

WHITEHILL & BORDON LARGE DEVELOPMENT SITE INFORMATION PACK

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1. Introduction

Prince Philip Park is part of one of the most exciting, innovative and largest regeneration projects in the UK.

The implementation of a hybrid planning application (HPA) consent is well underway for 2,400 dwellings, a new town centre, new schools, roads, open space and community/sports/leisure facilities, employment development, supporting infrastructure, and Hogmoor Inclosure Suitable Accessible Natural Greenspace (SANGS). When complete, Whitehill & Bordon will have sustainably expanded to a population of c. 23,000.

There is scope for the further sustainable expansion of Whitehill & Bordon, and in particular in and adjacent to Prince Philip Park, to provide additional homes, employment land, and open space/SANGS. This proposed expansion represents logical further phases of development within or adjacent to the HPA area. There have been no significant constraints identified to date that would preclude such further development coming forward.

The majority of the Large Development Site comprises previously developed land within the HPA site, BOSC Village (within which there remain significant areas of hardstanding), housing estates proposed for redevelopment, and the redevelopment of the Sacred Heart church site, which the National Planning Policy Framework (see paragraphs 84 and 117) fully supports the re-use/redevelopment of.

This Information Pack provides more details about those proposed expansion areas, including their location and local linkages/benefits.

The Whitehill & Bordon Regeneration Company looks forward to working together with the local community, its elected representatives and other statutory and key stakeholders to deliver the next chapter of this regeneration project.

2. Site Promotion Team

The Whitehill & Bordon Regeneration Company is a joint venture between Dorchester Regeneration and Taylor Wimpey, appointed by the Defence Infrastructure Organisation, part of the Ministry of Defence, the major landowner, to redevelop the former Bordon Garrison in Whitehill & Bordon.

The members of the Site Promotion Team represent:

- o Defence Infrastructure Organisation (DIO), who is the major landowner of the proposed expansion areas;
- o Whitehill & Bordon Regeneration Company (WBRC), appointed as DIO's Development Manager;
- o Urban Place Lab, who are WBRC's masterplanning advisors and have been involved in this regeneration project since 2014; and

- Avison Young (formerly GVA) who are WBRC's planning advisors and have been involved in this project from its outset.
- Fairhurst, who are WBRC's technical advisors who have been involved in the project for the past three years.

Whitehill & Bordon Regeneration Company – WBRC is appointed by the Defence Infrastructure Organisation as Development Manager for the redevelopment of the former Prince Philip Barracks and in this case promoter of the potential growth of Whitehill & Bordon. WBRC is a 50/50 joint venture between Taylor Wimpey and Dorchester Regeneration.

Urban Place Lab Ltd - UPL is a design practice, offering services in masterplanning, urban design and architecture. UPL have been involved in the regeneration of Prince Philip Barracks as masterplanners and urban design advisors since 2014. Responsible outputs as part of the regeneration project include the approved structuring plan and parameter plans as well as a variety of design codes and extensive community engagement.

Avison Young – is the world's fastest-growing commercial real estate services firm. Headquartered in Toronto, Canada, Avison Young is a collaborative, global firm the company comprises approximately 5,000 real estate professionals in 120 offices in 20 countries. The firm's experts provide value-added, planning, leasing, advisory, management and financing services to clients across residential, office, retail, industrial, multi-family and hospitality sectors.

3. Map of Whitehill & Bordon Large Development Site

The areas proposed within this Large Development Site are shown on UPL's Map 1 overleaf.

In relation to housing provision the Large Development Site comprises three complementary elements:

- i) The 'intensification' of development within the consented HPA site to deliver an additional c. 573 additional dwellings
- ii) The redevelopment of existing housing/non-residential sites to deliver c. 256 additional dwellings
- iii) 'New' sites for housing to deliver c. 455 additional dwellings

New employment land will be delivered to the north of Hogmoor Inclosure SANGS.

Further SANGS land will be delivered to the north of the Large Development Site across 4 locations, in accordance with the level of housing delivered and its associated population.

4. Site considerations

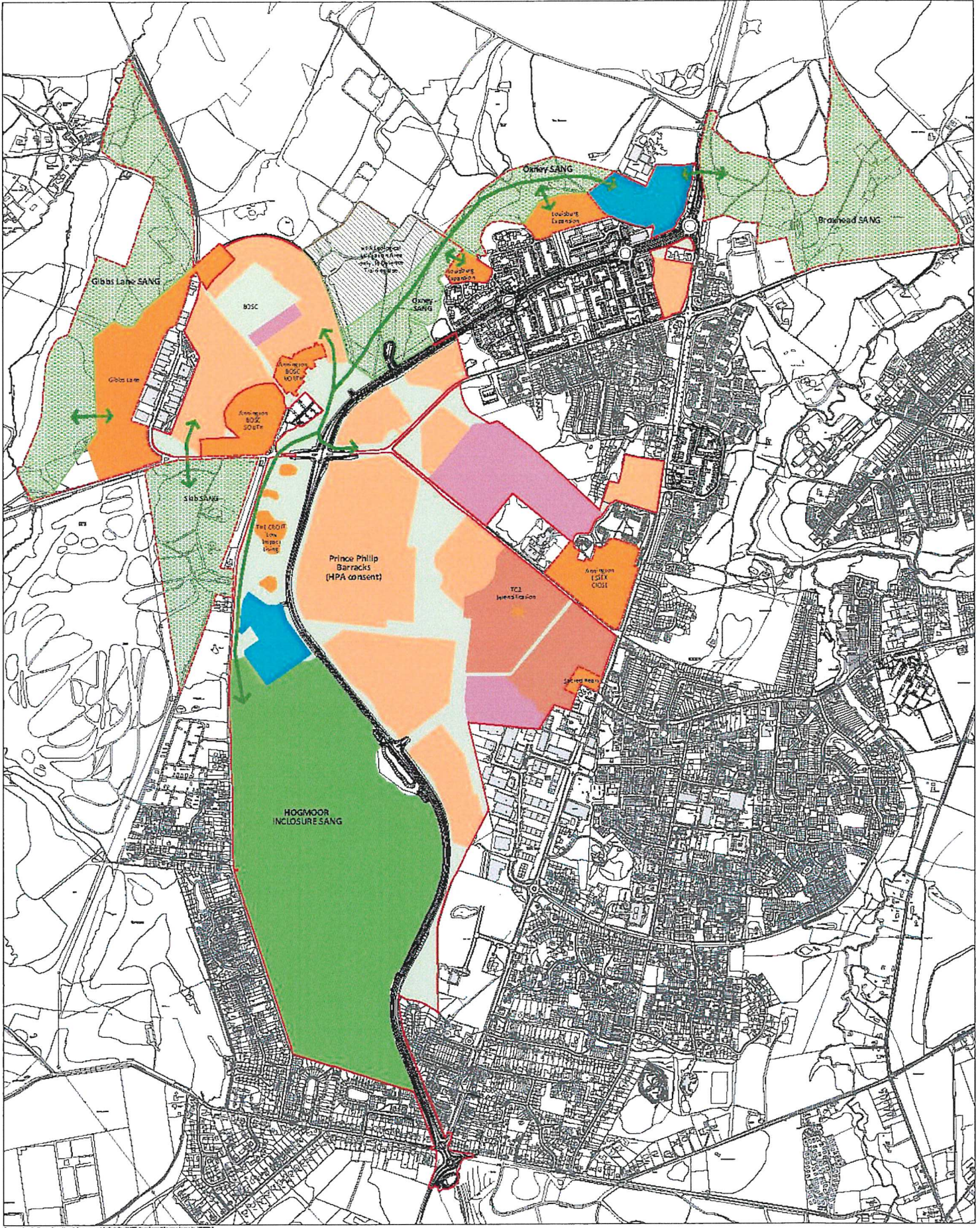
As demonstrated on the UPL's Map 2 Constraints Plan overleaf there are a number of nature and ecological designations adjoining or close to this Large Development Site, which have been taken account of in the consideration of promoting land, particularly development parcels in the vicinity of BOSC. Indeed, no land is promoted for residential or commercial development within 400m of the nearest SPA/SAC.

5. Proposed development opportunities

UPL's Land Use Map 3 (also overleaf) sets out the proposed locations for residential, employment and SANGS as part of the Large Development Site Location, set within/adjacent to the HPA area.

The Proposed Land-Use Budget is as follows:

Land use	Approximate quantum
Homes (C3)	c. 1,284 dwellings
Gypsy and Traveller accommodation (pitches)	The site could in principle accommodate a number of gypsy and traveller pitches and travelling showpeople plots, but further investigation is required to determine a suitable location for the pitches and plots within the site boundaries; and discussions with East Hampshire District Council are required to determine the scale of the need for each type of accommodation in this area.
Travelling Showpeople accommodation (plots)	
Employment (B use classes)	c. 16,000 sq.m on c. 3.10 ha
SANGS	<p>c. 65.08 ha gross (c. 46.86 ha net) across</p> <ul style="list-style-type: none"> i) Oxney SANG 11.88 ha gross/8.55 ha net ii) Slab SANG 12.6 ha gross/9.07 ha net iii) Broxhead SANG 20.60 ha gross/14.83 ha net iv) Gibbs Lane SANG 20 ha gross/14.40 ha net <p>N.B. Hogmoor Inclosure SANGS has a residual capacity to support an additional 350 dwellings over and above the 2,400 HPA consented dwellings.</p> <p>SANGS to be created in accordance with the level of housing delivered and its associated population</p>



MAP 3 - Land Use

Residential expansion area	Residential expansion area Town centre infill/extension	WPA 11/12/13/14/15/16/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100	 Scale: 1:10,000 Date: 14/07/2019 Author: [Name] Version: 2 Project: WPA 11/12/13/14/15/16/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100
Core retail / business use town centre	Schools and community use	Large Development Site expansion area	
Employment	Strategic green infrastructure	SANG	 UPPAN PLACE LAB Planning and Urban Design 100 High Street, Warrington, Cheshire, WA1 1AA Tel: 01925 838383 Email: info@uppanplace.com
Nature conservation area	Key IPKs	Residential SANG	

6. Understanding constraints and considerations to identify proposed development opportunities

UPL's Map 3 Land Use plan outlines the broad spatial areas for further:

- Residential development, particularly around BOSC Village
- SANGS provision in 4 locations at Slab SANG, Oxney SANG, Broxhead SANG, and Gibbs Lane SANG.
- Employment land provision to the north of Hogmoor Inclosure SANG

It will be noted that the UPL Map 3 Land Use Plan also indicates residential expansion areas and the associated increase in SANGS provision as appropriate.

The Defence Infrastructure Organisation is the major landowner in this proposed Large Development Site, alongside Annington Property Limited estates (Budds Lane and Bolley Avenue) and the Sacred Heart Church/Nursery (Camp Road).

As demonstrated on the UPL Map 2 Constraints Plan there are a number of nature and ecological designations adjoining or close to this Large Development Site, which have been taken account of in the consideration of promoting land, particularly development parcels in the vicinity of BOSC. Indeed, no land is promoted for residential or commercial development within 400m of the nearest SPA/SAC.

7. Delivery and timescales

A three stage approach is proposed to deliver c. 1,284 dwellings (i.e. 3,684 dwellings in total including the 2,400 units already consented in the main HPA).

From Year 2 (c. 314 dwellings) would involve:

- i) Increased housing provision in the new Town Centre Phase 1 and (part of) Phase 2 areas (over and above that approved in the HPA) which taken with
- ii) Minor Increases to development densities on HPA residential development parcels

could together yield a further c. **263 dwellings**

In the short term WBRC notes that there is also an opportunity to redevelop the Sacred Heart church and nursery site (including with a replacement church building with the nursery potentially relocated into the town centre) could yield c. **51 dwellings** and which has been included for the purposes of SANGS calculations (see below) to take a comprehensive approach.

The approved capacity of Hogmoor Inclosure SANGS (as part of HPA application ref 55587/001) is adequate to mitigate 2,750 dwellings i.e. the HPA consented 2,400 dwellings, and the additional 350 dwellings outlined above in Stage 1. The works to create this SANGS have been completed.

From Year 3 (c. 472 dwellings) involves the redevelopment of previously developed land and intensification of the remaining Phase 2 area of the new town centre as follows:

i) Increased housing provision in the new Town Centre Phase 2 which could yield a further c. **310 dwellings**.

Although this land is available now, it is likely around a quarter of the dwellings could be delivered in the next 5 years and the remaining amount delivered within the next 6 – 10 years.

ii) Redevelopment of the existing Annington Property Limited estates in 3 locations:

a. Essex Close (in part)

b. BOSC north

c. BOSC south

which could yield a further c. **162 dwellings** within the next 5 year period.

The scale of further housing growth will require the provision of associated Suitable Alternative Natural Greenspace (SANGS) to mitigate this scale of development.

The creation of four proposed SANGS areas to create net 46.86 ha SANGS (after discounting) can support/mitigate the provision of c. 2,439 dwellings (with the HPA SANGS able to support a further 350 non-HPA dwellings resulting in an overall mitigation strategy to support 2,789 dwellings against the Large Development Site expansion of 1,284 dwellings. The phased implementation of the additional SANGS land will be delivered on a phased basis commensurate with the scale of Stage 2 housing provision.

From Year 5 (c. 498 dwellings) includes the redevelopment of previously developed land and the expansion of the BOSC village area as follows:

i) Redevelopment of the existing Annington Property Limited estate at:

a. Essex Close (in part)

which could yield a further c. **94 dwellings**

ii) The Croft (low impact living) which could yield c. **30 dwellings**

iii) BOSC Village/Gibbs Lane, which could yield c. **374 dwellings**

Again the delivery of SANGS to mitigate this stage would be provided commensurate with amount of Stage 3 housing provision.

8. Meeting identified needs in a sustainable way

The Government's national planning policy says, "The supply of large numbers of new homes can often be best achieved through planning for larger scale development, such as new settlements or significant extensions to existing villages and towns, provided they are well located and designed, and supported by the necessary infrastructure and facilities. Working with the support of their

communities, and with other authorities if appropriate, strategic policy-making authorities should identify suitable locations for such development where this can help to meet identified needs in a sustainable way."

- a. Supporting a sustainable community, with sufficient access to services and employment opportunities; and
- b. Opportunities to improve and invest in infrastructure

The planning hybrid planning application (HPA) consent granted for the redevelopment of Bordon Garrison (ref 55587/001) included a number of key supporting (non-residential) infrastructure elements to assist in the wider regeneration of the Strategic Allocation Area designated in the adopted Joint Core Strategy. These comprise:

- i) New SANGS facility (c. 55ha) – this has been provided and is operational at Hogmoor Inclosure together with additional SANGS facilities buildings (ref 55587/046) which are nearing completion.
- ii) Relief Road – the new relief road to the west of Whitehill & Bordon was completed earlier in 2019 at an estimated cost of c. £14m.
- iii) Secondary School and sports facilities – the replacement Mill Chase Academy (to be known as Oakmoor School) is well underway and due to open later in November 2019 (initial capacity for 900 pupils) at an estimated cost of c. £32.6m (which can expand to provide 8FE for up to 1,200 pupils).
- iv) Primary School – a new 3FE school was approved and will be delivered once the Whitehill & Bordon population has sufficiently grown to provide the necessary demand for further primary school places.
- v) Town Centre – up to 23,000 sq.m of commercial floorspace was approved and a subsequent reserved matters application (RMA) consent (ref 55587/065) for Phase 1 of the new Whitehill & Bordon town centre was granted in early 2019 including new shops, offices, restaurants, cinema, makers market and town park/square and parking. Implementation is expected from early 2020.
- vi) New sports pavilion/facilities at BOSC – this was subsequently granted RM approval and opened in 2018.
- vii) Improved Oxney Drain/Moss corridor – this was subsequently granted RM approval and opened in 2018.
- viii) Employment – up to 10,000 sq.m of Class B1 and B2 floorspace was approved and the preparation of a RMA is underway for submission in 2020.
- ix) Skate Park – this was subsequently granted RM approval and opened in 2018.

The HPA S.106 includes c. £54m of direct financial contributions to EHDC/HCC towards funding transport, community, education and other local improvements.

WBRC has also submitted an outline planning application for a new health hub (with residential above – ref 55576/102) to further support the range of uses in the new town centre (with determination expected later in 2019).

A further application proposing a new warehouse/offices (ref 55587/094) is also due for determination in summer 2019 – this c. 13,000 sq.m development is anticipated to accommodate around 150 jobs.

RMA consent has been granted for 480 dwellings in the main HPA area to date and further RMA's are under preparation for further residential phases with RMA consent also due in summer 2019 for a submitted phase containing 190 dwellings.

Within the wider Whitehill & Bordon Strategic Allocation Area planning permission has been granted for 500 dwellings at Louisburg Bks (which is well underway) and employment land (which has partly been developed with a Training Skills College) and at Quebec Bks (100 dwellings all completed).

The Whitehill & Bordon Strategic Allocation Area (W&BSAA) designation in the adopted JCS (2014) allocated up to 4,000 dwellings (2,750 dwellings within the plan period to 2026 and 1,250 dwellings beyond). Across the 3 large former MoD sites forming the majority of the SAA planning permission totalling 3,000 dwellings are in place at which point it was assumed a further 350 other dwellings could come forward resulting in there being some significant residual capacity within that original allocation for further housing growth to 2026.

There is considerable scope to grow Whitehill & Bordon further given the town is already in the process of delivering substantial social and physical infrastructure which can accommodate further growth, such as the new Oakmoor School, which is being built to 6FE but can be extended to 8FE for example. Moreover, the uplift in housing numbers include increased housing in the town centre and additional facilities such as a food store, restaurants and hotel. This provides job opportunities for people living in the town. Such further expansion can deliver numerous benefits including increases in:

- Town centre footfall/capacity expenditure
- Public transport patronage
- Local employment opportunities in the new town centre and new employment allocations/sites

The proposed Large Development Site is well located in terms of accessing the new town centre, health facilities, schools, open space and SANGs, and public transport routes/stops.

There are no known services/utilities capacity constraints to prevent the growth of Whitehill & Bordon as proposed within this Large Development Site.

c. Economic opportunities

The hybrid planning application (HPA) consent granted for the redevelopment of Bordon Garrison (ref 55587/001) envisaged that approximately 3,000 new jobs would be created out of a total jobs growth target of 5,500 for the town. To date more than 1,000 jobs have been created and it is expected that this will rise to 2,500 once the town centre has opened in 2021.

It has always been a key driver for the project that employment growth should

work hand in hand with housing growth. To this end, the growth of Whitehill & Bordon envisaged through the Large Development Site promotion process will deliver an additional 1,000 jobs, 600 of which will be delivered through the expansion of the town centre.

Population growth will boost the local pound. The housing growth of 1,284 homes will boost the population by approximately 3,000 people. As a result, we will see a boost to the local economy from the spending power in excess of £10M per annum.

This population growth will also support the delivery of local services including social care. Additional homes and business floor space will generate additional income to the local councils of in excess of £2M per annum.

Growth will also support the development of a balanced community. Of the 1,284 additional homes, a significant percentage, as a minimum in accordance with EHDC policy, will be classed as affordable providing homes for low-income families and homes to support key workers needed in the town such as teachers and nurses.

d. Opportunities for environmental improvements

In terms of potential environmental gains associated with further housing, town centre and employment growth, this will primarily take the form of the provision of supporting SANGS land and public open space to meet local standards.

The impact of development on the environment is a crucial consideration. We acknowledge EHDC's recent declaration of climate emergency and call to plant 120,000 trees in the district. The expansion of Whitehill & Bordon will go a long way to meeting this call to action. We will work closely with the landowner to plant the right species of trees and flora to create biodiversity and foster environmental sustainability. We continue to work closely with Natural England and the lead environment authorities to ensure we act as good custodians of our places.

Our homes and places of work will be built to latest standards to minimise energy and water consumption and heat loss. While there are currently no formal standards for energy efficiency in homes other than as set through building regulations, we have committed in Whitehill & Bordon to deliver homes and places of work which improve on carbon reduction targets set through building regulations by at least 10%. We measure our performance in this regard and are working with the Energy Trust to ensure that in construction we are meeting the build quality needed to hit the targets we have set.

We also need to address how we can generate green energy through development. Many homes now feature photovoltaic panels which help to reduce demand on the National Grid. We are also introducing Combined Heat and Power plants and air source heat pumps for larger buildings where appropriate. We are also exploring how we can benefit from recent innovations in battery technology and ground source heating.

e. Creating and maintaining a quality place

Place making is at the heart of WBRC's approach to the regeneration of Whitehill & Bordon. WBRC's vision is set out within several HPA documents such as the approved HPA Structuring Plan and broadly encompasses:

OUR OVERALL VISION

- We will create a place with **BELIEF**.
- We are committed to ensuring that change is **VISIBLE**.
- We propose to work to **KEY STRENGTHS**.
- We want to create an **AWARENESS** of opportunity.
- We will build a **REPUTATION** for delivery, progress and change.



Building on the principles underpinning the approved HPA scheme, the subsequent reserved matters approvals for residential development (there are currently consents for 480 units with a further 190 units submitted for consent and awaiting determination) which are under construction demonstrate a high quality approach has been taken to the design and materials for these units. A similar high quality approach was taken to the rebuilding of the BOSC pavilion (ref 5587/030) which opened in 2018. The delivery/layout of these new units within a green infrastructure (including open space provision) and blue infrastructure setting (with road/cycle/footpath links) would also be extended to the additional Large Development Site land coming forward to expand Whitehill & Bordon.

The advance early provision of high quality supporting infrastructure (including Hogmoor Inclosure SANGS for example) has also helped to start the transformation of the former Garrison site.

Redevelopment of the former Garrison has continued at pace and will continue to proceed/accelerate once the new Oakmoor School and Town Centre Phase 1 opens. The design of new development reflects the local vernacular and respects the heritage of the town and the delivery approach continues to be based on extensive local consultation and input.

f. Meeting the housing needs of everyone

In terms of providing a wide range of house and apartment sizes and tenures, WBRC continues to explore opportunities for introducing self-build, custom build, and custom choice for examples.

Whilst not included in the Land Use Table above, WBRC is actively exploring the provision of Class C2 uses (care home for example or similar uses) within the HPA and wider Large Development Site area as it seeks to widen the residential offer in Whitehill & Bordon. In particular the designation of Whitehill & Bordon as a 'Healthy New Town' (HNT) (in 2016 as one of 10 such designations across England) focuses on health and care as an important HNT workstream alongside the provision of 'smart' healthy homes and promoting health and active lifestyles.

There will continue to be a focus on new homes meeting the needs of different community groups and a focus on building a sustainable place meeting a wide range of community needs. Different forms of tenure will also be available to ensure that new homes are affordable and meet a wide range of needs from starter homes to homes for retired people.

g. Accessing the site by walking, cycling and public transport

In terms of walking/cycling this Large Development Site would be located on land involving:

- i) An intensification of housing provision on the main HPA site (including with an additional area within the HPA area for housing) – this intensification will build upon/benefit from the hierarchical approach taken to movement and transport across the HPA site/approval with a focus on creating an east west connection between Budds Lane (southern end) and the Relief Road (J3) into the new town centre, and a north south connection through the HPA site linking Budds Lane (northern end) to the Relief Road (J2). The HPA also includes the direct provision of a section of the Green Loop (a 3m wide foot/cycleway) as part of the wider Loop that runs around the periphery of Whitehill & Bordon) with further cycle route connections beyond. An internal Green Grid approach to movements within Whitehill & Bordon is also accessible.
- ii) New areas for housing adjacent to the HPA site which will benefit from its proximity to the approved HPA road/cycle/footpath network.
- iii) Redevelopment of three existing housing sites that are already well-connected to the local cycle/footpath networks.
- iv) Employment land provision which includes linking to the Green Loop.

In relation to public transport, the recently approved new town centre at the heart of the HPA site contains a new 'transport hub' and the approach of the HPA scheme is to locate bus stops within 400m of the majority of new housing which would be extended to the additionally allocated sites.

The HPA S.106 also includes significant financial contribution toward improvements towards public transport (amongst other transport related measures) including the potential increase in the frequency of local services, which could be potentially enhanced through contributions from further housing development in Whitehill & Bordon with potential levels of public patronage increased by expanding the local population.

UPL's Map 4 Access and Movement plan (overleaf) shows how the potential additional housing and SANGS land (and employment land) can integrate/is accessible in the town.

9. Local communities

a. Concerns, opportunities and benefits; and

b. Working together going forward, in an inclusive way

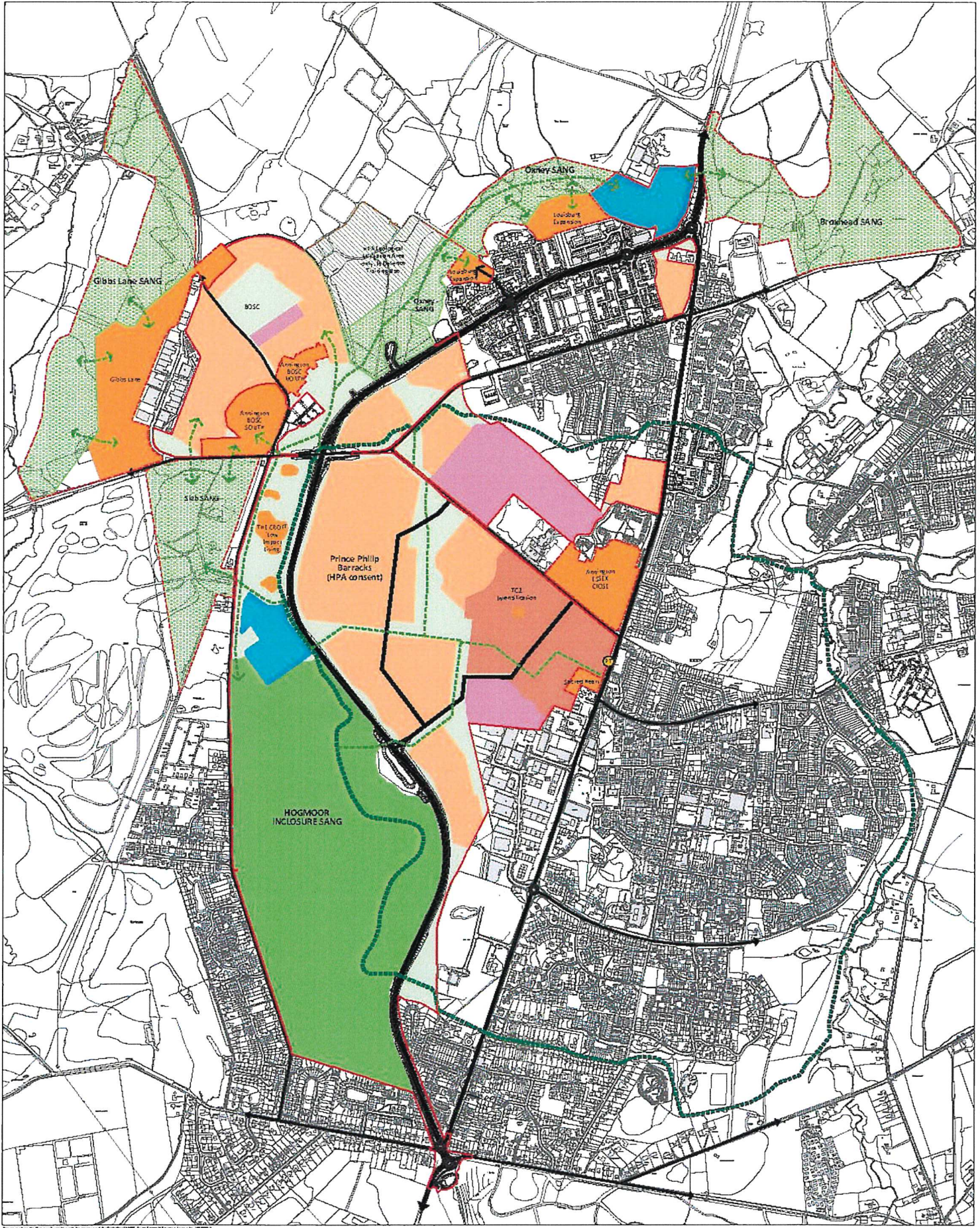
As set out above the proposed expansion of Whitehill & Bordon can deliver significant economic, environmental and social/community benefits.

WBRC has an excellent track record of actively engaging with local residents and businesses, community groups alongside the Town, District and County Councils which have initially focused on pre-application public consultation events. Indeed some of these events, such as in relation to seeking views on the new town centre proposals in Whitehill & Bordon, have involved invitations going out to over 25,000 households for example - a demonstration of WBRC's commitment to actively seeking local views on important local matters to shape how development in Whitehill & Bordon is delivered. WBRC has built up a well-established local communications network/database.

WBRC's local engagement/channels of communication have been significantly extended beyond planning matters to include:

- circulating a regular WBRC newsletter that provides progress updates on HPA development parcels progress and invitations to forthcoming consultation events (which goes out to over 2,500 people).
- hosting regular question and answer sessions attended by key members of the WBRC team, which are open public meetings.
- hosting a dedicated website as a further means of communicating local events as well as using social media (facebook and twitter).

We have also created with EHDC a local charity, the Whitehill & Bordon Community Trust whose objectives are to support the needs of local people. The charity collects an annual levy from home owners and this allows the charity to carry out a range of activities, including running the Hogmoor Café and education centre, promoting the benefits of working in the digital sector to young people to sponsoring food banks and activities for the elderly.



MAP 4 - Access and Movement

Access and Movement		Land Use		HPA of 5557/001	
	Main movement network (vehicular and footways)		Residential (precommunity)		HPA of 5557/001
	Green loop		Core retail / mixed use town centre		Large Development Site expansion area
	Main road cycle network with links to SANG areas		Schools and community use		Residential expansion area Town centre intensification
	Public Transport Hub		Employment		Potential SANG
			Strategic green infrastructure		
			SANG		
			Nature conservation area		

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UPPER PLACE LAB
 URBAN PLANNING AND DESIGN