



# EDENBROOK COUNTRY PARK

RESTORING NATURE AND CREATING HOMES





# PEOPLE - NATURE - COMMUNITY

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*Edenbrook Country Park provides a lasting legacy  
for the people of Fleet and surrounding areas.*

It is a beautiful, biodiverse and inspiring landscape, replacing low grade private farmland that offered little benefit to local people or wildlife. The park was created as part of Edenbrook and Edenbrook Village, a new community of 600 homes, and is a fantastic example of the public benefits that sustainable homebuilding can deliver.

Without these new homes, the country park would not have been created here. But without the country park, there would be no homes because this winding network of streams and ponds is also a vital water management system that made the entire development possible.

Edenbrook Country Park enables people and wildlife to live side by side in a beautiful natural landscape. It is proof that we don't have to choose between housing and nature. We can create more of both.

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TONY PIDGLEY CBE

CHAIRMAN  
THE BERKELEY GROUP





## A NEW BEGINNING

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On the edge of the charming Hampshire town of Fleet and bordering rolling farmland, Edenbrook Country Park boasts 82 acres of environmentally biodiverse meadows, wetlands and woodlands, home to a number of wildlife species, all connected by a network of footpaths, boardwalks and cycle paths.

Edenbrook Country Park is open to the community all year round, providing the perfect place to get close to nature and observe the landscape as it changes through the seasons.



The PERFECT  
*place* to get  
close to NATURE



## KEY FACTS

146 *acres*

600 *mixed tenure homes*

82 *acre country park,  
leisure centre and sports pitches*

£14m *contribution to  
infrastructure and services*



## EDENBROOK VILLAGE FLEET

*Berkeley has worked in close partnership with Hart District Council  
and Natural England to create this thriving new community on the  
edge of Fleet in Hampshire.*

A mix of traditional architecture and generous open spaces creates a welcoming village atmosphere at Edenbrook Village, with children's play areas, sports pitches and a new leisure centre drawing people together and creating new links with the wider area.

Alongside this growing community, Berkeley has created a new country park. It encompasses distinctive meadowlands, wetlands and woodland areas, and is connected by winding footpaths and cycleways. Picnic areas, a bird hide, community gardens, play spaces, a skate park and BMX track make this a popular venue for people of all ages and a hub for community life.

Edenbrook Village shows that homebuilding can be a force for good. By building much needed new homes of all tenures, Berkeley has been able to deliver a spectacular amenity for new and existing communities, connecting people and nature and improving health and wellbeing, as well as improving the area's biodiversity.







HOMES and  
NATURE IN  
*perfect harmony*





# EDENBROOK COUNTRY PARK MAP

*82 acres of beautiful parkland with a number of amenities available to the community all year round.*







*A natural* GREEN  
SPACE for the  
*whole* COMMUNITY



CREATING  
A LEGACY

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*Making space for nature in our increasingly fast-paced, urban lives is crucial to our long-term wellbeing.*

Research shows that even just a few minutes spent amid trees, grass and flowers can lift the spirits, calm the mind and reduce stress.

Green spaces benefit communities as well. From the casual daily greeting between dog walkers, to organised rambles or children running and playing freely in fields, community connections are made and strengthened in a natural environment.

At Edenbrook Country Park, Berkeley – in partnership with Hart District Council – has created a natural green space for the whole community. It is an exceptional public amenity and an environmental legacy for generations to come.







## WORKING TOGETHER

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Berkeley, together with Hart District Council, Natural England, and the local community has approached the creation of Edenbrook Country Park in a spirit of commitment, innovative thinking and rigorous attention to detail. Working collaboratively, to transform what was once arable land of limited ecological value into a sustainable, biodiverse environment – perfect for wildlife and humans alike.

One of the challenges was turning constraints presented by the site's natural features – such as flooding – into opportunities for special features that add value to the residents' and the public's enjoyment. Accessible open spaces and wildlife habitats have been carefully imagined and integrated to create a spectacular community amenity that will endure for generations.





## A SUCCESSFUL PARTNERSHIP

*Berkeley excels at placemaking – creating beautiful,  
successful spaces where people love to live.*

At Edenbrook, a country park was always part of the masterplan for the wider village development. Working in partnership with stakeholders, the original plans have been expanded and improved to create this exceptional natural space.

It was clear from the outset that the country park presented a huge opportunity to create a valuable amenity for the whole community and an important area of environmental biodiversity. Just as plans for the park were being developed, the new Thames Basin Heaths Special Protection Area (SPA), a European initiative to protect populations of ground nesting birds, was introduced. Any new housing development within 5 kilometres of the SPA must provide new green space for recreation – called Suitable Alternative Natural Green Space (SANG) – to mitigate the impact of human visitors on the area.

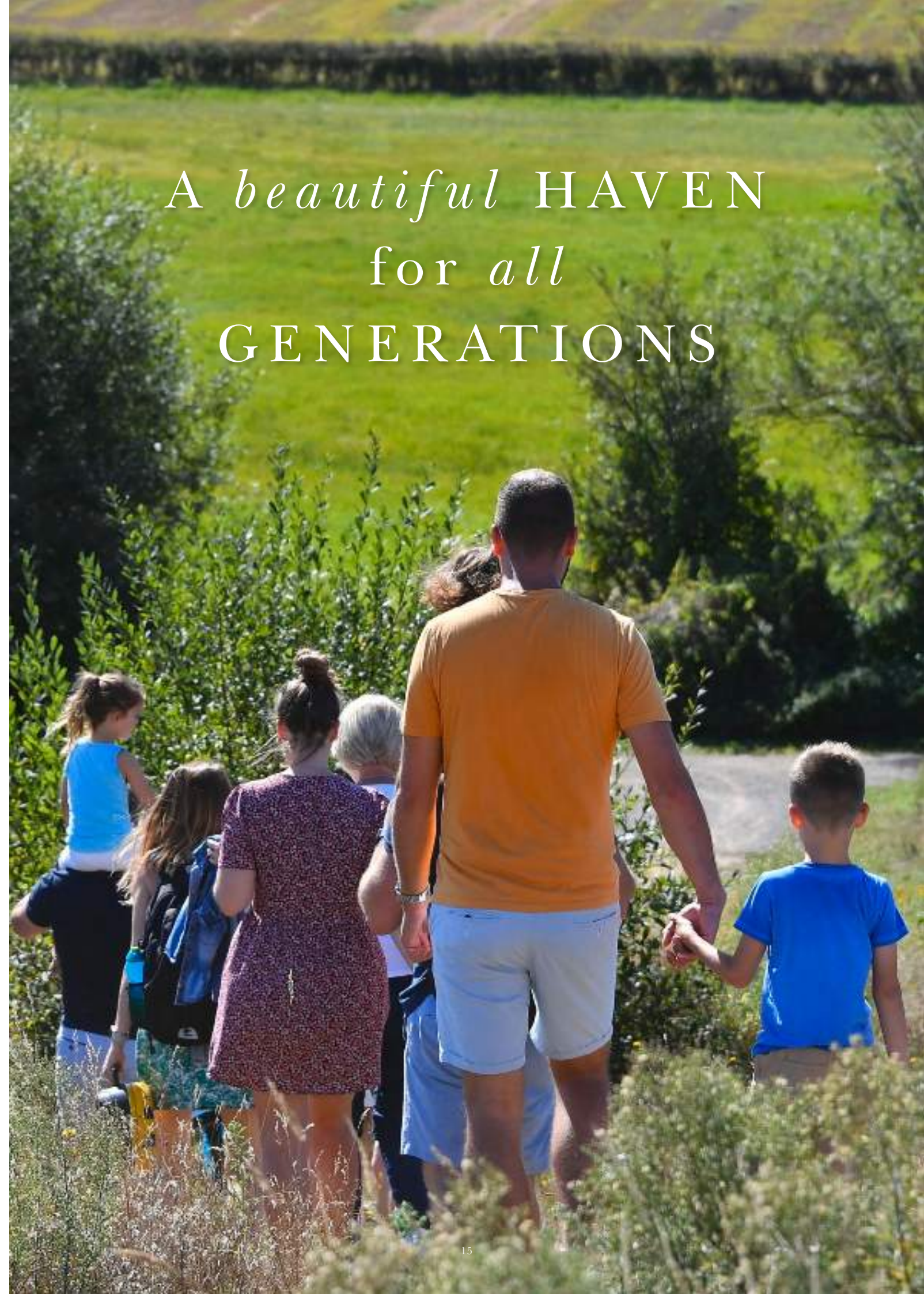
Working with Natural England and Hart District Council, Berkeley redefined the country park to create a SANG that goes far beyond what was required to satisfy the requirements of the new legislation. The result is a place with a strong sense of identity that provides a wealth of benefits for both wildlife and the community.



*We engaged local people.  
The park gives them a sense  
of stewardship which builds  
communities for the long term.*



## *A beautiful* HAVEN *for all* GENERATIONS







## ENHANCING *the* ENVIRONMENT

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*What was once scrubland on the River Hart flood plain has been totally transformed into a place for the community to enjoy.*

*“Edenbrook Country Park provides a valuable green destination for the people of Hart. To achieve it on this level cannot happen by chance. It required a strong partnership to develop empathy between Berkeley and the local community’s needs.”*

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DARYL PHILLIPS

JOINT CHIEF EXECUTIVE  
HART DISTRICT COUNCIL

From the start, Hart District Council played an active role in shaping the country park, sharing Berkeley’s vision for a park that seamlessly blends nature with leisure and recreational facilities.

A key area for consideration was flood alleviation. The site is a natural flood plain from the River Hart, which bisects the park. Berkeley ensured flooding could be managed without detriment to the housing by installing sustainable urban drainage systems. These included digging swales along an attractive ‘green finger’ within the built-on areas, and a flood compensation meadow within the country park.

Berkeley also gifted land to Thames Water for a 30 metre-deep underground water pumping station for the alleviation of foul water flooding.



A VALUABLE green  
*destination* for the PEOPLE  
of HART to *enjoy*





## HEART *of* *the* COMMUNITY

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### FAMILIES

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There is ample space for families to enjoy the great outdoors, along the footpaths and boardwalks, taking in the sights and sounds of nature.



### PICNIC AREAS

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Acres of grassed areas means there is always somewhere to sit and picnic on a sunny day.



### COMMUNITY EVENTS

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Both Hart District Council and Berkeley organise events throughout the year that bring the whole community together – from barbeques to wildlife and environmental talks.



### CHILDREN'S ACTIVITIES

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Keeping kids happy is an integral part of our community events. There is always something entertaining or educational for them to join in.



Overhead *cables* were  
sunk underground,  
RESTORING the  
natural *views*  
across the park



## WHERE IT ALL STARTED

*From small beginnings, the growth of the park has been  
the result of continued expert involvement.*

The original masterplan for Edenbrook shows a much smaller country park, featuring woodland, man-made wetlands and a network of footpaths. It was always intended to be a public benefit alongside much needed housing. As building work progressed, so did the expansion and refinement of the park as its immense potential was realised.

Essential 'decluttering' had to take place, including the removal of electricity pylons which straddled the land. Unsightly overhead cables were sunk underground, restoring the natural views across the park.

Tree experts Barrell Tree Care were consulted on the preservation of existing trees, and how to incorporate trees into the development. Edenbrook Country Park is now used as an exemplar of tree design and management in new housing schemes.







## HOW THE FINAL PLAN EVOLVED

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*The country park now comprises two characteristic and environmentally discrete areas divided by the River Hart.*

On one side are the acres of natural rough scrub, reeded wetlands with boardwalks and wooded areas – both mature and newly-planted trees.

The other half is given over to more landscaped amenity areas, bordered by gravelled footpaths and cycleways. There is a picnic area, a bird hide and viewing platforms for community enjoyment.

Ten years in the making, the result is regarded as an innovative, leading example of the SANG concept – the first of its kind after the SPA legislation was introduced.

The park was also extended to include space for a BMX track, skate park, community gardens, and a car park was built close to the entrance to make the area easily accessible for visitors.





# TIMELINE

1998

Berkeley put the site forward as a potential housing allocation



2006

Planning permission granted for 300 homes, a sports facility and a country park

2008

After 10 years of planning and design, development began at Edenbrook



2019

Edenbrook Country Park was handed over to Hart District Council



2003

SPA mitigation strategy agreed



2013

Planning permission granted for Edenbrook Village homes, leisure centre and sports pitches and the extension of the country park



TODAY

- 82 acres of country park
- 47km of footpaths and boardwalks
- 600 homes (Edenbrook and Edenbrook Village combined)
- Over £7m investment in habitat creation and public recreation







## A FOCUS *on* SUSTAINABILITY

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*Bringing people and nature closer together demands  
constant care and management.*



*Repairing and replacing  
infrastructure elements is  
necessary to protect wildlife  
and habitats and to ensure  
the public can continue to  
safely enjoy the park.*

As the park nears completion, Berkeley has taken on a curatorship role. Hart District Council oversees the overall management plan and visitor strategy. This involves maintaining the integrity of the park and repairing and replacing infrastructure elements, which is necessary to protect wildlife and habitats and to ensure the public can continue to safely enjoy the park. In conjunction with Berkeley, the council is also developing proposals to enhance the recreational value of the park through the provision of additional facilities.







## THE COUNTRY PARK TODAY

*Many people visit this spectacular setting every day. Taking the opportunity to interact with nature, they take pleasure in its tranquil beauty enjoying the natural environment, and as Berkeley is committed to building communities for everyone, the park also benefits from a variety of recreational and leisure spaces.*



### WILDLIFE

Many types of water bird live on the lake. In spring, you can spot swans with their brood of cygnets.



### NATURE

This is a haven for insects, birds and mammals. Wild flowers grow in abundance throughout the park.



### WALKS

Paths and cycleways wind round and through the countryside – perfect for a leisurely stroll or invigorating run.



### GREEN SPACES

There are open green spaces for everyone to relax, play or picnic. Mature trees provide shade on hot summer days.



### RECREATIONAL

The BMX pump park and mountain bike track are challenging enough for the most daring riders.



### COMMUNITY GARDENS

Straight from the ground to your plate - delicious, freshly picked vegetables and fruit from the community gardens.





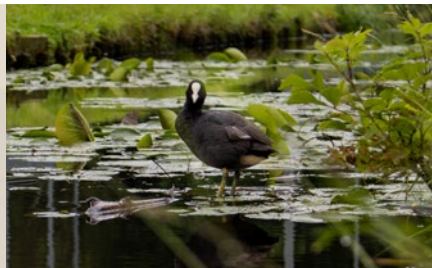
# AN ABUNDANCE *of* WILDLIFE

*Edenbrook Country Park is home to an enormously diverse range of birds, reptiles, animals, insects and flowers, most of them native species.*



SWANS

*Cygnus olor*



COOTS

*Fulica atra*



HERONS

*Ardea cinerea*



YELLOWHAMMERS

*Emberiza citrinella*



EGYPTIAN GEESE

*Alopochen aegyptiaca*



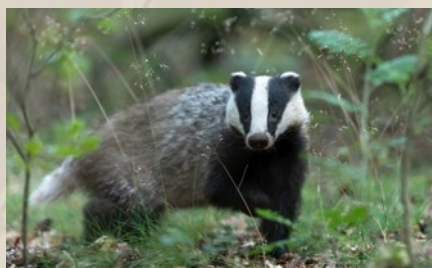
TUFTED DUCKS

*Aythya fuligula*



FOXES

*Vulpes vulpes*



BADGERS

*Meles meles*



RABBITS

*Leporidae*







## MEET *the* RANGER

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*Sarah Leedham's role is to ensure everyone – both wildlife and people – can enjoy Edenbrook Country Park to the full.*

*“Many people are unaware of the wildlife right on their doorstep. I love seeing their faces when I show them something they haven't noticed before – such as a dragonfly, butterfly, bat or rarely-seen bird.”*



SARAH LEEDHAM

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COUNTRYSIDE RANGER  
HART DISTRICT COUNCIL

As Countryside Ranger, Sarah is responsible for wildlife management and community engagement at Edenbrook Country Park. She is passionate about both aspects of her role and is buzzing with ideas. “Everyone is welcome to get involved with the park,” she says. “People come every day to walk or cycle. But we also hold regular events, like building bird boxes and bug hotels, guided nature walks, birdwatching and species spotting, or practical work days to manage wildlife habitats. There is something for all ages and abilities to enjoy.”

The park is already home to hundreds of wildlife species and Sarah expects that, as it matures, it will attract even more. It is a good area for dragonflies, reptiles and butterflies. Protected birds – yellowhammers, meadow pipits, snipes, plovers and lesser spotted woodpeckers – all nest here. In future, Sarah hopes to see lapwing's and barn owls, and bats on summer evenings. She is planning to start a project to encourage swifts, martins and swallows (the park is an ideal habitat for them), and to introduce rustic seating and a living willow sculpture.

Her creative plans will ensure the whole community can enjoy the park in harmony with its wildlife. “Hart District Council and Berkeley have put so much work into creating the park and its habitats. It is a wonderful space for recreation and fun for everyone.”







## PARK AMENITIES

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*Visitors to Edenbrook Country Park have a wide range of activities at their fingertips. All public amenities are open all year round for everyone to enjoy.*



The starting point for exploring the park is the generous 75-space car park. From there, a gravel path – for walking, jogging or cycling – leads all the way round. There are exciting places to explore en route, such as the bird hide, viewing platform and extensive wetland areas. Tucked away in a quiet corner of the park, BMX fans have their own specially-created pump track.

*There are exciting places to explore en route, such as the bird hide, viewing platform and extensive wetland areas.*





A serene landscape photograph featuring a wooden bench in the foreground, positioned on a grassy field. The bench is made of dark wood and is empty. In the background, there is a body of water, possibly a marsh or a pond, with tall grasses and reeds. The sun is setting behind a line of trees, creating a warm, golden glow across the sky and reflecting on the water. The sky is filled with soft, orange and yellow clouds. The overall mood is peaceful and relaxing.

The PERFECT place  
to *relax* & UNWIND





# VISIT EDENBROOK COUNTRY PARK

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Edenbrook Country Park, Hitches Lane, Fleet,  
Hampshire GU51 5DW

Open all year round,  
*for all the community to enjoy*





Berkeley  
Designed for life