

11 October 2024



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Dear Sir/Madam

**Winchester Local Plan Regulation 19 Consultation Response**

**Ref: ANON-AQTS-3B5G-A**

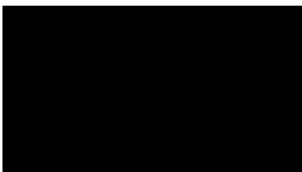
On behalf of West Waterlooville Developments Limited (Grainger PLC) please find enclosed an updated Site Delivery Statement submitted in support of representations made to the Local Plan Regulation 19 consultation.

The document should be read alongside submission representations submitted under the return code ANON-AQTS-3B5G-A.

For completeness, the Delivery Statement has been appended to this letter, alongside an updated Illustrative Masterplan of the Berewood development.

Should you require any further information please do not hesitate to contact me.

Yours sincerely



[REDACTED]  
Savills Planning














# Winchester Local Plan Site Delivery Statement

**Site name**

West Waterlooville Major Development Area (hereafter referred to as Berewood)

**Site Location: West Waterlooville (Berewood)**



	Site boundary		School		Mixed Use including Local Centre		Residential
	HBC Boundary		Employment		Leisure   Residential		School   Residential
	Primary street network		Mixed Use		Open space <small>(refer to SK18)</small>		

**Site Availability**

(Confirmation of land ownership and availability of each parcel within the proposed allocation, confirmation of any relevant covenants and proposals to resolve them. including any timing issues or dependencies)

**Land ownership details for all land parcels within allocation**

All of the remaining development parcels within Berewood are within the ownership of West Waterloo Development Ltd (hereafter referred to as WWDL) this includes the land considered suitable to accommodate an uplift in unit numbers within the boundary of the Major Development Area (MDA).

Any relevant covenants? No

**Anticipated timeframe for availability for development and build out rates**

Whilst build out rates historically slowed when compared to the delivery rates anticipated at the time the outline consent was granted, this was in part due to unforeseen circumstances as a result of the covid pandemic and Brexit. Delivery rates are expected to accelerate as land sales become more frequent and the onsite infrastructure requirements of the outline consent are completed. The anticipated land sale and delivery dates are provided in the following table.

<b>Sold Development Land</b>	<b>District</b>	<b>Unit Numbers</b>	<b>Land sale</b>	<b>First Occupation</b>
Phase 1 - Linnet Rise	Winchester	194	2012	Phase Complete
Phase 2 - Yew Gardens	Winchester	246	2013	Phase Complete
Phase 1b (PRS)	Winchester	104	2015	Phase Complete
Phase 3A - Berewood Green	Winchester	296	2017	Phase Complete
Phase 13A - Oak Vale	Havant / Winchester	73	2017	Phase Complete
Phase 9A - Elm Green	Winchester	104	2017	Phase Complete
Phase 9B - Elm Green	Winchester	75	2017	Phase Complete
Phase 10A - Elm Green	Winchester	43	2017	Phase Complete
Phase 3B - Larkfields	Winchester / Havant	122	2021	2023
Phase 5A - Woodlands Edge	Winchester	144	2021	2023
Phase 9C - Kentidge Coppice	Winchester	190	2022	Anticipated 2024
Phase 11A - Daubenton Glen North	Winchester		2022	Anticipated 2024
Phase 10B - Maple Grove	Winchester	200	2023	Anticipated 2026
Phase 11B - Daubenton Glen South	Winchester		2023	Anticipated 2026
Phase 8 – Park View	Havant	185	2024	Anticipated 2026
Phase 12 – Barnfield	Winchester	92	2024	Anticipated 2026
<b>Remaining Development Land</b>	<b>District</b>	<b>Unit Numbers</b>	<b>Anticipated Land Sale</b>	<b>Anticipated First Occupation</b>
Phase 6A - Health Centre	Winchester	N/A	Anticipated 2025	N/A
Phase 6A - Local Centre	Winchester	N/A	Anticipated 2025	N/A
Phase 6A - Retirement Living	Winchester	50	Anticipated 2025	N/A
Phase 6A - Extra Care	Winchester	65	Anticipated 2025	Anticipated 2027
Phase 7 - Pavilion View	Winchester	34	Anticipated 2026	Anticipated 2028
Phase 6A - Residential	Winchester	45	Anticipated 2026	Anticipated 2027
Phase M1	Winchester	47	Anticipated 2027	Anticipated 2029
Phase M3	Winchester	21	Anticipated 2027	Anticipated 2029
Phase 13B - Orchard View	Winchester	112	Anticipated 2027	Anticipated 2029
Phase 5B - Badgers Mead	Winchester	210	Anticipated 2028	Anticipated 2030
School Extension Land	Winchester	27	Anticipated 2028	Anticipated 2030

<b>Phase 6B - Woodlands Edge North</b>	Winchester	105	Anticipated 2029	Anticipated 2031
<b>Phase 6C - Berewood Green North</b>	Winchester		Anticipated 2029	Anticipated 2031
<b>Phase 4 - Montague Heath</b>	Winchester / Havant	88	Anticipated 2030	Anticipated 2034
<b>Cemetery Land</b>	Winchester	84	Anticipated 2030	Anticipated 2034

<b>Total units sold</b>	2,068
<b>Total units remaining</b>	888
<b>Total Units Overall</b>	2,956

**Land uses and proposals (Key land uses and proposals, including quantum and type of development and land use budget if appropriate)**

West Waterlooville Developments Limited (WWDL) identified an opportunity to review and potentially replan parts of the extant planning consent with a view to optimising residential development within development parcels, including on parcels that are no longer required for the originally identified use.

The intent is to deliver additional residential dwellings within parcels of land identified as suitable for an uplift of units on land within the boundary extent of the existing strategic allocation of West of Waterlooville.

The ability to deliver additional unit numbers is in part due to the previously allocated cemetery land and the northern school expansion land becoming available for development. In addition, and by way of further rationalisation of the employment provision on-site and through making efficient use of the identified residential development parcels, it is considered that approximately 400 units can be provided for in addition to the 2,550 consented outline position. However, highways and utilities infrastructure capacity testing has exceeded this figure, testing for 475 additional dwellings, meaning that an increase in at least 400 units would therefore be possible.

Havant Borough Council has formally confirmed that the land allocated for use as a cemetery in the outline consent is no longer required.

Hampshire County Council has formally confirmed that the school expansion land adjacent to Berewood Primary school is not required for educational use. This land is currently subject of a reserved matters application submitted to and being considered by Winchester City Council.

Discussions with Winchester City Council and Havant Borough Council have confirmed an agreement to the review and rationalising of employment provision on the mixed use parcels identified within the outline application (known as M1 and M3).

To support the Local Plan promotion, WWDL appointed consultants to undertake a review of the capacity of development within the West Waterlooville MDA redline boundary to confirm the opportunity for increasing additional units within the red line boundary of the MDA, with consideration given to the density capacity of parcels identified for residential development within the outline application, and a review of land allocated for other uses, such as the cemetery, school expansion land, and the mixed-use parcels, to determine a potential uplift in unit numbers across the site.

The capacity testing exercise for Berewood has worked on two areas of consideration for the uplift. The first reviewed the potential for an uplift in unit numbers within the existing development parcels of the outline consent which do not yet have planning consent and remain within WWDL's ownership.



The second stage of capacity testing reviewed parcels of land for a potential change in the land use approved under the outline application to enable the delivery of additional dwellings. This includes;

- The Northern Primary School Expansion Land
- Mixed use parcels M1 and M3
- Cemetery Land (Purbrook Green)

The development parcels are identified on accompanying illustrative masterplan document.

Parcels were tested in line with the approved density and height parameters of the outline consent and with consideration of the requirements of the approved Design Code. The unit numbers provided within the delivery programme are indicative but have been used to inform the technical testing required to ensure that sufficient infrastructure can be provided to secure the additional unit numbers.

The technical testing undertaken has included consideration of highways and utilities infrastructure, open space requirements, BNG and Nitrates considerations along with a review of education and social infrastructure requirements which would result from an increase in units within the red line boundary of the outline consent. The outcome of the capacity testing is summarised within this statement.

### *Employment*

The outline Environmental Statement tested for employment land to include a mix of B class uses and other mixed uses that generate jobs. The land allocated wholly for B class employment uses (known as Proxima Park) has planning consent and is being delivered with 15,985 sqm of floor space occupied as of October 2024. The remaining mixed use employment areas within the outline consent, which include the land allocated for the local centre, are yet to gain reserved matters consent. WWDL will deliver the local centre as required by the outline consent and the detail of the agreed S106. The remaining Mixed Use parcels, known as M1 and M3, were intended to provide a mix of residential and commercial uses that would allow integration with Waterlooville Town Centre.

Since the approval of the outline consent in 2012, a change in the economic climate and a shift in people's behaviour related to shopping and working has impacted the market for retail and offices to a significant extent. The outline consent was issued before the Covid pandemic and Brexit, when the market conditions and economic circumstances were significantly different compared to today. The shift in working patterns and opportunities for flexible working have made the provision of office floorspace less viable with compared to residential floorspace. Furthermore, the aspiration of Havant Borough Council (HBC) to comprehensively regenerate Waterlooville Town Centre has resulted in the need to review the provision of mixed uses within the Berewood development to ensure that the provision of any commercial or employment uses do not detract from the long term viability and vitality of Waterlooville Town Centre. Taken together, these factors confirm the need to change the approach to the development of parcels M1 and M3, the principle of which has been supported by Winchester and Havant Council's. As such, for the purposes of the capacity testing exercise, parcels M1 and M3 have been considered for residential development.

## **Development Standards**

Is it envisaged that the site will be able to comply with emerging local plan expectations regarding –

### **Water efficiency (draft policy CN4):**

WWDL supports the Council's aspirations for energy requirements. Representations to the Local Plan Regulation 19 have been made regarding the wording of the policies CN1 – CN8. Should the policy be adopted, discussions with the housebuilders on its requirements will be had at the relevant time.

### **Energy requirements (draft policy CN3):**

WWDL supports the Council's aspirations for energy requirements. Representations to the Local Plan Regulation 19 have been made regarding the wording of the policies CN1 – CN8. Should the policy be adopted, discussions with the housebuilders on its requirements will be had at the relevant time.

### **Affordable housing (draft policy H6):**

Yes. The outline S106 defines the Affordable Housing units for the consented 2,550 units. The emerging policy will therefore only apply to the proposed uplift of units.

### **Dwelling size and tenure (draft policy H5):**

The detail of dwelling size and tenure will be determined within each reserved matters application. It is expected that housebuilders will comply with adopted policy as relevant at the time of the application. However, the policy should be suitably worded to allow variances in the housing mix, should the market dictate this position.

### **Self-build and custom build housing (draft policy H5):**

This has not yet been considered as part of the viability testing for the uplift in units on site. Further consideration is required as part of pre-application discussions as to whether such provision can be accommodated within the development as part of the uplift of units proposed.

### **Accessible and adaptable homes (draft policy H5):**

Yes. The design of the dwellings will be determined within each reserved matters application. It is expected that housebuilders will comply with adopted policy as relevant at the time of the land sale.



### **Specialist and Supported Housing (draft policy H5):**

No. The extant outline consent requires the delivery of an extra care facility on site which will meet the needs for older persons housing within the development. There may be an opportunity for build to rent units or retirement living to be delivered as part of the uplift in units. Grainger Plc is experienced in the delivery of build to rent units as a key part of their business stream and will therefore explore this option. Further review of the need for build to rent and/or retirement living, along with the appropriate size and tenure of such a proposal will require further review with viability considerations in mind.

### **Biodiversity (draft policy NE5):**

In accordance with Schedule 7A (Biodiversity Gain in England) of the Town and Country Planning Act 1990 and the supporting Planning Practice Guidance on BNG, the approval of reserved matters for outline planning permission is not subject to the BNG condition as it is not the grant of planning permission.

For any forthcoming standalone application required to deliver an uplift of units within the Berewood development area, WWDL will consider a series of options for meeting BNG requirements as follows;

- 1) Further enhancement of green space within Berewood
- 2) On plot enhancements
- 3) Off site credits
- 4) A combination of on-plot enhancements and off-site credits.

### **Extent of community engagement to date**

(details with reference to adopted SCI and expectations in Chapter 5 of the emerging Local Plan)

WWDL holds regular meetings with key stakeholders which include,

- Berewood Implementation meeting attended by Winchester and Havant Councils.
- Berewood Development Forum attended by Newlands Parish Council, and
- Berewood Highways Liaison meeting attended by HCC Highways & RoW.

In these meetings, WWDL provide updates on the progression of on-site works and forthcoming planning applications associated with the outline consent. Discussion has been had on the potential for the delivery of additional units within the Berewood development area in each of the above referenced meeting forums. The item remains a fixed feature on each agenda to allow for updates to be given, as required.

Additional discussions or correspondence regarding the requirements associated with an uplift of units have been had with

- Hampshire Education and Early Years Provision
- WCC Landscape and Open Space officer
- Havant Borough Council Planning Policy Manager

**Infrastructure needs – actions taken to date to identify and explore with service providers, the identified requirements and envisaged funding**

(Including if required details and status of bids for additional third party funding or similar)

Access and transport

The Berewood development has an existing planning consent for a total of 2,550 dwellings and 19.25ha employment. At the time of the latest traffic surveys, March 2024, a total of 1,169 dwellings and approximately 16% of the employment area was occupied. For the purpose of this study the number of vehicular trips associated with the undeveloped consented development has been calculated to provide the predicted level of trip generation for the full consented development which forms the baseline for this assessment. For the purposes of the highway capacity testing the EIA baseline of 2,650 has been used, which is 100 units more than referred to in the approved outline description of development.

WWDL appointed specialist consultants to provide highways and transport related advice in relation to the density study that has been carried out for the Berewood development, Waterlooville. The review considered the impact of the provision of an additional 375 dwellings on the capacity of the surrounding local highway network. The baseline used reflected the EIA testing of 2,650 which is 100 units more than the consent number.

Junction capacity assessments have been carried out at the following junctions:

- Hambledon Road/Darnel Road signal junction – Northern Access
- Maurepas Way roundabout – Main Access
- Milk Lane/A3 London Road priority junction
- A3 London Road/Ladybridge Road/Marrels Wood Gardens roundabout – Southern Access

The capacity assessments have shown that all access junctions will continue to operate within capacity in the forecast years of 2028 and 2032 with the additional development (375 dwellings). The assessments carried out demonstrate that the addition of a further 375 residential dwellings does not have a material impact of the operation of the access junctions in the tested scenarios. Therefore, it can be concluded from the assessments undertaken that the access junctions all have sufficient capacity to accommodate the additional trips associated with the proposed additional 375 dwellings.

On the basis that the capacity testing used a base line of 2,650, the addition of circa 300 units as supported by Winchester City Council comfortably sits within the capacity of the junctions, with a total uplift of 400 capable of being accommodated.

The technical studies are to be submitted to Winchester City Council for review and agreement as part of WWDL's ongoing strategy work.

## Education, social and community infrastructure

### *Education provision*

At an early stage of the capacity testing exercise, WWDL sought confirmation from Hampshire County Council's Education team that primary school places generated by an uplift in units can be accommodated, either through an expansion of the southern primary school, or within the existing school placement area, for eligible households arising from a 300 – 400 uplift in units.

HCC confirmed that 350 eligible dwellings would equate to approximately 105 additional children requiring school places, resulting in 3 children per year group. It was confirmed that this requirement can be accommodated within the existing school provision, with the southern primary school having been designed to enable expansion from a 1.5FE to 2 FE as and if required. Similarly, a meeting held with HCC's Early Years Coordinator confirmed that the current outline s106 requirement to provide no less the 100 nursery spaces on site, remains sufficient even when considering an uplift of 300 – 350 units on site. This is due to the average uptake in nursery spaces and existing provision in close proximity to the development.

For secondary school provision, a S106 contribution would be required for any units approved beyond the consented 2,550, which will be negotiated at the time of the relevant planning application.

### *Open space and Sports requirements*

In conversations with the Council, it has been confirmed that the development as approved is providing approximately 4x the required amount of open space in terms of allotments, informal green space, and natural green space. As such, no additional open space is required to accommodate an uplift of units. In terms of play areas and sports provision, the existing (as approved) would only serve up to the outline amount of approximately 2550 units. Therefore, additional play space and sports provision will be required either on site or through an off-site contribution. Further work will be carried out to determine the final quantum and location of additional play and sport provision.

### Water Supply and Wastewater

A review of the water and foul sewage network confirms that the existing site wide network is capable of accommodating the additional units.

The existing pump stations will not need to be supplemented or upgraded to meet the demand of the additional sites and the existing gravity network is deemed as being sufficient to accommodate increased discharge requirements.

### Sustainable Drainage System

SuDS provision for the additional and currently undeveloped plots will be provided following the same principles as previous phases. Their design will use current recommended parameters for climate change and will consider best practice for the mitigation of nitrate discharge. Additional attenuation feature/features will be required within the parcel boundary for M1, Orchard View and School Extension Land, to supplement current attenuation where site density is due to be increase. The SuDS features will be designed as part of planning applications to align with the side wide SuDS provision.

### Other utilities etc

#### *Electricity and Gas*

The overall HV provision for the site is significantly higher than that required for a purely residential site due to the demand for the employment areas. As such, it is unlikely that additional power will be required from the currently used SSE network to support the additional units. This is due to the peak time for the residential electricity usage occurring before and after the peak demand for the industrial areas. Therefore, overall maximum peak demand will not exceed available supply even though overall power usage will increase as a result of additional units.

There is a potential that additional substations may be required to support the additional units, as an indicative provision this may require 2 to 3 new substations on site, with the location depending on the size of the development parcel and its distance from existing substations. Overall, there is a comfortable provision for electricity supply on site. Any additional substations will be located within residential development parcels as required.

For gas provision, the existing strategic network can accommodate the additional units, with additional connections from the infrastructure network required to serve new development parcels.

**Masterplanning and phasing**

(The emerging Plan states that this allocation will be supported by a Masterplan)  
Applicants are expected to enter into a PPA with the Council for masterplanning work and pre-application discussions.

**Proposed aspects to be covered by a masterplan**

The requirement for revisions to the masterplan associated with extant outline consent 10/02862/OUT will be discussed with WCC during pre-application discussions.

**Envisaged timing of preparation / consideration by Council**

WWDL will continue discussions with the intention of agreeing a planning strategy for the delivery of the uplift of units in 2025.

**Proposals for associated measures / codes**

It is currently intended that the additional units proposed will comply with the existing parameters and Design Code requirements approved under outline consent 10/02862/OUT. The requirement for revisions to these documents will be discussed during the pre-application conversations with the LPA.

**Envisaged delivery**

The delivery of the additional circa 400 units is anticipated to be between 2030 and 2034.

## **Identified Habitats Regulations Issues**

Potential Recreation Disturbance in Southampton and Solent Water SPA? Yes

If yes, proposed mitigation –

WWDL is committed to making the required payments in line with the Solent Recreation mitigation scheme.

What are the intended actions to address the potential impact of nutrients? Is the solution within your control?

WWDL are able to achieve nitrogen neutrality for the remaining units of the extant planning consent in Winchester. Use of the updated calculator and the inclusion of SUDS, will generate additional capacity for additional units. Depending on the outcome of the updated calculations some off site credits may be required to ensure additional units remain nitrogen neutral.

Any other potential Habitats Regulations implications? Yes

If yes, details and envisaged mitigation –

Changes to housing numbers will require a new Habitat Regulations Assessment (assuming a new planning application; otherwise an update to the existing will be required). The recreational impacts of the residents of the new dwellings on the protected sites along the Solent will need to be considered. Early consultation with Natural England will be required to determine if the current green space provision (associated with the consented outline application) is deemed to have the sufficient spare carrying capacity to accommodate the recreational needs of the additional residents without the need for further on-site provision of green space and/or off-site contributions through the Bird Aware initiative.

A new Habitats Regulations Assessment will need to be consistent with current case law and guidance for applications which fall outside of the outline consent. The new document take the form of an appropriate assessment and issues previously screened out for the extant outline consent, such as changes in air quality on protected sites resulting from increased traffic flows, may be new considerations that the original HRA did not address due to changes in the regulations.

## **Site Viability – data request from Dixon Searle**

The Council has commissioned a Local Plan Viability Assessment with a preliminary reporting and the main consultation stage now completed. As the detail of the Local Plan develops following the Regulation 18 consultation, it is appropriate to now revisit the previous viability stakeholder consultation as the next phase of viability assessment begins.

This is particularly relevant noting the passing of time since commencing the viability assessment in Autumn 2021 and as we now follow up on the initial interim report completed in Autumn 2022.

At the time of writing, in January 2023, although house prices are falling back month on month (with many analysts predicting falls in the coming year), the gains of the recent period have not been eroded. In areas such as Winchester district the market retains an inherent relative strength. The medium to long-term expectations for house prices are that they will be relatively stable overall in the coming period (with recovery expected from 2024/2025).

Overall, the Council will need to consider its Local Plan policies not only based on the relatively uncertain short term, but in the context of the much longer timescale of the Local Plan as a whole.

As an extension / refresh of the earlier consultation exercise, we would now welcome hearing from you again please with any new or further information, comments, local market experience and viability matters that you would like to put forward for our review with the Council in moving this assessment on, ready to be published alongside the next consultation. As above, this is with the updated context in mind. In particular it would be helpful to have updated comments in relation to the following key points:-

### 1. Market activity generally / demand / trends or expectations etc. and particularly in relation to your site and proposals.

Berewood has developed into an established community that has created its own market on the edge of Waterlooville town centre. The use of a regulated design code has set the standard for incoming housebuilders to respond to in delivering the phased land parcels. This has also been supported by the early delivery of a three form entry primary school, with a second two form entry that is to be delivered by September 2025.

Sales rates across the scheme have been consistent throughout sitting above the long term regional average of 0.65 private sale per outlet per week.

### 2. Residential new build housing values, particular value patterns / trends in relation to your site and proposals?

(Noting specific unit types in relation to any examples and including indications in terms of both £price and £/sq. m. or £/sq. ft.)



Berewood has delivered a value premium over and above local WaterlooVille values with private sale values ranging from £360 to £410psf depending on unit size and type.

3. Whether you would expect there to be a value premium attached to zero carbon homes in accordance with emerging policy proposals?

The landowner is not currently aware of a value premium being attached to zero-carbon homes.

4. Anticipated site phasing/delivery including rates of sale / trajectory?

The current assumption mirrors historic absorption rates at an average of 1 sale per outlet per week.

5. Please provide details of land ownership and any information on land value expectation (existing use plus a premium)? And clarification of the available/proposed site area?

The land subject to capacity testing in relation to the uplift of residential dwellings within the MDA is owned by West WaterlooVille Developments (Grainger Plc).

The land value expectation is that the land owner will look to achieve market value.

6. Details of any site constraints to development and/or constraints generally and any associated development cost

(e.g. estimation of costs or cost impact generally if possible).

There is a likelihood that there may be a need for piling on some of the parcels, which has been raised by our consultants

7. Current experience of build costs – and trends / any expectations?

(base / typical costs and notes including any particular local issues – design / materials / regularly experienced abnormalities in the local context, etc.) BCIS Data indicates a range from £1,384 – £1691/m<sup>2</sup> (rebased to Winchester Location Factor, 5yr data sample)

We would suggest that BCIS data is appropriate but should take account of the design code. This would mean that this sits at the upper end of this range for housing. However, for apartments we would expect this base build cost to be higher and closer to £2,000 psm.

It should be made clear that BCIS indices do not account for externals, contingency or fees, which will be in addition.

**Overall Viability and Deliverability**

Overall, is the development proposal viable and deliverable? Yes

Local Plan Return Code:ANON-AQTS-3B5G-A





PROXIMA PARK

RIVER WALLINGTON

NORTHERN ALLOTMENTS

PLAY AREA

RIVER WALLINGTON

PHASE 9A  
ELM GREEN

PHASE 9B  
ELM GREEN

SCHOOL  
EXTENSION  
LAND

PHASE 6A  
HOUSING PLOT 1

PHASE 6A  
HOUSING PLOT 2

BEREWOOD  
PRIMARY SCHOOL

PHASE 6A  
LOCAL CENTRE

PHASE 6A  
SURGERY

PRS1

M1

PHASE 9C  
KENTIDGE COPPICE

PHASE 10A  
ELM GREEN

PHASE 6B  
WOODLANDS EDGE NORTH

PHASE 6C  
BEREWOOD GREEN NORTH

PHASE 1  
LINNET RISE

M3

BEREWOOD COMMUNITY  
NATURE RESERVE

PHASE 11A  
DAUBENTON GLEN

PHASE 10B  
MAPLE GROVE

PHASE 3A  
BEREWOOD GREEN

PHASE 1  
LINNET RISE

BLUE STAR

PHASE 11B  
DAUBENTON GLEN

PHASE 5A  
WOODLANDS EDGE

PHASE 7  
PAVILION VIEW

PHASE 3B  
LARKFIELDS

SOUTHERN  
PRIMARY SCHOOL

PHASE 12  
BARNFIELD

PHASE 5B  
BADGERS MEAD

TOWN PARK

PHASE 8  
PARK VIEW

PLAY AREA

SOUTHERN ALLOTMENTS

PHASE 13B  
ORCHARD  
VIEW

DOG AGILITY PARK

PHASE 2  
YEW GARDENS

LONDON ROAD (A3)

PHASE 13A  
OAK VALE

PURBROOK  
GREEN

LONDON ROAD (A3)

PURBROOK HEATH ROAD

PHASE 4  
MONTAGUE  
HEATH