

INTRODUCTION TO THE WHITEHILL & BORDON LARGE DEVELOPMENT SITE

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

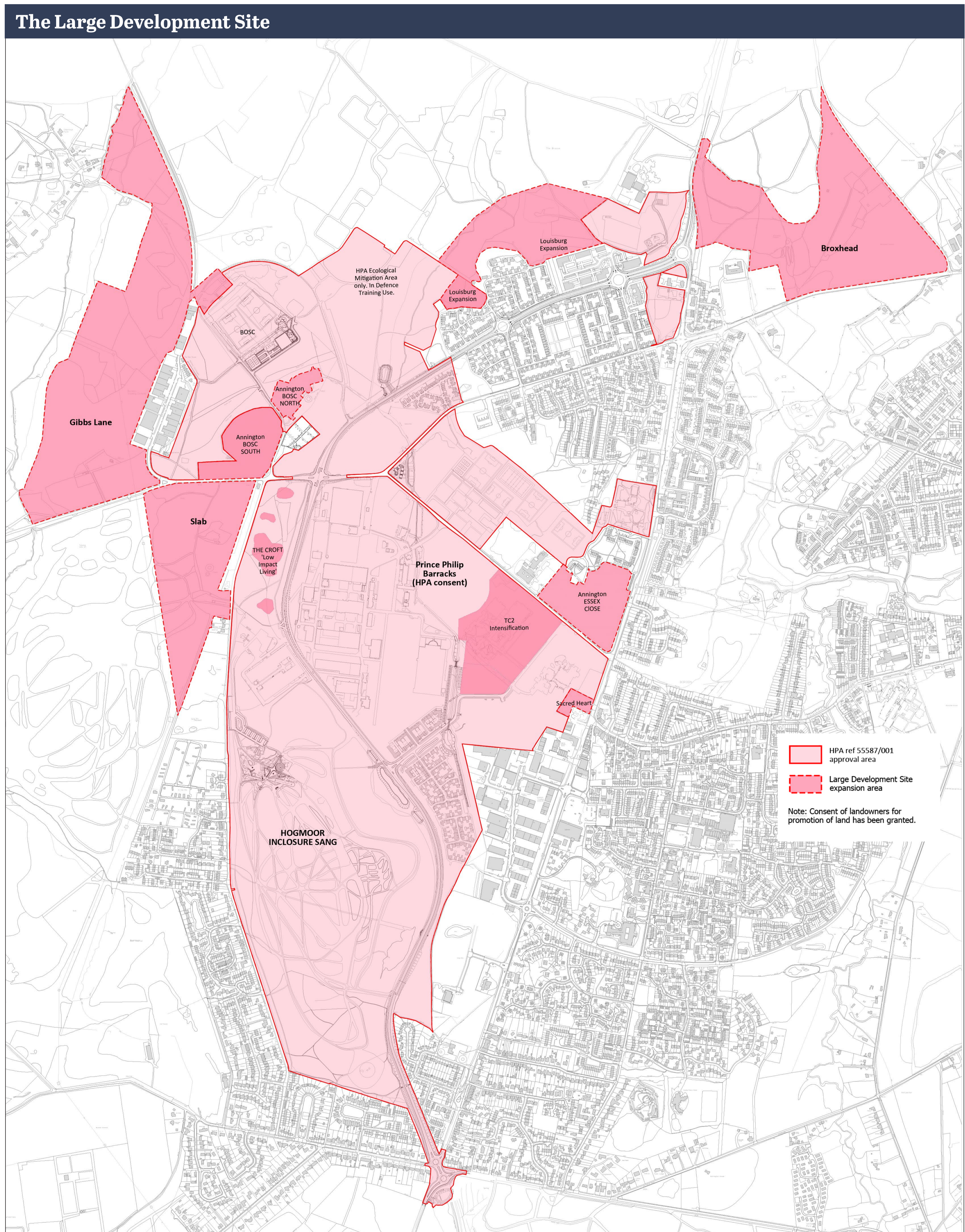
The implementation of a hybrid planning application (HPA) consent is well underway for 2,400 dwellings, a new town centre, new schools, roads, open space and community/sports/leisure facilities, employment development, supporting infrastructure, and Hogmoor Inclosure Suitable Accessible Natural Green Space (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.

These Information Boards provide more details about those proposed expansion areas, including their location and local linkages/benefits.

The Whitehill and 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.



WHITEHILL & BORDON

THE LARGE DEVELOPMENT SITE PROPOSALS

Large Development Site Proposals

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

- The 'intensification' of development within the consented HPA site to deliver an additional c. 573 additional dwellings
- The redevelopment of existing housing/non-residential sites to deliver c. 256 additional dwellings
- '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.

Key Infrastructure Provision (HPA consent)

The 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:

- 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.
- Relief Road – the new relief road to the west of Whitehill & Bordon was completed earlier in 2019 at an estimated cost of c. £14m.
- 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).

- 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.
- Town Centre – up to 23,000 sq.m of commercial floorspace was approved and a subsequent 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.
- New sports pavilion/facilities at BOSC – this was subsequently granted RM approval and opened in 2018.
- Improved Oxney Drain/Moss corridor – this was subsequently granted RM approval and opened in 2018.
- 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.
- Skate Park – this was subsequently granted RM approval and opened in 2018.

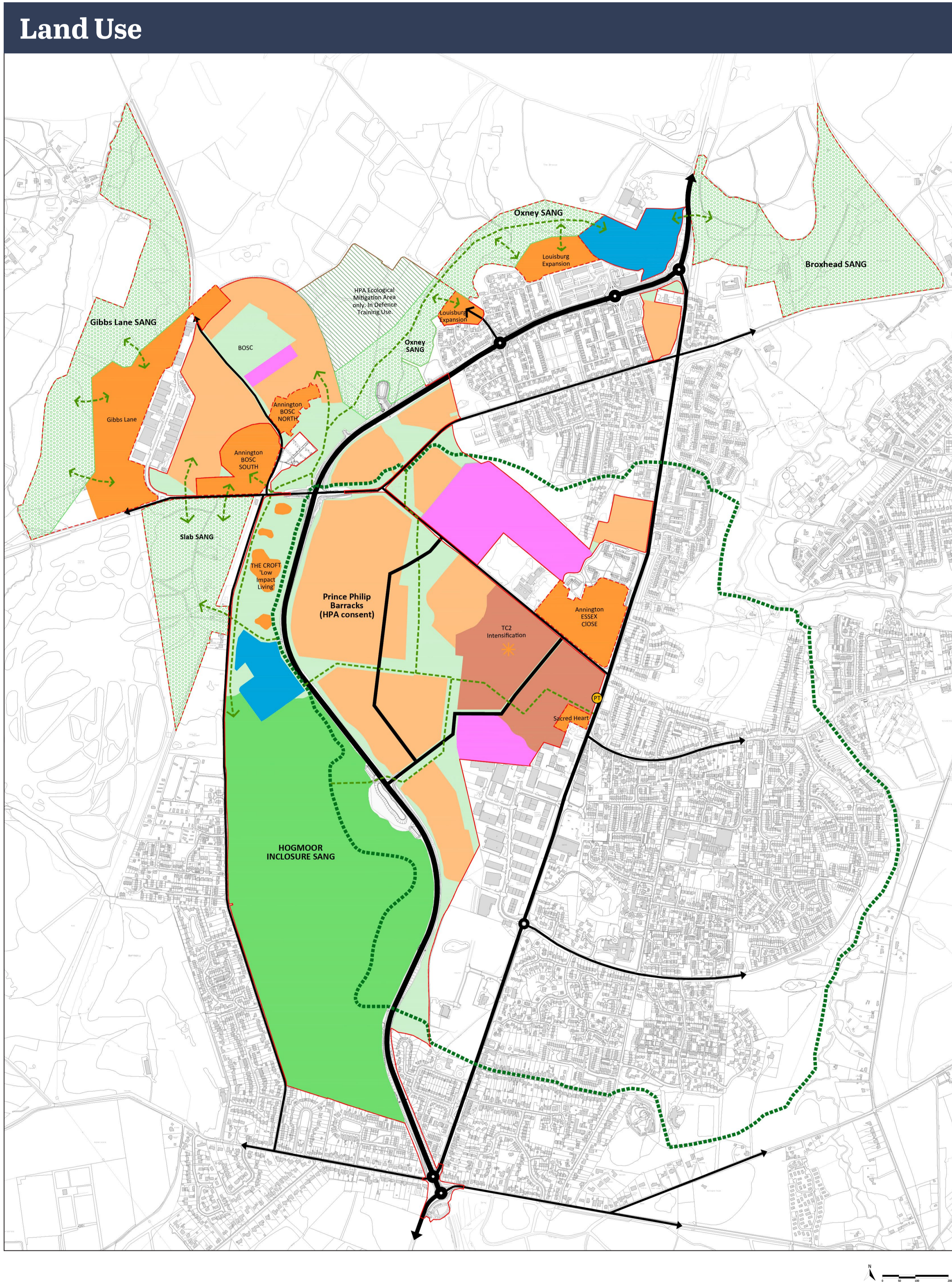
The HPA S.106 also includes c. £54m of direct financial contributions to EHDC/HCC towards funding transport, community, education and other local improvements.

The Whitehill and Bordon Regeneration Company has also submitted applications for:

- a new health hub to further support the range of uses in the new town centre (with determination expected later in 2019).
- a new warehouse/offices for c. 13,000 sq.m, anticipated to accommodate around 150 jobs.

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. 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

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

The 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. Development will seek to support the wider infrastructure as part of the HPA and as a result the land use budget proposed is as follows.

Proposed Land Use Budget	
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	c. 65.08 ha gross (c. 46.86 ha net) across 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 N.B. Hogmoor Inclosure SANGS has a residual capacity to support an additional 350 dwellings over and above the 2,400 HPA consented dwellings. SANGS to be created in accordance with the level of housing delivered and its associated population.



WHITEHILL & BORDON

KEY CONSTRAINTS AND DELIVERY

Key Constraints

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 .

Density and Mix

Site-wide densities applied to the Large Development Site will reflect the densities already consented as part of the HPA as a basis. Typically these range from 30 dwellings per hectare (DPH) to 55+ DPH. Highest densities will be applied to the town centre intensification and Sacred Heart site areas. In some peripheral areas of the site, lower densities may be applied.

There will continue to be a focus on delivering new dwellings to meet the needs of different community groups, from affordable/starter homes to homes for retired people. The Whitehill and Bordon Regeneration Company will continue, as part of its focus on building a sustainable place to meet a wide range of community needs, to promote a wide range of house and apartment sizes and tenures, including exploring opportunities for introducing self-build, custom build and custom choice for example.

Delivery Programme

There are three main stages of delivery proposed:

from year 2	c. 314 dwellings <ul style="list-style-type: none"> Additional dwellings on HPA site Sacred Heart church and nursery site
from year 3	c. 472 dwellings <ul style="list-style-type: none"> Increased housing in town centre phase 2 Redevelopment of Annington sites New SANG areas
from year 5	c. 498 dwellings <ul style="list-style-type: none"> Redevelopment of Annington sites Housing at the Croft and Gibbs Lane New SANG areas

Key Benefits

Economic

In addition to the provision of extensive infrastructure as set out on banner 2, the 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.

Housing Needs

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.

Environmental Gains

Environmental gain 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 and 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.

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. Many homes now also 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.

Place Making

Place making is at the heart of the Whitehill and Bordon Regeneration Company's approach to the regeneration of Whitehill & Bordon.

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

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.

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.

