

SNPL262227

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Dear Chris

### **WEST WATERLOOVILLE (BEREWOOD) S106 DEED OF VARIATION APPLICATION**

As set out in previous discussions, a number of minor changes to the Section 106 Agreement (S106) for West Waterlooville Major Development Area (also known as Berewood) are required to facilitate the implementation of the next stages of development. Submitted with this application is a draft Deed of Variation prepared by Solicitors Shoosmiths which provides details of the proposed changes.

In summary, the proposed amendments to the S106 include:

- Removal of the requirement to submit a Phased Area Strategy in all relevant clauses.
- Amend the definition of 'Arts Contribution' and adjust contribution sums.
- Amend the definition of and payments for the Community Development contribution.
- Amend the timescales in relation to the Leisure Centre Contribution.
- Amend the occupation triggers relating to the delivery of the cricket pitch and MUSA to reflect amendments to the delivery of Town Park phase B.
- Amend the timescales relating to the delivery of the southern and northern allotments to allow the northern allotments to be delivered ahead of the southern allotments. This amendment is proposed to tie in with the phased delivery of housing on site with the intention of providing accessible allotment facilities to existing residents.
- Amend clause 21.4 to remove the requirement for cycle vouchers and bus passes to be provided up to 10 years after first occupation of a dwelling. The intention is to continue providing cycle vouchers and bus passes for first occupiers. However, the requirement to ensure each new tenant is provided with cycle vouchers and bus passes for up to ten years is onerous and cannot be monitored for private sales.

As part of the Deed of Variation, Grainger Plc wish to discuss a variation to allow for the open space land to be transferred to the Newlands Parish Council and/or any other agreed management body instead of the land being transferred directly to Winchester or Havant Council's. This matter is considered to require further discussion and has not been included in the first draft of the Deed of Variation.

The information set out above and in the enclosed draft Deed of Variation does not materially alter the development granted consent by the outline planning permission. The proposed changes are minor by their nature and will help facilitate the effective and efficient implementation of the Berewood development in the short and long term. In all other respects, the proposals for Berewood will continue to accord with the substantive outline planning permission (10/02862/OUT and APP/10/00828).



The contact for legal department to discuss the deed of variation is:

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A duplicate of this application has been sent to Havant Borough Council.

If you have any queries please do not hesitate to contact me.

Yours sincerely



**Bryony Stala**  
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