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 (HP A) consent is well underway for 2,400 dwellings, a new town centre, new schools, roads, open space and community/spiritual facilities, employment development, supporting infrastructure, and Regeneration Areas 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 around 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 HP A 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 HP A 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 these 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.
Key Infrastructure

Provision

Land Use Budget

Proposed Land Use Budget

The Proposed Large Development Site

There are clear economic and social benefits of extending the growth of Whitehill & Bordon expounded within the 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 new town centre, health facilities, schools, open space and SANGs, and public transport routes/stops. The Whitehill & Bordon Company has submitted an application for the scheme to become a Town Centre.

The HP A S.106 also includes c. £54m new town centre and new employment land uses budget proposed in this application.

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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; further investigation is required to determine the scale of the need for each type of accommodation in this area.

There is considerable scope to grow Whitehill & Bordon further given the town is already in the process of delivering retail and social and physical infrastructure which can accommodate further growth. Moreover, the ability to co-ordinate and deliver these infrastructure improvements is already present in the town centre and adjacent facilities such as schools, restaurants, and hotels. This provides job opportunities for people living in the town. Further economic gains can deliver additional benefits including increasing income to:

- Town centre footfall (capacity expansions)
- Public transport patronage
- Local employment opportunities in the new town centre and new employment land uses budget proposed in this application.

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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/NAC.

Density and Mix

Site-wide densities applied to the Large Development Site will reflect the densities already consented as part of the HP A as a basis. Typically these range from 30 dwellings per hectare (DPH) to 55+ DPH. Highest densities will be applied in 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 housing 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 phase 1:
  - 314 additional dwellings on HP A site
  - Sacred Heart church and nursery site

- From phase 2:
  - 472 dwellings
  - Redevelopment of Annington sites
  - New SANG areas

- From phase 3:
  - 498 dwellings
  - 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 HP A consent granted for the redevelopment of Bordon Garrison (ref 57703/001) 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 2,000 once the town centre is 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 SANG 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 homes 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 example.

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.