

ISSUE 1

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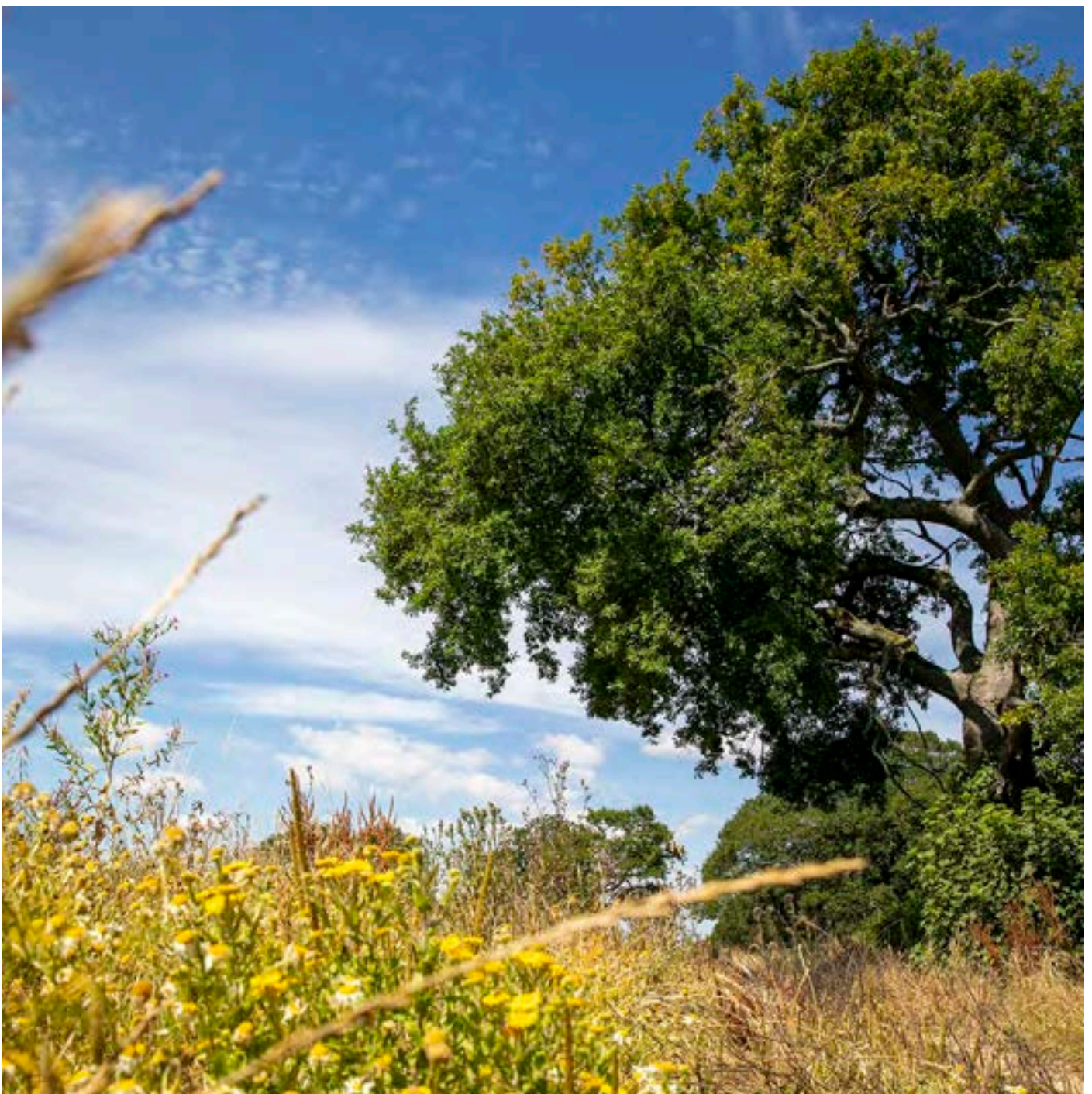
# Berewood News

**IN THIS ISSUE**

MEET THE TEAM

REBUILDING THE RIVER WALLINGTON

LATEST PLANNING APPLICATIONS





# Welcome to the first Berewood News!

This quarterly newsletter will keep you updated on the Berewood development, from the latest works taking place to plans for the future.

There are currently over 900 homes occupied at Berewood. When the development is complete there will be 2,650 homes, so we still have quite a way to go.

40% of all housing on site is a combination of shared ownership and affordable rent. These homes are managed by registered providers Grainger Trust and Guinness Partnership.

Grainger Plc is the master developer of the site. We own the land and sell prepared areas known as parcels to house builders, manage the green spaces, infrastructure, and legal obligations with the local authorities. We work closely with many different consultants and partners to ensure Berewood is a wonderful place to live, not just for people but also the local wildlife.

Once a phase of land is sold everything within that parcel of land belongs to the house builder, in exactly the same way as when you purchase your home. They are responsible for all the infrastructure such as street lights and roads, until they are handed over to Hampshire County Council to manage.



Should you have any questions regarding the development you can contact the team at [berewood@graingerplc.co.uk](mailto:berewood@graingerplc.co.uk)

A site map and details of future phases and amenities are available on our website [www.berewoodhampshire.co.uk](http://www.berewoodhampshire.co.uk)



## New Website & Social Media

The Berewood website has had a makeover! Plus follow us on social media for the latest updates

[www.berewoodhampshire.co.uk](http://www.berewoodhampshire.co.uk)



@berewoodhants



@berewoodhants



[facebook.com/berewood](https://facebook.com/berewood)



# Meet the Team

**Grainger Plc has a dedicated team on site at Berewood. They are supported by many specialist consultants and contractors, from ecologists to infrastructure.**

## **Asim Kayani, Development Manager**

Asim took over as Development Manager in March 2020, having previously worked on our Wellesley development in Aldershot. He oversees the development and manages the many consultants and contractors working together to make Berewood a fantastic place to live, work and play.

*My favourite part of Berewood? The River Wallington. It's a spectacular feature and will only improve more with time.*

## **Jennifer Upstill, Community Development Manager**

Jenni joined the Grainger team at Berewood in June 2020, having worked at other flagship developments in Hampshire. She oversees all the community aspects at Berewood, from placemaking to local partnerships, ensuring the long term sustainability of the site.

*I just love how there's so much green space on your doorstep. Everywhere you look there's nature to explore.*



L-R: Daryl Roberts, Asim Kayani, Jennifer Upstill

## **Daryl Roberts, Project Manager**

Daryl also works on our Wellesly development in Aldershot. He joined the team in September 2020, having previously worked for Crest Nicholson. He is responsible for introducing the team to the Radio 2 Pop Master quiz!

*The SuDS on site are amazing, both technically and visually. They are a real feat of engineering.*



# About Grainger Plc

## **The UK's largest listed residential landlord**

Founded in Newcastle Upon Tyne in 1912, we design, build, develop, own and operate rental homes throughout the UK. We are an award-winning team of experts who have been putting customers first for over a century.

We invest in our developments for the long-term. More than bricks and mortar, we build communities. We know that if our schemes work well for our residents and neighbours they will thrive.

We are committed to being a responsible business, setting ourselves meaningful ESG targets to make a positive impact on society and reduce our impact on the environment.

Berewood is part of our Strategic Land portfolio where we act as master developer; preparing and selling parcels of land to house builders, managing the infrastructure, green space, and legal obligations with the local councils.

The benefit to residents is that we will be on site for the duration of the project, ensuring that Berewood is a community that is safe, happy, and sustainable long-term.

Find out more at [www.graingerplc.co.uk](http://www.graingerplc.co.uk)



Grainger also manage 104 homes to rent at Berewood




# Rebuilding the River Wallington

## What was once a sterile concrete culvert is now a full flowing river

Following extensive works to widen and link in with the drainage network across the site, the River Wallington is already seeing new wildlife making itself at home. Our resident heron and a pair of swans can often be spotted enjoying the sunshine by the Houghton Avenue bridge!

We will be holding an official opening event in the Summer when government restrictions allow. Until then, there are now accessible paths and crossings all along the river, so please make the most of this wonderful natural habitat on your doorstep.

We love seeing your photos, so please do tag us on Instagram and Twitter [@berewoodhants](#) 



## Current Planning Applications

### Latest submissions include:

#### Berewood Community Nature Reserve

The 83 acre nature reserve runs across the north and down the western edge of the site, and is open for everyone to enjoy. The application includes provision for children's play areas, accessible footpaths, a dog agility area, and allotments.

#### Berewood Town Park Phase 2

The park will double in size and feature wildflower areas, petanque courts, and a state-of-the-art cricket pavillion with a pitch, public toilets and parking.

To view full details of all planning applications please visit [www.winchester.gov.uk/planning](http://www.winchester.gov.uk/planning) 

# Toads on the Roads!

## It's time for the annual migration of Common Toads at Berewood

Every year in early Spring common toads migrate across the site from the woodlands where they live most of the year, to find ponds and drainage ditches where they can breed safely.

As they are so keen to get down to business they take the most direct route possible, which just happens to be the main road across the front of the site. There can be over 1000 toads waddling across Berewood at this time of year, with hundreds crossing the roads at any one time.

Sadly it's estimated across the UK 20 tonnes of toads are killed on the roads every year as a result of this migration.

We have installed toad crossing signs to alert drivers at the main crossing points, so please keep an eye out to help keep these amorous amphibians safe!



### Common Toad

Scientific name: *Bufo bufo*

Olive-brown warty skin, copper eyes and short back legs

Walks rather than hops

Protected in the UK under the Wildlife and Countryside Act

A gardener's friend, sucking up slugs and snails



## Thinking of extending your property?

### Some areas have Permitted Development Rights removed, but what does this mean?

Permitted Development Rights give the home owner the option to add external additions to their property up to a certain size, such as conservatories and outbuildings, without having to apply for planning permission.

These rights have been removed for some properties at Berewood in the interest of maintaining the character of the local area.

Please check with the planning department at your relevant local authority before you make any additions to your home to ensure that you aren't breaking any planning regulations.

[www.winchester.gov.uk/planning](http://www.winchester.gov.uk/planning)

[www.havant.gov.uk/planning-services](http://www.havant.gov.uk/planning-services)





# Supporting Local Girlguiding Groups in Lockdown

**Girlguiding groups have particularly struggled with activities this lockdown, but our house builders at Berewood stepped in to help out!**

There are 21 units in the local area made up of Rainbows (age 5 to 6), Brownies (age 7 to 10), Guides (age 10 to 14) and Rangers (age 14 to 18).

Normally these groups would meet up in person and undertake fun indoor and outdoor activities, from sleepovers to kayaking. In an effort to keep going during the pandemic group leaders have been working hard to come up with creative online activities to keep everyone engaged.

One of the badges the girls can do is Construction, so we asked our house builders on site to help provide some inspiration to the next generation of potential engineers, surveyors, electricians, and bricklayers.

Both Barratt David Wilson and Redrow Homes kindly provided fantastic presentations and activities for the units in the local area, all specifically designed to educate and encourage the girls to consider a future career in construction.

With only 14% of construction professionals identifying as female, it's important to let young women know more about the huge range of career options open to them.



You can visit [www.goconstruct.org](http://www.goconstruct.org) to find out more about careers in construction. There's lots of information on routes available, myth busting, and even personality quizzes to find out what role would be best for you.

If your community group would like to a presentation or find out more about construction, please get in touch [berewood@graingerplc.co.uk](mailto:berewood@graingerplc.co.uk)



## On Your Bike!

**With sunnier days comes the opportunity to hop your bike and enjoy the many local tracks and trails**

[www.cyclestreets.net](http://www.cyclestreets.net)

Plan a cycling route and find out how many calories you'll burn on the way, plus how much CO2 you're saving!

[www.visit-hampshire.co.uk/cycling](http://www.visit-hampshire.co.uk/cycling)

Find family-friendly, mountain bike and picturesque trails across Hampshire and the South Downs

Halfords are still open and offering free bike health checks. Your nearest store is **7, Hambledown Road Waterloooville, PO7 7UL**. Book a timeslot at [www.halfords.com](http://www.halfords.com)



# Reptile Fences

**Berewood is home to a huge variety of wildlife, some of which need special measures to be kept safe.**

Greater Crested Newts are a protected species and in order to keep them and other animals safe on site we have placed black plastic barriers known as reptile fencing around many of the green spaces. This keeps the animals safely inside and stops them wandering onto areas of the site which are still being built.

Please do not damage or remove any of the fencing you see on site, it is there to protect wildlife until construction is complete.



## FAQ's

**I'd like an allotment. When will they be available? How do I sign up for one?**

The northern allotments will be available in 2023.

To register your interest in an allotment plot please email Newlands Parish Council: [clerk@newlands-pc.gov.uk](mailto:clerk@newlands-pc.gov.uk)

**What amenities will be in the local centre? When will it be built?**

The health centre, nursery, and extra care. There will also be a community hall and retail facilities. The type of facilities (e.g. restaurant/hairdressers/local shop) will depend on the market but we are optimistic that there will be enough demand at Berewood for a varied selection of retail for residents.

We hope to have the local centre up and running in 5 years time.

**Why can't you give exact timescales?**

Development timescales are always subject to change, as there are so many variables involved and things that are outside of our control. The pandemic is a perfect example of this.

We depend on a lot of decisions being made by external organisations such as local authorities in order for us to move forward with building and infrastructure. The pandemic has put a huge strain on these organisations and this has impacted our timescales.

We will be open and honest about when we are aiming to have works complete, but these dates are always subject to change.



**When will the second Primary School be open?**

The school is being delivered by Hampshire County Council and we anticipate it being open in September 2024.

**I have a suggestion for something I'd like to see happen on site.**

That's great, we'd love to hear from you. We've already responded to resident feedback and are installing Petanque courts as part of the second phase of Berewood Town Park.

We want everyone to love living here, so please feel free to contact us with any ideas you have, no matter how big or small, and we'll do our best to make it happen:

[berewood@graingerplc.co.uk](mailto:berewood@graingerplc.co.uk)







# Dates for your diary

## Upcoming events

### Newlands Parish Council

Residents are welcome to attend Council meetings which take place virtually on the third Thursday of every month.

[www.newlands-pc.gov.uk](http://www.newlands-pc.gov.uk)

### Local Elections

Elections are taking place on May 6th. Polling stations will be located on site at Newlands Community Hall, opposite Berewood Primary School.

Register to vote: [www.gov.uk/register-to-vote](http://www.gov.uk/register-to-vote)



## Got a question?

### Contact us

For all site queries:  
[berewood@graingerplc.co.uk](mailto:berewood@graingerplc.co.uk)

To rent with Grainger at Berewood:  
[lettings@jeffries.co.uk](mailto:lettings@jeffries.co.uk)  
02392 647 171

To find out more about the development:  
[www.berewoodhampshire.co.uk](http://www.berewoodhampshire.co.uk)



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