

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 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.

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.

Key Benefits

Economic

In addition to the provision of extensive infrastructure, 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, will be classed as affordable.

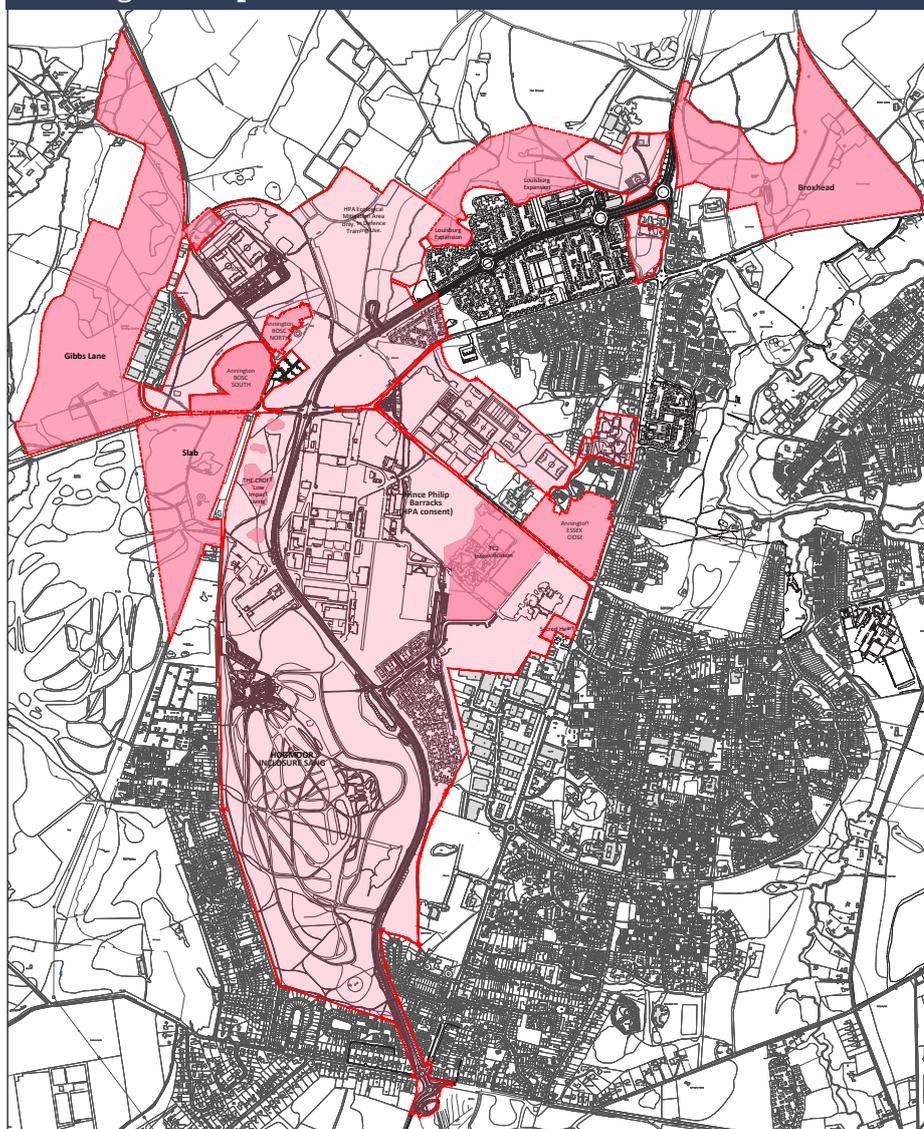
Environmental Gains

Environmental gain will primarily take the form of the provision of supporting SANGS land and public open space to meet local standards.

Place Making

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

The Large Development Site



-  HPA ref 55587/001 approval area
-  Large Development Site expansion area

Note: Consent of landowners for promotion of land has been granted.

The Large Development Site Proposals

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

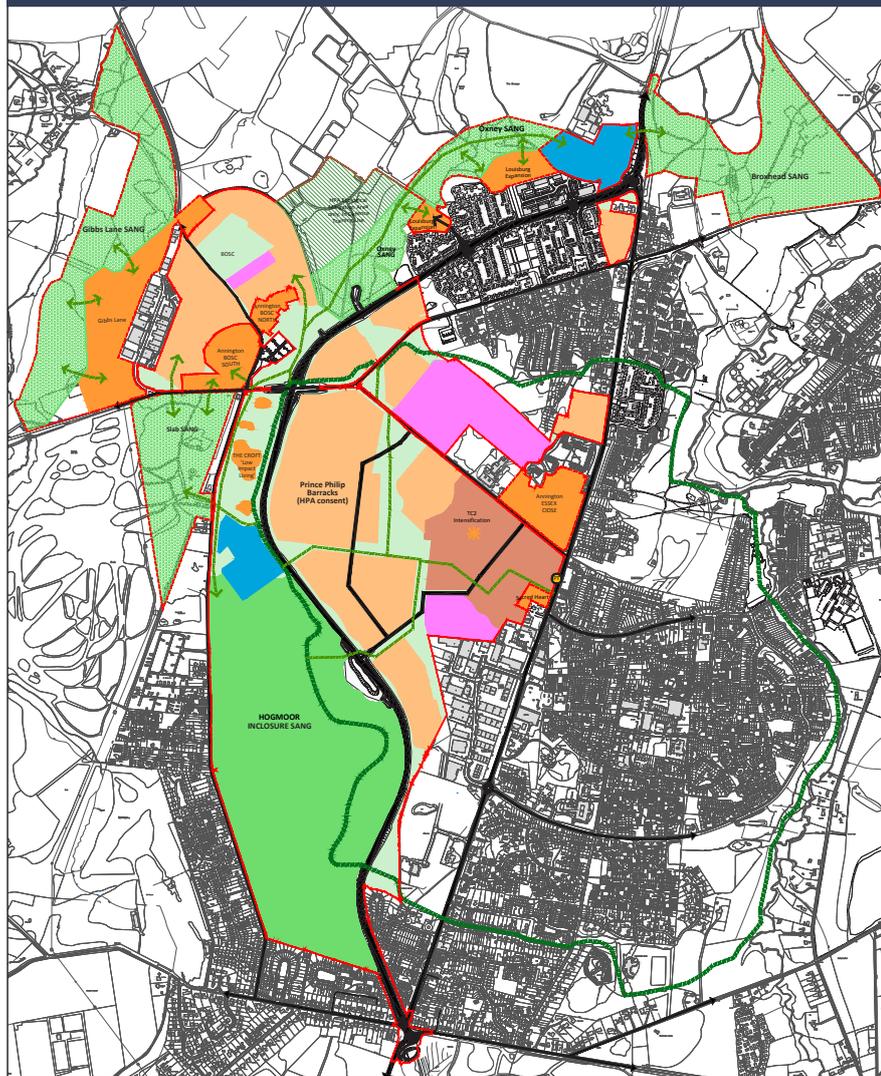
New employment land will be delivered to the north of Hogmoor Inclosure SANGS.

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.

Delivery Programme

from year 2	c. 314 dwellings • Additional dwellings on HPA site • Sacred Heart church and nursery site
from year 3	c. 472 dwellings • Increased housing in town centre phase 2 • Redevelopment of Annington sites • New SANG areas
from year 5	c. 498 dwellings • Redevelopment of Annington sites • Housing at the Croft and Gibbs Lane • New SANG areas

The Large Development Site



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.

