



# 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  
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