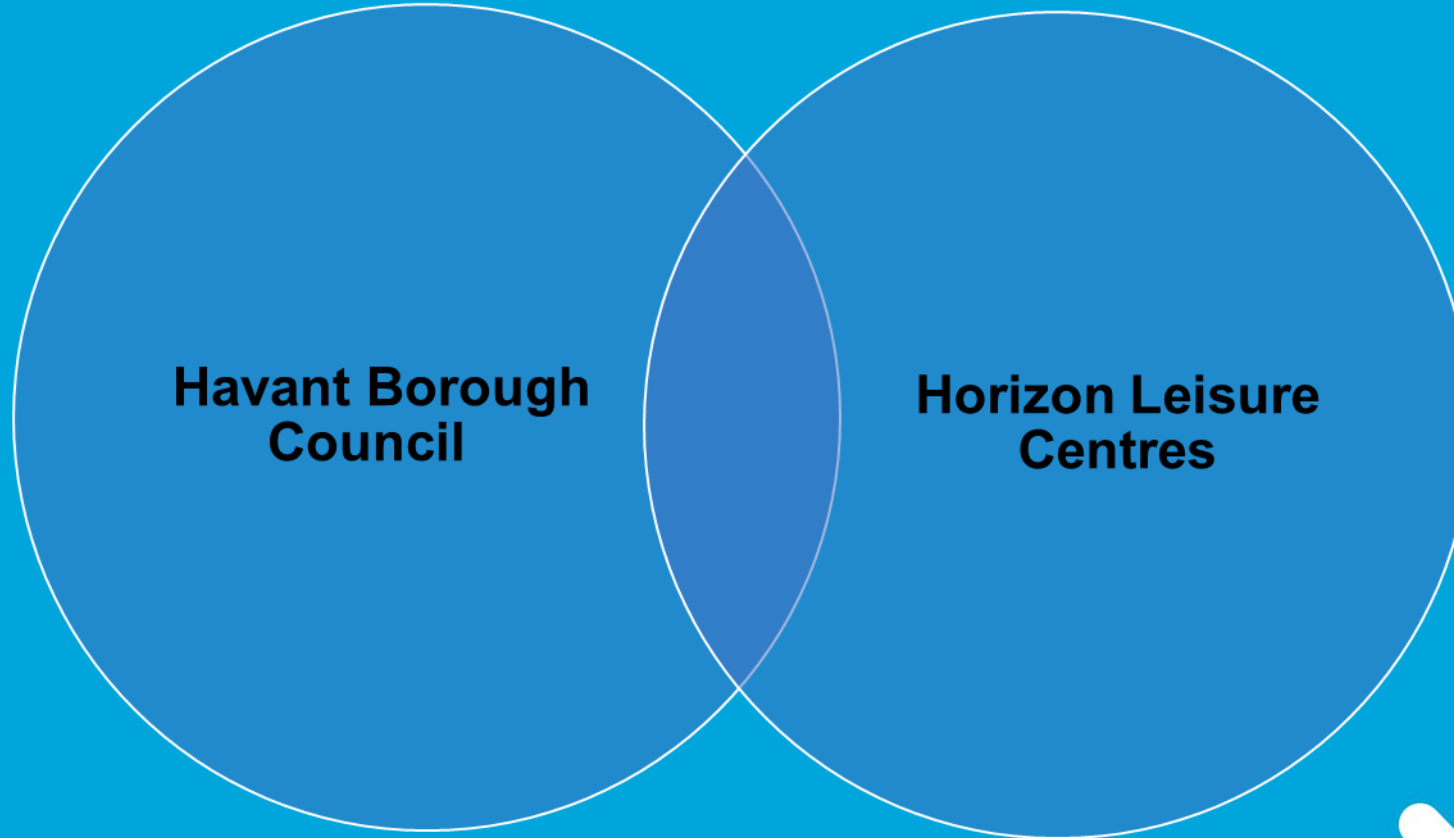
A Bright Vision for the Future

Mike Lyons – Chief Executive

Simon Hasted – Senior Leisure Officer Havant BC

Agenda Item 7

A Collaborative Approach



Waterlooville Leisure Centre

A bright vision for the future

Aspiration

To positively impact the health and wellbeing of the local community enabling them to live healthier and more active lives.

Aims

To provide an extended range of attractive and exciting activities & facilities for both young and old.

Introduce a series of Health Referral interventions to the local community.

Further engage with Havant Borough Council to align with their strategic aims.

Ensure commercial viability of all projects to deliver surplus revenue to fund future leisure provision.

Projects

2x outdoor football pitches

2x outdoor padel courts

EV charging & bike sheds

Extended Gym

- Reconfigured layout
- 30 additional stations
- Junior fitness zone
- Innovative look & feel

Wellness Studio

Boutique HIIT Studio

Cycle Studio

Designated family space:

- **Soft play**
- **Creche Facilities**
- **Improved Food and Beverage area**

Benefits

Increased activity levels throughout all ages.

Improving physical and mental health.

Lowering incidents of obesity, diabetes and heart disease.

Improved engagement with key stakeholders and the community.

Increased employment opportunities.

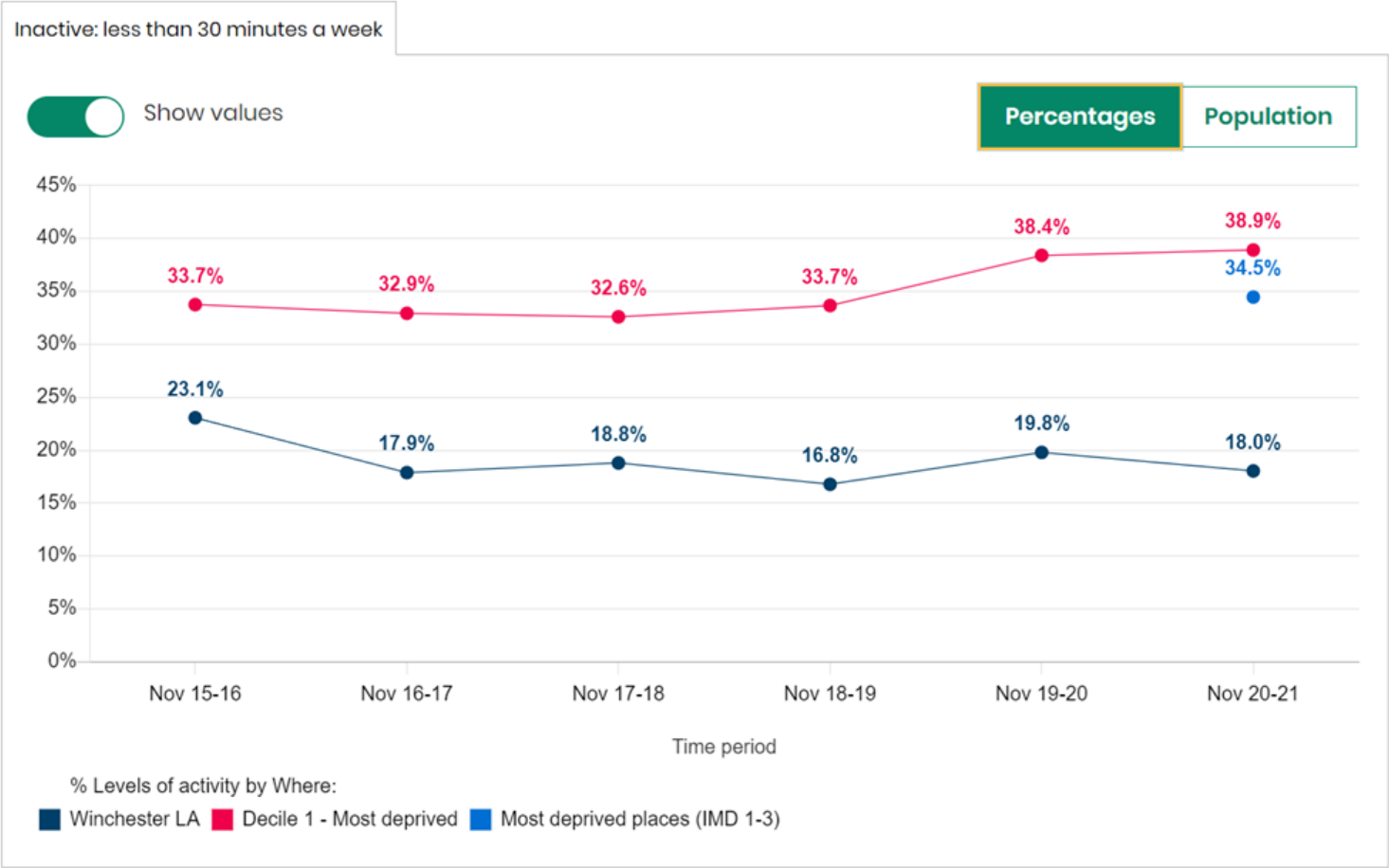
Increased social value within the Waterlooville community.

Impact of Physical Inactivity

Local, Regional & National Comparison

- Inactivity is associated with 1 in 6 deaths in the UK and is estimated to cost the UK £7.4 billion annually (including £1 billion to the NHS alone)
- Within Havant, of those who are inactive, 66% had done no physical activity in the last 28 days. This is worse than both the national average (62%) and regional average (56%).
- 33% of young people are inactive in Havant. This is worse than both the region (29.5%) and England average (32%) and this trend has got worse over the last few years.
- Sport England Active Lives Data shows that 73.7% of the population in Winchester are deemed 'Active' - that's 12.3% higher than the National average
- Hampshire JSNA evidences a need for the project by highlighting that those in the Southeast of Winchester District currently experience poor access to community leisure facilities

Physical Activity Levels/lower income households – Winchester



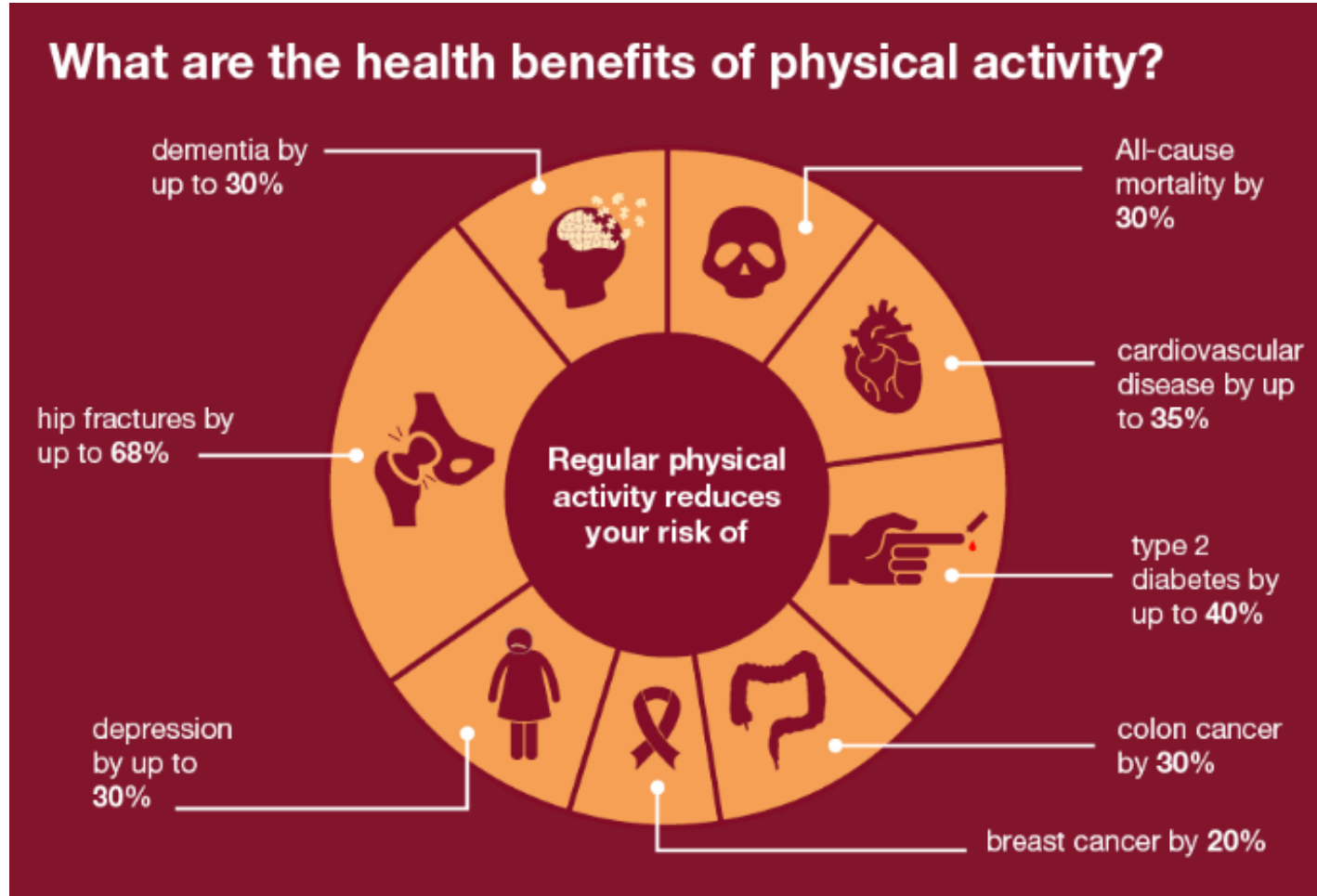
In areas considered to be more deprived within Winchester, 38% of local people are considered inactive (participating in less than 30 minutes of physical activity per week).

Young People – Inactivity & Deprivation



In Winchester, 7.7% (1,500 children) live in low-income families and in year 6, 12.6% (151 children) are classified as obese, which is better than the UK average. However, it is important to engage with young people increasing participation in regular physical activity

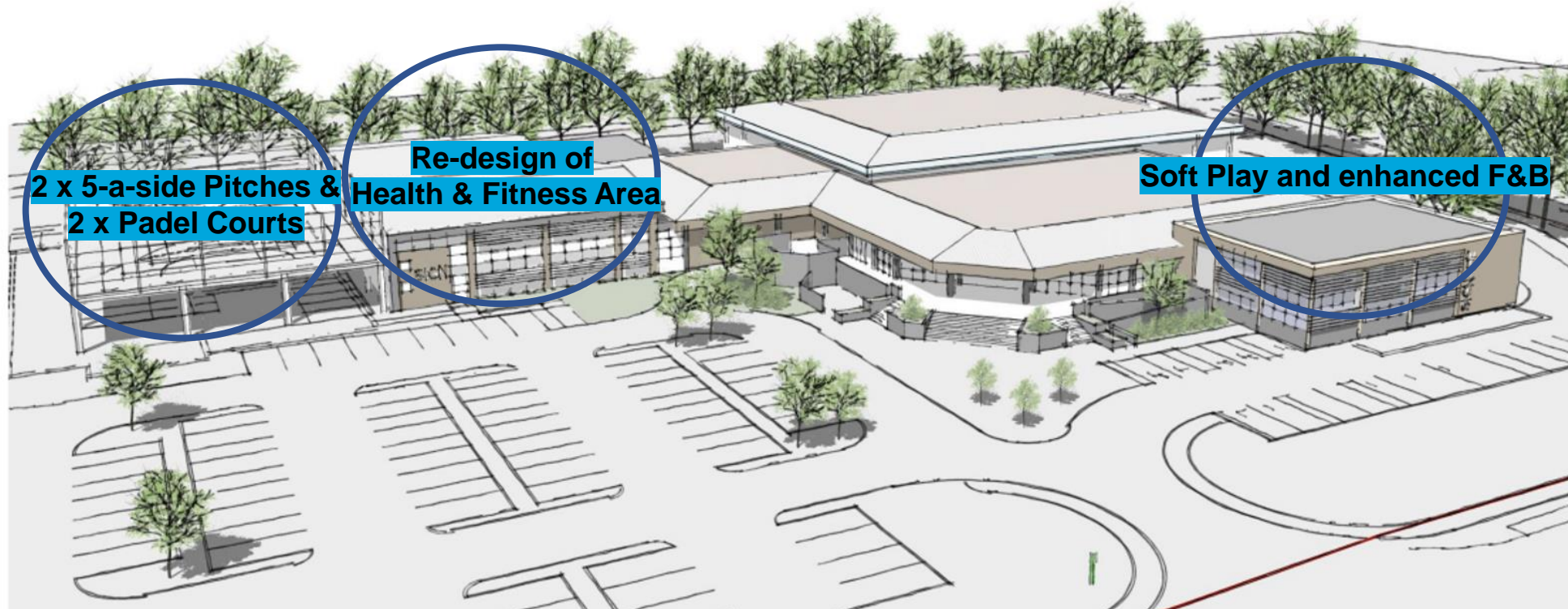
Health benefits of physical activity



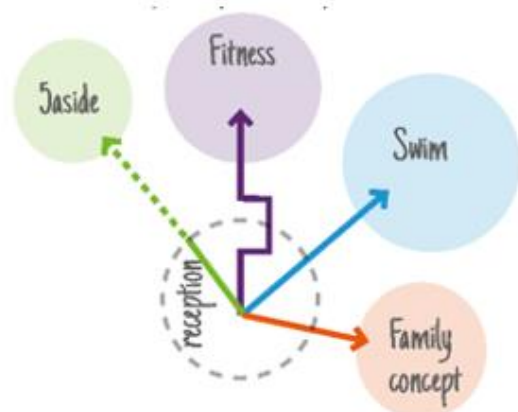
Waterlooville Leisure Centre Concepts & Ideas

A Vision to Increase Participation

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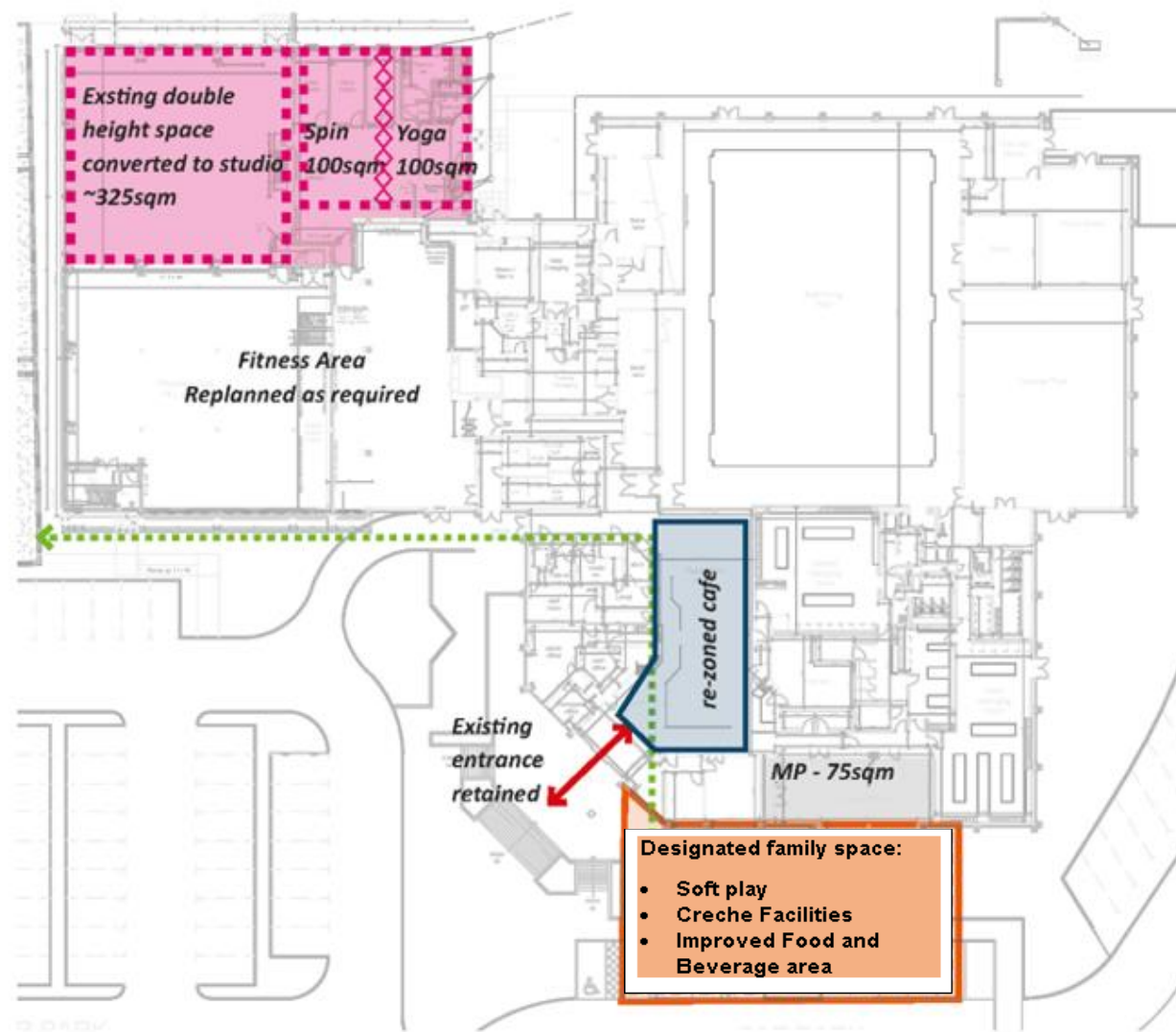


Transforming the offer:
Outdoor Spaces, Health & Fitness & Family Activities



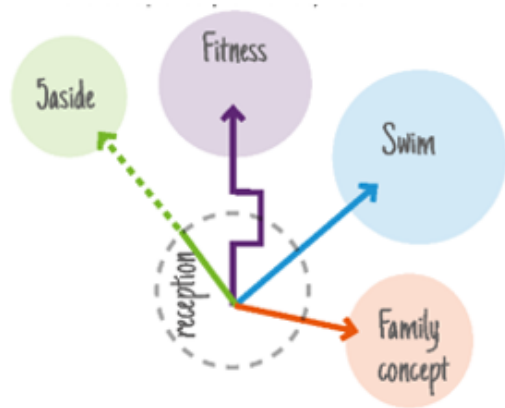
Designated family space:

- High quality boutique HITT and Spin Studio
- Wellbeing studio created with co-located services with health providers
- Enhanced food and beverage facilities
- High quality soft play and family zone
- Current Creche provision Improved

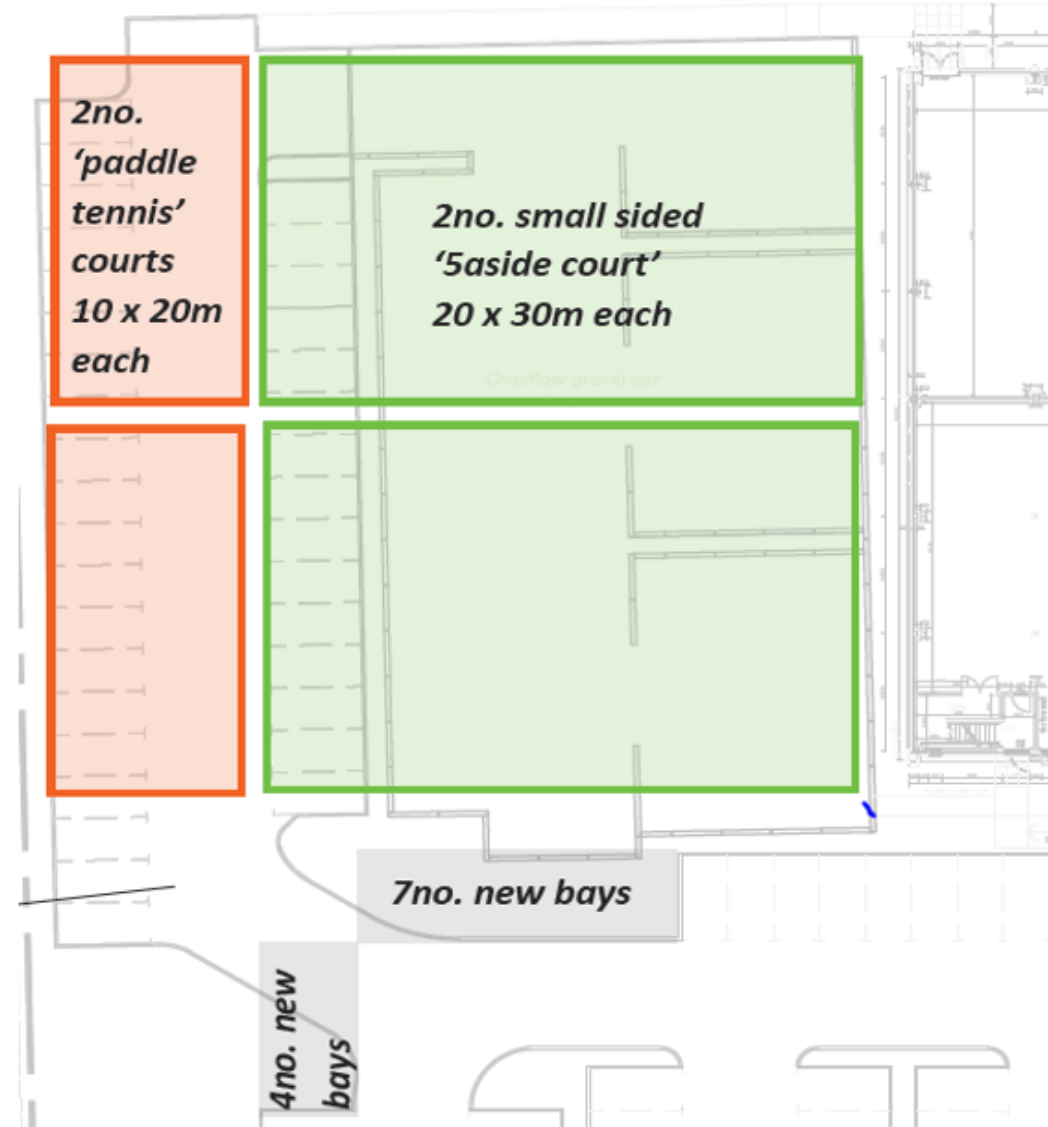


Designated family space:

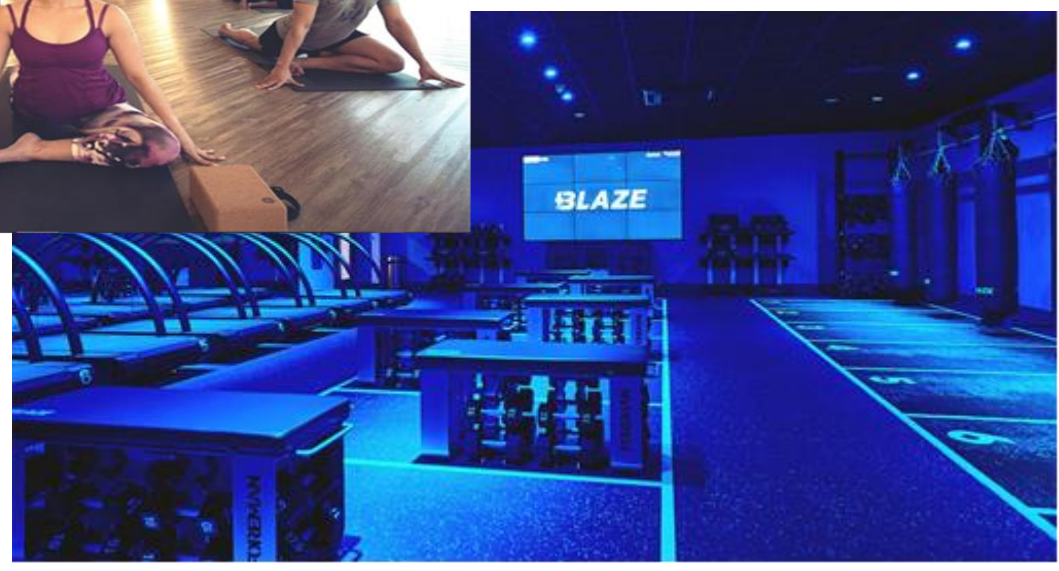
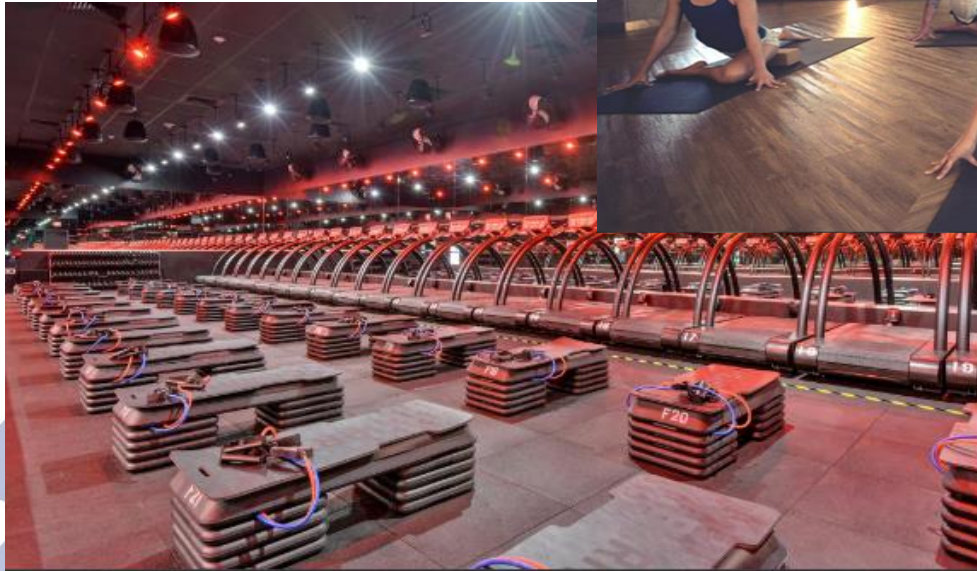
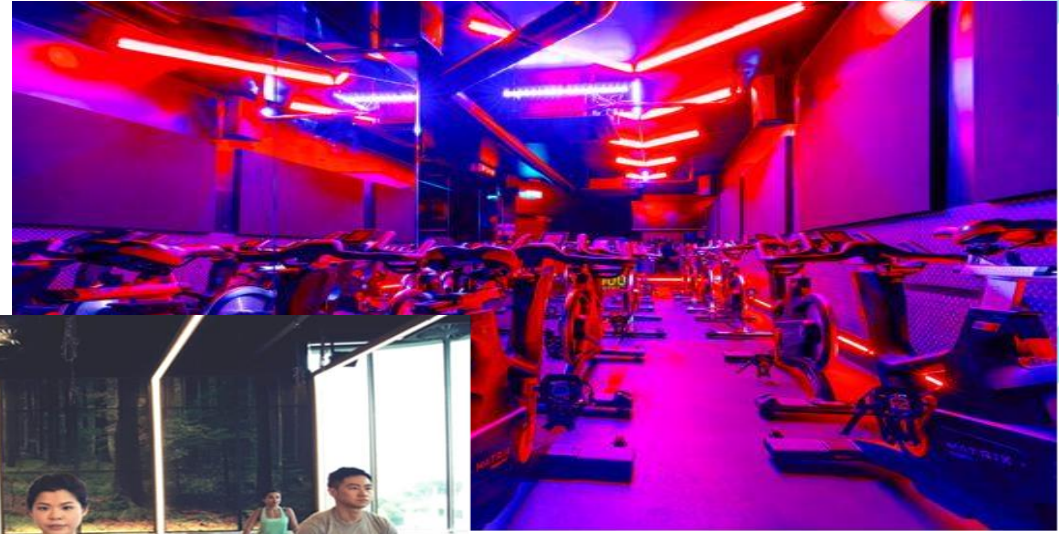
- Soft play
- Creche Facilities
- Improved Food and Beverage area



- Versatile 5-a-side pitches
- Ability to attract local schools, holiday camps, commercial football leagues and health programmes/walking football
- Two Padel Courts – A rapidly growing sport across Europe



Transformation of Health & Fitness Space



5-A-Side Pitches/Padel

- **Two all-weather, floodlit synthetic turf pitches**
- **Versatile facility attracting the wider community, school use, local football leagues and opportunity for multiple uses**

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Covered Padel Courts

- **Padel is a rapidly growing sport across Europe**
- **Opportunity to develop leagues**
- **Opportunity to integrate with local schools**

Family Zone and improved hospitality offer

- Improved Food and beverage offer incorporating healthier options
- Closely linked to the soft play provision to host parties, mother and toddler sessions and an improved Creche provision

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- High quality soft play, attracting more families and young children into the centre
- Creche provision adjacent to the soft play
- Ability to host a variety of community-based services, parent and toddler groups, post-natal group sessions

Environmentally Sustainable Centre

- As a partner, we are committed to supporting HBC's Climate Change and Environment Strategy 2021-2026 & Winchester City Council Carbon Neutrality Plan 2030.

Page 32 We would incorporate specific invest to save options into the project to lower the carbon footprint

- E.g. - Solar PV, Building Management System (BMS), pool covers
- Green Travel – Extended cycle storage, electric car charging points, rewards for walk/cycle and links to cycle trails/bus routes



Local Evidence of Need

Population Growth

Accessible Leisure Facilities

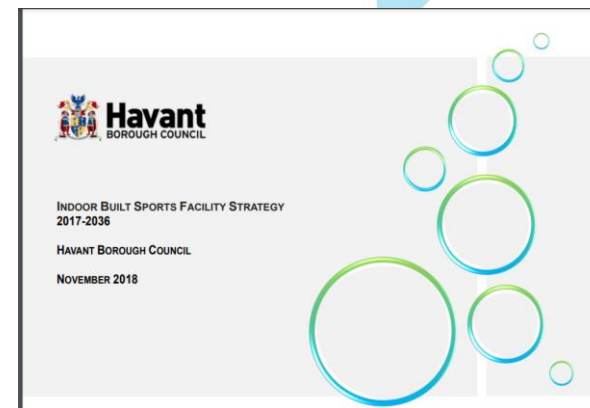
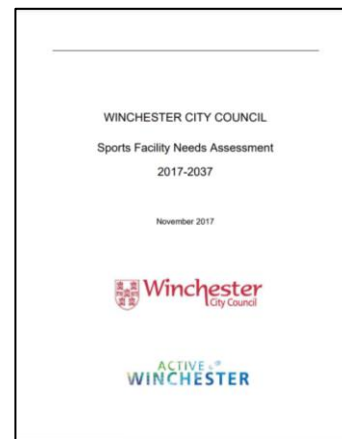
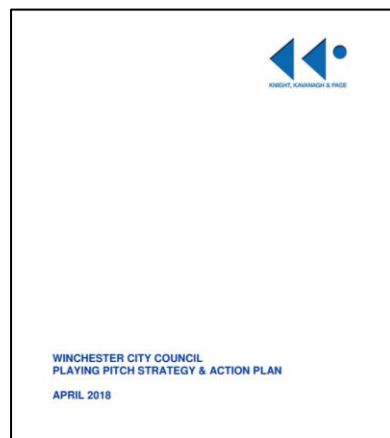
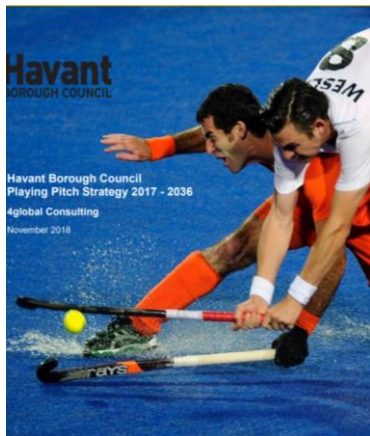
- WLC is the closest, most accessible public leisure facility for residents living within the Southeast of the Winchester district and the West of Havant Borough. Specifically for residents of the West of Waterlooville Development.

The demand for leisure, health and fitness facilities will be further increased due to local population growth.

- This local population growth provides a need to expand the facility mix at WLC and to increase the sites capacity.

Strategic Evidence

Local Plan Evidence Bases



"Encourage the development of new or extended health and fitness facilities where these add to the range of sustainable facilities across the district."

"Encourage the development of new or refurbished artificial turf pitches where possible where these add to the range of sustainable facilities across the district"

"Address the 3g pitch shortage in the district as highlighted in the Playing Pitch Strategy and the Football Foundation Local Football Facilities Plan (LFFP)."

"Opportunity to develop increased access to fitness studios"

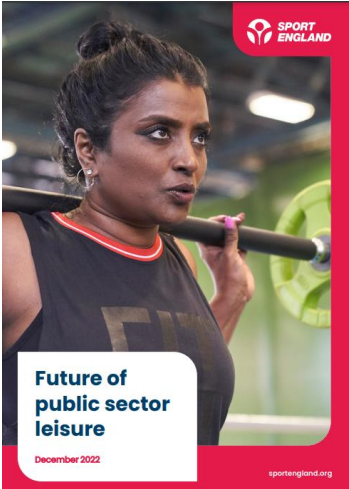
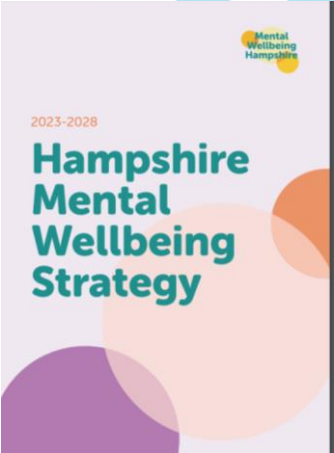
"Explore opportunities for collaborative working between neighbouring authorities to maximise cross-boundary usage"

Strategic Evidence

Local, regional, national strategy



WELLBEING The health of our communities	PRIDE IN PLACE Creating a great place to live, work and enjoy	GROWTH Building our future
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Commercial Summary

Outline Project Costs

Indicative Capital Costs

Based on sq.m. of development:

- Indoor new build Family Entertainment Centre (300 sq. m new build) - £1,700,000 – **However based on the cost of this area it is likely that this would be soft play/creche**
- Indoor re-modelled fitness areas and new studios (275 sq. m refurbished space) - £1,237,500
- Outdoor new build Padel courts and 5 aside 3g pitches - £500,000
- Allowance for redecoration/refresh and contingency - £50,000
- **Total, £3,487,500**

Funding Options

- Havant Borough Council Section 106 funding – £1.9m Ringfenced subject to planning approval
- CIL funding – Applications to Winchester City Council - £200k and East Hampshire District Council - £1.0m. Decisions due August 23.
- Prudential borrowing
- Horizon Leisure Trust reserves
- National Governing Bodies (E.g. - LTA, Football Foundation, Sport England)

10-Year Budget Projections

P&L Summary (figures subject to change)

- 18-year depreciation of capital costs (to lease end)
- Sinking fund ensures financing available for Lifecycle replacements

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Total Over 10 years
Income	£732,080	£883,366	£924,392	£923,166	£933,200	£943,275	£953,392	£963,553	£973,758	£982,008	£9,212,189
Expenditure	£443,563	£464,815	£476,653	£487,759	£499,207	£510,775	£522,466	£534,283	£546,231	£558,270	£5,044,022
Depreciation	£197,222	£197,222	£197,222	£197,222	£197,222	£197,222	£197,222	£197,222	£197,222	£197,222	£1,972,222
Sinking Fund	£35,500	£35,500	£35,500	£35,500	£35,500	£35,500	£35,500	£35,500	£35,500	£35,500	£355,000
Total Expense	£676,285	£697,538	£709,375	£720,481	£731,929	£743,497	£755,188	£767,006	£778,953	£790,993	£7,371,244
Surplus	£55,795	£185,828	£215,017	£202,685	£201,271	£199,778	£198,204	£196,547	£194,805	£191,016	£1,840,945

Project Plan

Timeframes

- Concept design and pre app planning - By August 2023
- Funding and project budget clarity – August 2023
- Developed design – By December 2023
- Public Consultation – November/December 2023
- Planning application – Submitted December 2023, decision by March 2024
- Technical design and building regulations approval – by March 2024
- Construction tender period – April 2024
- Build phase – Start Summer/Autumn 2024. 8 month build.

Questions

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HAMPSHIRE

Page 1 of 3



BEREWOOD

HAMPSHIRE

Facilities

Second Primary School – application submitted by HCC.

Health Centre – site agreed. Heads of terms being drawn up.

Northern allotments – Planning Application submitted, anticipate delivery early 2024.

Local centre – Public consultation to be held once the overall design has been finalised.

Awaiting update from Havant BC re: Cemetery land.

Planning

Awaiting approval:

- Sports Pavilion and Town Park Phase 2
- Footpath diversions
- Northern allotments
- Blue Star Land
- School Extension Land

Infrastructure

Western Link Road (Marrelsmoor Avenue) connection works underway, anticipated completion July 2023.

Stakes Hill Roundabout & Southern Access Junction – in discussion with HCC.

Adoption of phase 1 roads – currently under maintenance.

Cricket pitch earthworks complete.

Community

Newlands Community Group formed, meeting regularly, and holding events such as regular litter picks. Easter and Kings Coronation events successful, more activities being planned for key calendar events such as Halloween.

Wayfinding application to be submitted for entrance and directional signage across completed areas of the site.

Great Big Green week took place in June in partnership with Havant Climate Alliance.

Berewood Primary School retained 'Good' OFSTED rating.



BEREWOOD

HAMPSHIRE

Adoptions – Roads and Pavements

Grainger Plc is responsible for the main spine roads across the development. All roads within phases are the responsibility of the developer. This includes liaison with the local authority for adoption and section 38 agreements.

The internal roads owned by developers cannot be adopted until the main exterior road connecting to it has been taken on by the local authority.

Section 38 Agreements grant highway authorities the power to adopt by agreement. For Berewood this is Hampshire Highways, Hampshire County Council.

Specific requirements for S38 vary across the Country and are subject to individual authorities' Design Guides.

One key issue faced with Section 38 submissions are designs not complying with Local Highway Authority Standards. We work closely with Hampshire Highways to ensure that they are happy with the product and installation. Note however that they can request changes throughout the process, even after they have given technical approval, which can cause lengthy delays.

S38 Application process:

- Detailed Design Layouts, Long Sections, Construction Details
- Street lighting Designs
- Road Safety Audits (Stage 2 for submission)
- Drainage Designs (including calculations and gully catchment plans)
- Application fee
- Developer Details
- Solicitor Details
- Surety/Bond Provider Details
- Construction Estimate
- Inspection/Supervision fees (% of estimate)
- Commuted Sums - for elements not essential to Highway Purposes (e.g. Soft landscaping, trees etc.)

The bond paid is reduced at key stages of the road construction (i.e. completion of base course, practical completion)

A maintenance period follows completion whereupon any issues arising can be fixed, this is generally 12 months.

Following completion of the maintenance period of Final Certificate of Completion is issued and the bond is terminated.

At Berewood currently Grainger Street (Phase 1) is on Maintenance.

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Berewood News

IN THIS ISSUE

GREAT BIG GREEN WEEK RETURNS

NEW HOME FOR SWIFTS

TOP HOME SELLING TIPS



Latest Site Updates & Timescales

Please note these dates are estimates only and subject to change

- Bloor Homes building underway (**Larkfields & Woodlands Edge**)
- **Kentidge Coppice & Daubenton Glen** sold to Redrow Homes, to be marketed collectively as Ash Gardens, building underway
- **Berewood Town Park** second phase (including cricket pavilion) estimated completion 2026
- **Marrelsmoor Avenue** connection works underway, complete Summer 2023
- **Newlands Avenue** connection works to start early 2024
- **Northern allotments** anticipated Winter 2023
- **Second Primary School** delivered by Hampshire County Council, planned to be complete and open Sept 2025
- **Community Centre** works to start 2025
- Other elements of the **Local Centre** delivered within next few years (not including Health Centre and Extra Care facility which are subject to NHS and Hampshire County Council, timescales still to be confirmed)



Next Phase For Sale

Barnfield is now on the market

The latest phase for sale is Barnfield, situated opposite the future second Primary School and nestled within the surrounding woodland.

This phase will consist of approximately 90 homes.

We hope to announce sale details this Autumn.

Planning Applications Update

New development proposals to be submitted

Planning applications will be submitted shortly for two areas of additional residential housing in addition to the 2,550 already allocated in the masterplan.

The Blue Star Land sits next to the Berewood development and is recognised by Havant Borough Council as a suitable parcel of land for future housing development.

The land adjacent to Berewood Primary School is to be developed as part of the ongoing Berewood development.

The two schemes will provide 117 new homes.

Both areas have already been earmarked for development and will not impact the nature reserve or green spaces at Berewood.

Applications can be viewed on the Winchester Planning Portal: visit www.winchester.gov.uk/planning and search 'Berewood'

Blue Star Land



School Extension Land



Advertise in Berewood News

Share your business, charity or event with residents for free!

If you would like to advertise your business, charity or event in future issues of Berewood News please contact us by emailing: berewood@graingerplc.co.uk

There is no charge, however we reserve the right to choose what to share.



THE GREAT BIG GREEN WEEK

10th - 18th June 2023

Book online at www.berewoodhampshire.co.uk

All sessions are FREE unless otherwise stated

Cupcake Bouquet

Saturday 10th June
2 - 4:30pm

Newlands Community Hall, PO7 3BX

Join Roz from Bouquet Bakery to decorate 7 cupcakes in stunning floral designs - almost too good to eat! £35 per person (usual price £65)

★ Pond Dipping & Meadow Sweep

Sunday 11th June
10:30am - 12noon
& 1 - 2:30pm

Newlands Meadow, PO7 5GH

Join the Wildlife Trust to explore Newlands Meadow and learn about all the creatures living there!

Scented Candle Making

Tuesday 13th June
7 - 9pm

Newlands Community Hall, PO7 3BX

Learn the art of blending seasonal essential oils and make your own set of bespoke scented candles with artist and maker Jemma Corbin.

Botanical Printed Cards

Thursday 15th June
7 - 9pm

Newlands Community Hall, PO7 3BX

Learn a variety of printing techniques to make a set of hand-printed cards inspired by the early-summer hedgerows with artist and maker Jemma Corbin.

★ Photography Walk

Saturday 17th June
10am - 12noon

Newlands Community Hall, PO7 3BX

Join professional photographer Shaun Jackson for a walk around Berewood's green areas. Learn tips and techniques to improve your photography.

Willow Bird Feeders

Saturday 17th June
1:30 - 4pm

Newlands Community Hall, PO7 3BX

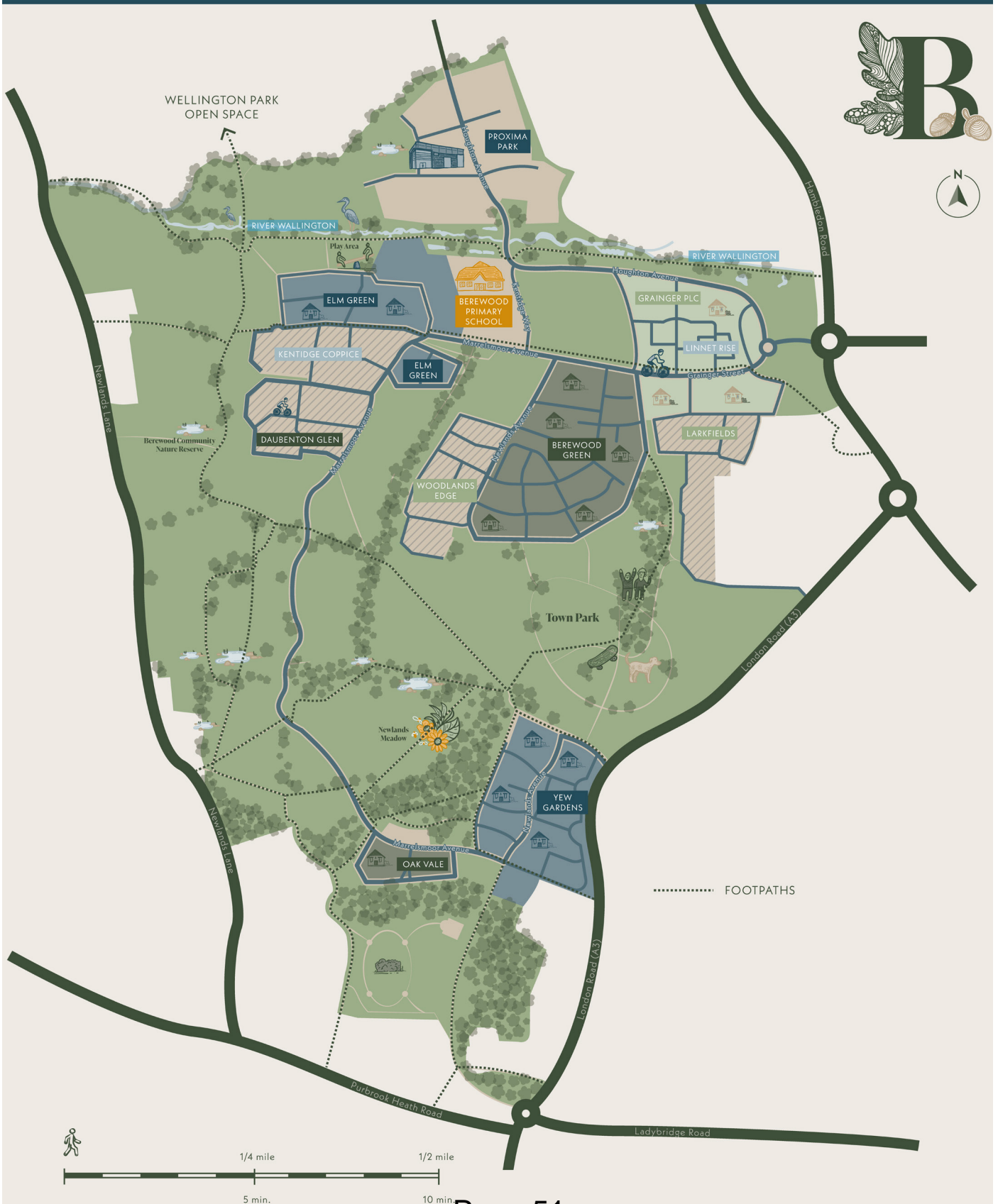
Weave your very own bird feeder to take pride of place in your garden using this ancient artform, with local willow artist Louise Arthur.

★ Family friendly

In partnership with Havant Climate Alliance

Find more activities locally at greatbiggreenweek.com

Berewood Footpath Network



You Asked... We Actioned!

Thanks to your feedback we are busy making improvements across Berewood

Anti-Traveller Measures

Following incursions onto site in the past few years we have installed measures such as gates, ditches and bollards to prevent further trespassing.

More Bins Installed

We have installed additional bins across the development to help combat littering, and more will be coming as building progresses.

Please note all bins across the development and green spaces are suitable for dog waste, there are not specific bins for this.

We are unable to install bins along the nature reserve trail due to the difficulty in emptying them, however as phases progress and more access routes are available we will look into install bins as close to the trails as possible.

Newlands Community Group organise regular litter picks to help keep the community tidy. Should you wish to get involved please visit Newlands Community Group Facebook page or email newlandscommunitygroup@gmail.com



School Parking

Local Police Community Support Officers will be making more routine visits to the school during collection and drop-off times to encourage parents to park responsibly.

New Landscape Management Contract

We are in the process of awarding a new contract to ensure all the landscaped areas are receiving the right attention.



Family & Baby Story Play Groups

New interactive sessions with Debutots

Come and join the lovely Joanna for an interactive story time at Newlands Community Hall on Tuesday afternoons.

FAMILY STORY PLAY: 1pm-1:45pm. Perfect for families with a range of ages and childminders. Lots of multi-sensory fun for the little ones, and the opportunity for the big ones to take the lead!

BABY STORY PLAY: 2pm-2:30pm. A multi-sensory blend of storytelling, puppets, bubbles and music perfect for babies and toddlers alike. Each week, we will be exploring a brand new story on our feet, crawling on our hands and knees, shuffling on our bottoms or in our parents arms through sounds, actions and loveable characters.

Please book in advance.
1st Child £4.50, siblings £1 each.
Refreshments available.

Debutots®
Imagination takes you everywhere...

For more information email joanna@debutots.co.uk
or call **07855 457834**
www.debutots.co.uk



Berewood Primary School OFSTED Results

School retains rating and receives high praise from inspectors

Following a recent visit from OFSTED, Berewood Primary School has retained its 'Good' rating, receiving overwhelmingly positive feedback from the inspector.

The report praises the highly skilled teaching and strong culture of safeguarding, as well as the inclusivity of addressing the needs of pupils with special educational needs.

'The school's Berewood Bonds of being kind and helpful, respectful and safe, resilient and hard-working are known and understood by all pupils. These values are threaded through the wider curriculum and help pupils when making decisions and understanding any consequences.'

'Pupils are polite and courteous. They behave well and move sensibly around the school. Relationships between staff and pupils are warm and respectful.'

Huge congratulations to the whole team at Berewood Primary School on their well deserved success.



Get Around For £2!

Bus ticket offer extended to 30th June

We are delighted that the Government has extended its £2 bus fare scheme which aims to make public transport more affordable for everyone.

Under the scheme adult passengers can travel on any bus journey for a maximum fare of £2 for each single ticket, regardless of the distance travelled.

In addition to this, the government has announced a new package of funding to support bus services across the country. This includes a £5 billion investment over the next five years to improve bus services and infrastructure, as well as a new Bus Back Better strategy aimed at delivering more frequent, reliable and affordable bus services for passengers. The funding will also support the transition to greener, low-emission buses, helping to reduce air pollution and improve air quality in our communities.



Proxima Park Swift Tower

Providing additional homes for our endangered feathered friends

Swifts have recently been added to the UK Red List of threatened species, as it is estimated that almost 60% of UK swifts have disappeared over the last 25 years.

Huge declines of insects, habitat loss, and the impacts of climate change, with extreme weather affecting breeding cycles and migration, are the main challenges affecting migratory birds.

Le Salle, owners of Proxima Park, and biodiversity consultants ARC worked with us to further improve the sustainability credentials for within the industrial park, resulting in the installation of a swift tower designed by artist Will Nash.

The tower contains 6 separate nesting spaces for use not only by swifts, but many other birds throughout the year.

Biodiversity improvements of 10% are a requirement for developments such as Berewood, however we are currently estimated to achieve 20% by the time the site is complete, and we hope to improve this further wherever possible.



Swift Facts

Did you know...?

- Swifts are the fastest of all birds in level flight (the peregrine is the fastest of all birds, but only in a steep dive called a stoop) The top speed of a swift recorded is 69mph!
- Our swifts are only 'British birds' for a quarter of their lives (three months per year), the rest of the time they're African.
- They have four toes arranged in twos, each pair pointing sideways rather than forwards, a bit like a chameleon or a koala.
- A swift weighs about the same as a Cadbury's Crème Egg.
- Before we discovered migration, Swifts were once thought to hibernate over winter in mud below ponds, with naturalists digging up spots to see if they could find any!
- They have a clever adaptation - the chicks can go cold and torpid and survive for days without food, then regain weight rapidly once food supplies resume. The only other bird that can do this is the hummingbird.



Amy's Top Tips For Selling Your Home

With Summer just around the corner and peak time for the housing market, local Berewood agent Amy Ashby shares her 5 tips to help you maximise your property value



1. First Impressions Count - You only have 2.7 seconds to create that first impression. Potential buyers will often drive by your house before viewing, making the front of your home the first thing they see:

- Remove any weeds or dead plants and replace old pots with fresh colourful plants
- Cut your grass and trim the hedges
- Clean your guttering
- Remove any old lingering Christmas/Halloween/Easter decorations
- Sweep your front path and remove any leaves
- Clean your front door and front porch to remove any cobwebs
- Consider any touch up painting required
- Fix any house numbers that have broken or faded
- Replace the old frayed doormat for a new one
- Make sure your bins and cars are removed from view for photos



2. Consider Minor Repairs - Try to complete relatively quick fixes before you market, do not underestimate what impact this could have a buyer who is otherwise on the fence. Subconsciously, a buyer may feel that a person who hasn't addressed small issues likely won't have addressed bigger things, either:

- Replace any broken tiles
- Tidy up and paint over any historical leaks or watermarks
- Touch up any paintwork where paint may be peeling or scuffed
- Replace blown light bulbs
- Fix broken fences
- Replace broken windows



3. Make Your House Shine - Literally! Clean everything until it sparkles, you're trying to make it look clean, appealing and neutral:

- Get rid of limescale, clean and repair any grouting
- Look at the area around your bath, clean away any black condensation mould
- Keep on top of hoovering
- Remove litter trays, keep pet hair and smells at bay
- Avoid cooking anything with a strong smell
- Consider having nice smelling air fresheners around the house



4. Declutter Rooms - You're trying to create a blank canvass for a buyer in envisage their own family, furniture and new life in your home. You want them to concentrate on the space and not your belongings.

- Remove any odds and ends
- Tidy away piles of paperwork
- Depersonalise the space
- Reduce children's toys if possible
- Consider removing oversized furniture items



5. Consider Target Audience - what type of buyer would your home work for, and where will they look to find it?

- Choose an agent to represent you who knows the local area and can sell the 'lifestyle' to your buyer
- Make sure your agent speaks with confidence about local schools and amenities
- Does your agent know the long term plan for Berewood and can they 'sell' this to your potential buyer?
- Ensure the branding and advertising your home is in synergy with a potential buyer. For example, will your buyer be looking to social media to find a home, and is this something your agent offers as well as all major portals?



If you are considering a move this year and would like some guidance, or any property advice, contact:

Amy Ashby
Client Director, Steve Grantham Bespoke Estate Agents

07912205767

amy@stevegranthambespoke.co.uk

www.stevegranthambespoke.co.uk





Waterlooville Summer Fête

Sunday 18th June

Jubilee Park, Milton Road

10am - 5pm

**LIVE
MUSIC**

**Family
Entertainment**

**Bake-Off &
Fancy Dress
Competitions**

**FUN &
GAMES**

**Huge Central Arena
for BIG Events**

FUNFAIR

STALLS

**FOOD &
DRINK**

**FREE
ENTRY**

**FREE
ACTIVITIES
FOR EVERYONE!**

**DOG
SHOW**



For more information and updates, please visit us
[WaterloovilleActionGroup](https://www.facebook.com/WaterloovilleActionGroup)



Poster Designed and Printed Locally at [/HampshireDesignStudios](https://www.facebook.com/HampshireDesignStudios)



Newlands Community Group Upcoming Events

The group has been busy putting together events for the community to enjoy

Community Litter-Pick

Saturday 13th May, 1 - 3pm

Newlands Community Hall

All equipment provided but please wear gloves.
Free refreshments, badges and certificates for all children taking part. Help us keep our community looking great!

Newlands Community Group Committee Meeting

Tuesday 23rd May, 7 - 9pm

Newlands Community Hall

Come along and find out what we do, raise any concerns you might have or make suggestions. All residents are welcome.

Quiz Night

Saturday 27th May, 7 - 9pm

Newlands Community Hall

Teams of 4 people, entry £10 per team. Cash prize for the winning team on the night, plus small prizes for round winners. The more teams, the better the prize!
Refreshments will be available or you can bring your own.
Details and booking form available on the Newlands Community Facebook page, under the files section.



Under 5's Parent Meet

Friday 9th June, 10 - 11:30am

Newlands Community Hall

A chance for any parent, carer, grandparent of a preschool child or baby to get together, chat, share stories and generally meet others living at Berewood and Wellington Park. Refreshments will be available, donations welcomed. Please bring along everything you need for your child as facilities are limited.

Baby & Toddler Table Top Sale

Saturday 24th June, 1:30 - 3:30pm

Newlands Community Hall

Have your children got older and you have toys, games, baby equipment, and clothes taking up space? Have a stall and sell on to those in need.

Each stall is £10 per table, there will be space around the stall for slightly larger items such as pushchairs, highchairs etc. For those looking for a bargain come along and pick up pre-loved but still high quality items. We all know the high cost of children's items, plus their ability to outgrow clothes overnight, so come along and save yourself some money!



Get in touch:

newlandscommunitygroup@gmail.com

Newlands Community Group on Facebook



Travel & Community Survey

Give your feedback & win an Amazon voucher!

The annual travel and community resident survey is now live. The survey is designed to gather travel and neighbourhood information to assist us in progressing the development and highlight local issues that you would like to see resolved.

Last year we received comments related to better communication of timescales of the development, who is responsible for what areas of the development, and issues with litter.

We hope you have found the improved communications useful, both via this newsletter and on social media (facebook.com/berewood and Instagram @berewoodhants). The wonderful community group has also been organising litter picks, and you will notice additional bins popping up across the development.

We'd really appreciate you taking a couple of minutes again this year to complete the survey and tell us what you do and don't like about living in Berewood so that we can continue making this a wonderful place to live.

All completed responses will be entered into a draw for a £25 Amazon Voucher. The draw will take place on 31st August 2023, so get your survey filled out before then for a chance to win!



Please visit www.surveymonkey.co.uk/r/BerewoodYr3 or use the QR code below to complete the survey.



Got a question?

Contact us

For all site queries:

berewood@graingerplc.co.uk

To rent with Grainger at Berewood:

berewoodprs@graingerplc.co.uk

To find out more about the development:

www.berewoodhampshire.co.uk



@berewoodhants



facebook.com/berewood



**BEREWOOD**

HAMPSHIRE

Sustainability Report

West of Waterlooville Forum

July 2023

Introduction

Berewood is classed as a greenfield site, meaning it is built on land that was previously used for agricultural purposes.

Introducing improvements can be a challenge on greenfield sites as there is already substantial biodiversity present. Biodiversity metric trading rules requiring that any habitat affected within the boundary is replaced on a 'like for like' or 'like for better' principle. We therefore have to work hard to ensure that we mitigate any damage and employ as many strategies as possible to increase biodiversity at Berewood.

Biodiversity Net Gain is a key part of the government's commitment to halt species decline by 2030 and was introduced into legislation through the Environment Act. The government requires a 10% Biodiversity Net Gain across the site, and we are currently on track to deliver 20% by the end of the project.

The following report summarises how we are ensuring sustainability is at the heart of Berewood, both in the present and in the future.

Living a Greener Life

One of the key internal Grainger Plc service concepts is 'Living a Greener Life'. This involves promoting sustainable living, as well as encouraging and assisting our residents to come along on Grainger's journey to becoming Net Zero Carbon for our buildings by 2030.*

We have 104 privately rented homes at Berewood managed by Grainger Plc, plus the affordable housing on site managed by Grainger Trust (40% of total – currently approx. 560 homes).



Policy & Legal

Compliance with increasing building standards including the Minimum Energy Efficiency Regulations, the Future Homes Standard and the 'Be Seen' Energy Monitoring requirements.



Technology

The costs and technological implications of the transition away from fossil fuels to electrification.

New metering requirements to enable energy monitoring and reporting, and measure reductions in customers' energy consumption in their homes.



Market

Meeting higher expectations from our customers for more efficient homes that are comfortable to live in and have low running costs.



Reputation

Attracting new investment opportunities through satisfying growing stakeholder expectations for climate action.

Maintaining and attracting financial investment through Grainger's Sustainable Finance Framework.

At Berewood this includes initiatives such as:

- **Improved recycling facilities** – new bins were installed in Town Park with recycling options available
- **Reducing litter** – additional bins are being installed across the site as the development grows, and community litter picks are taking place regularly
- **Alternative transport options** – free bus tickets/£50 cycling vouchers are given to every new household as part of our green travel plan
- **Promoting greener living** – including tips and updates in Berewood News quarterly newsletter, on social media, and through the Grainger Residents App, installing planters for community use
- **Partnership working** – partnering with Havant Climate Alliance to deliver activities as part of the Great Big Green Week; working with the Wildlife Trust to promote biodiversity and create a volunteering group for green spaces; developing plans for a community orchard with Newlands Community Group

**Grainger owned and managed units only, we are not responsible for how the house builders choose to operate or follow government guidelines.*

Developers at Berewood

Whilst Grainger Plc oversee the main infrastructure, green spaces, and community facilities at Berewood, ultimately we cannot enforce or impose sustainability methods on the developers building homes here. That responsibility falls to the local authority planning teams when proposals are submitted.

We can however encourage them to take part in sustainable development, engage in community projects, and support the work we are doing to protect and improve biodiversity.



New building regulations mean that all new build homes are required to have electric vehicle charging points installed.



All new homes on the development have an EPC rating of B or above.

Several of the developers on site have undertaken/committed to sustainable actions including:

- Proposed air source heat pumps on the Ash Gardens phase delivered by Redrow Homes, generating renewable energy and lowering carbon emissions
- Redrow Homes have created a biodiversity strategy in partnership with the Wildlife Trust, as part of this they have installed hedgehog highways across the Elm Green phase
- Bloor Homes contributed funding to a youth engagement graffiti project in Town Park
- Redrow Homes have been supporting local community events by providing refreshments, fencing, and materials

Developers should always be following a CEMP (Construction Environmental Management Plan) to avoid, minimise or mitigate any construction effects on the environment. Grainger Plc have instructed an environmental engineer to monitor the developers and ensure they are following all the appropriate regulations. In addition to this, we also monitor the air quality and noise levels of the construction taking place.

Grainger Plc Contractors

All tenders issued by Grainger Plc are sent to local companies to ensure that we are giving opportunities to those working in the area.

Contractors taking part in the Considerate Constructors Scheme share their results, which have been consistently high. The scheme monitors environmental impact such as carbon reduction practices and improvements to the natural environment.

Inspectors have praised our contractors for the positive commitment to achieve excellent levels of industry best practice through their environmental management plans. Initiatives such as re-usable water bottles for staff, a campaign to reduce plastics, and the use of energy saving features on equipment have all been introduced.

Social Sustainability

One of Grainger Plc's aims is to leave Berewood with a community that is sustainable long-term. This is being achieved through a number of methods:

- Partnerships
- Employment and skills development
- Facilities
- Integration with the wider community
- Accessibility

Regular surveys are undertaken to identify areas for improvement; from more information on the Berewood Nature Reserve, to additional bins being placed around the site.

Annual surveys:

- Travel and Community Survey (all residents)
- Grainger Plc customer satisfaction survey (GPLC customers only)
- Grainger Trust resident survey (GT residents only)
- Net Promoter Score (GPLC customers only)

Additional feedback is obtained through move out questionnaires and regular communications with residents.

Partnerships

We have been supporting the newly formed Newlands Community Group, ensuring that they have everything they need to deliver safe and engaging events and activities. Future plans include a community orchard and improvements to proxima pond.

Since its inception in 2020 we have been part of the Great Big Green Week in partnership with Havant Climate Alliance, running workshops and events to promote the importance of the green spaces on residents' doorsteps.

Berewood is an official partner of the Wildlife Trust, who are looking to create a 'Team Wilder Berewood', a group which will help look after and improve the green spaces on site.

Employment & Skills Development

As part of the S106 agreement developers pay a contribution which Havant Borough Council uses to fund employment and skills courses.

Developers run their own apprenticeship schemes and are encouraged to make contact with local colleges, organisations and community groups to ensure local people are offered the opportunities available.



Grainger Plc have arranged for Job Centre Plus staff to visit the construction sites in order to get a greater understanding of the working environment and the jobs available for their clients.

We request the numbers of local people, NEETs and those with disabilities employed by both the developers and our own contractors.

All tenders issued by Grainger Plc are sent to local companies to ensure that we are giving opportunities to those working in the area.

We engage with local schools to support them with employment initiatives such as career presentations.

At Berewood we have a work experience programme where students can gain a meaningful insight into the world of land development, covering all the areas we are involved in and all the possible career options, from ecology and engineering to planning and project management.

Grainger Trust

All Grainger Trust homes are tenure blind, meaning they are integrated with the privately owned homes throughout the site.

There is a dedicated team in place supporting residents with various needs, from budgeting advice to help moving home.

They hold regular events supporting tenants, such as 'book a handyman' days and hiring skips for residents to get rid of bulky waste items who are unable to access recycling centres.

Accessibility

All buildings are built to the government standards of accessibility, detailed in Building Regulations Document M. This includes suitable access for wheelchair users.

Many of the Grainger Trust homes are built to meet the needs of specific users, for example, reinforced ceilings to cope with the installation of hoists. The team work closely with the developers and the local authority before building commences to ensure that residents needs are met.

Grainger Plc are currently working on an Outdoor Accessibility Strategy to ensure that as many residents and visitors are able to enjoy the 250 acres of green space at Berewood.

Newlands Community Hall

The hall provides a vital space for the community to gather and hold events, meetings, and celebrations. Currently managed by Newlands Parish Council, the hall is well used by the community with plenty of regular bookings, highlighting the need for such a facility.



Supporting Local Investment

As well as inviting local contractors to tender for works on site, we are also supporting local businesses wherever we can. We have provided free pitches to 2 local food vans and regularly advertise residents businesses through social media and the Berewood News newsletter.

Until recently we had an apiary in an unused compound run by the Portsmouth Bee Keepers Association. A permanent apiary will be installed in future alongside the Southern Allotments.

Transport

Thanks to Berewood's proximity to Waterlooville Town Centre, all the local amenities are within 20 minutes walking distance.

The bus routes D1 and D2 currently serve the north of the site, running from Waterlooville town centre to Denmead and Hambledon. From the town centre there are further bus links to key destinations including Portsmouth and South Downs College.



Additional bus stops will be installed as the site progresses, providing better public transport access for residents.



The first occupants of all households are offered a choice of claiming either a bus ticket or a £50 cycling equipment voucher to help encourage greener travel.

Our annual travel survey, along with traffic counters, allows us to assess the changing needs of the development and adapt accordingly if required. For example, we will be installing in the facility for electric charging points in both the local centre and sports pavilion car parks.

As part of the S106 agreement we are ensuring there are safe, well-lit walking routes to the local schools and colleges. This includes dual-use cycle paths so cyclists do not have to use the roads.

We provide a map of walking routes across the site which is regularly updated as the development progresses. This is available on our website under 'Resources' and is also shared in the printed newsletter.

SUDS

Berewoods pioneering sustainable urban drainage system not only manages the drainage of the site but is also hugely beneficial to local wildlife, providing an additional habitat running through the development. Rainfall is collected in ditches and ponds, before being filtered down into the River Wallington.

Plants and flowers have sprung up across the site within the SUDS, creating a beautiful outlook for homeowners and visitors.

Biodiversity

We have undertaken many ecological improvements to the site to ensure our biodiversity net gain is as high as possible. Currently at 20% (Government requirements are 10%) we are always looking to make improvements wherever we can.

Examples include:

- Habitat piles for use by amphibians, small mammals and insects along River Wallington
- New breeding pond designed for great crested newts in Newlands Meadow
- Barn owl boxes installed in Newlands Meadow and along River Wallington
- Bird and bat boxes installed in woodland adjacent to Oak Vale phase
- Management of ash trees in on site woodlands (suffering from ash die-back but pollarded where appropriate to try and prolong life of trees), dead wood retained as a habitat where possible
- Dormouse boxes installed to assist with monitoring of population and provide suitable breeding sites
- Great crested newt crossing points along route of western link road (Marrelsmoor Avenue)
- Planting to provide habitat for dormice around Oak Vale and Woodland Edge phases, with more to come for Maple Grove and Barnfield phases
- Educational signage installed along River Wallington, with more to come along main walking routes through the nature reserve areas
- Realigned haul roads to account for breeding skylarks and avoid areas where there are active nests
- Grass cutting of nature reserve areas undertaken in two stages, with height reduced initially and then a later cut to allow any common reptiles to disperse



Any questions?

Please contact Jennifer Upstill, Community Development Manager at Berewood
jupstill@graingerplc.co.uk

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West of Waterlooville Forum – 31st October 2023

Newlands Parish Council – Status and Issues

1. Taylor Wimpey
 - a. Road Adoption: Spine road adoption delayed because of legal issue relating to SuDS drainage easements.
 - b. Sickie Way Closure: Sickie Way has now been made up but there is a residual planning requirement from 2005 to close it. However, consultation with Fire and Rescue has resulted in opposition to any closure. A solution is required to reversing the original planning requirement prior to the adoption of the spine road.
 - c. Havant Open Space: Havant Borough Council has refused to adopt the open space within their part of Wellington Park because of concerns that issue with Southern Water could result in significant cost to their Council Tax payers. This has been refuted by Taylor Wimpey who can provide confirmation that no such exposure exists and a plan to adopt these areas is required.
 - d. Havant Open Space Maintenance: Once this has been adopted the Parish Council is prepared to discuss a maintenance agreement which will allow all public open space in Wellington Park to be maintained under a single contract
 - e. Havant Open Space – Adopted Section: As a result of sewage overflows Havant have removed the play equipment provided and funded under the S106 agreement and have so far refused to provide any replacement or alternative facility.
 - f. Winchester Public Open Space Transfer|: The transfer of these areas to Newlands Parish Council has now been delayed for a considerable period owing to the same issue delaying road adoption and will complicate the process of setting a Budget for 2024/5.
 - g. Winchester Open Space – Newlands Walk: The fire damage to the playground caused by arson and repairs to previously damaged units have not yet been addressed., The fire damage will be funded by corporate insurance.
 - h. Industrial Area:
 - i. Work has not yet started on the two sections for which planning consent has been given.
 - ii. The planning application for the remaining area has not proceeded for some time but is felt to be unsuitable for this plot.
2. Grainger
 - a. A critical issue has arisen relating to work on the Ladybridge roundabout on the A3 which if not resolved may both result in long-term and major traffic disruption and could jeopardise the rest of the development.
 - b. The Deed of Variation to the S106 agreement is still outstanding and is required urgently to include the Parish as a party to allow

direct transfer of land from Grainger and to allow work to start on the Northern allotments.

- c. Regular status and adoption meetings are now held between the Parish and Grainger and are proving to be of great benefit.
 - d. A temporary compound has been provided by Grainger for the Parish until a permanent Depot can be constructed and this should be open early next year.
 - e. Initial consent has been given for the Health Centre to be built by Haven Health for the Vine Group.
 - f. Initial plans are required for the District Centre and in particular the Community Centre complex.
 - g. A lease for the temporary Community Hall is being finalised to cover the period up to the provision of the permanent Community Building and Parish Offices.
 - h. Town Park: As this lies within both Havant and Winchester agreement is required between both authorities, the Parish and Grainger on its ownership and maintenance.
3. Parish Matters
- a. Additional staff will be employed once the allotments are made available and the process of land transfer commences.