



PRINCE PHILIP PARK

FREQUENTLY ASKED QUESTIONS LAND SURROUNDING BOSC PAVILION PRINCE PHILIP PARK, WHITEHILL & BORDON



Q) What are the plans for the land surrounding BOSC pavilion?

It is our intention to clear the site in early 2021 while we seek planning approval for residential properties. Hybrid planning permission was granted in 2015 for the construction of around 350 new dwellings in the area surrounding the Bordon and Oakhanger Sports Club, together with improvements to the BOSC sports facilities and a new pavilion which have been completed and are operational. About 350 new houses including a care or retirement home are proposed to be brought forward in several phases over the next seven years. Phase 1 covers an area north of Oakhanger Road lined up to Bolley Avenue for around 110 dwellings and a reserved matters application is being prepared for submission in January 2021.

Q) Are any existing buildings being taken down?

No existing houses or buildings are affected by our plans. This means that the Annington properties and the Railway Cottages are not affected.

Q) Are any trees being removed?

Over the past 18 months, we have worked closely with arboricultural and ecology specialists to ensure that the Phase 1 area has been surveyed to support the proposed felling of lower quality trees. This is in line with the approval for felling granted for the area in 2015 through the hybrid planning permission. All the survey information is held on EHDC's Planning Portal which is accessible to the public.



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Q) When the site is cleared, what will be done to protect the wildlife in the area?

We have prepared an Ecological Mitigation, Compensation & Enhancement Strategy to avoid any adverse potential impacts on existing biodiversity, which is undertaken in consultation with Council Ecologists and Natural England. Additional ecological enhancement measures will be provided to encourage biodiversity to the area. Our Reserved Matters Application provides a detailed landscaping strategy too which shows how the landscaping of the area will enhance the environment.

Q) How much disruption should we anticipate?

The tree felling will take 6-8 weeks and will only be done within working hours. Construction will obey considerate contractors' guidelines to cause minimal disturbance.

Q) When will the construction commence?

Subject to receiving planning consent, construction of the new dwellings is proposed to start in early summer this year. To prepare for the construction stage, subject to EHDC's determination of a current planning application, trees will be removed in the approved areas in the Phase 1 area from early February 2021 onwards, whilst protecting those trees which are approved to be retained. This is undertaken under approval of advanced tree planning condition associated with the hybrid planning permission.

Q) When does building start?

Building work is expected to start in June this year assuming planning permission is granted.

Q) What hours will the contractors work?

8:30am – 6.00pm (Monday to Friday).

Q) What is the predicted time for the construction of this entire project?

We anticipate a seven-year build programme to deliver all the new dwellings around BOSC Pavilion. The first phase will take until December 2024 to deliver.

Q) Where will construction access be from?

There will be a new access road, Oakhanger Road, which will run through the spine of the development. We are working on a new construction route which minimizes the use of Bolley Avenue. Our proposals will require approval by Hampshire County Council and East Hampshire District Council.

Q) What impact will construction and then new homes have on traffic in the area?

We will instruct traffic surveys and work with East Hampshire District Council and Hampshire County Council to minimize the impact of any fluctuations in normal traffic volumes.

Q) Can we see a layout of the final new houses? What will be backing onto our property?

The Design Code for new housing around the BOSC Pavilion (including Phase 1) was submitted to East Hampshire District Council on 17th November 2020 and is being processed. Since 18th December, we have shared our proposals online and conducted a webinar on 18th January to introduce our plans for Phase 1. We expect to submit our Reserved Matters Application for Phase 1 at the end of January 2021 and we will provide a link to these plans as soon as they are submitted.

Q) How many new homes will there be in this location?

We expect approximately 350 homes in the area around the BOSC Pavilion and Sports Ground over the next seven years. Phase 1 will be for 110 homes to be completed by December 2024.

Q) Why do you need to build new homes here?

We are committed to delivering the 2,400 homes that the town requires to support its growth. Included in this delivery is housing on the site surrounding BOSC Pavilion, creating a new village at the heart of East Hampshire. The homes around BOSC Pavilion are the next phase in the delivery plans as the next area of development on Bordon Enterprise Park is occupied by business tenants who do not vacate until early next year.



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Q) Will there be any green open space on this development/play area?

Yes, all phases of the development will have designated amenity and leisure areas, which connect through a comprehensive network of pathways which stretch beyond Prince Philip Park to connect the whole town.

Q) Will there be any commercial or retail buildings on this parcel?

No. We are expecting the new residents in the area to enjoy the BOSC Pavilion and Sports facilities which we have already delivered.

Q) What will this area be called?

We are keen to ensure the name of this development reflects the heritage of the local area and will consult on our proposals. We are proposing that the area is called Oxney Village.

Q) How can I find out more about the Whitehill & Bordon Regeneration Company?

Please visit www.princephilippark.co.uk for more information.

Q) What will you be putting in place to protect Shortheath Common?

This is a European Protected Site North West of the BOSC area. The responsibility for Habitat Regulations is with East Hampshire District Council and Hampshire County Council. When MoD submitted the hybrid planning application, we made a commitment to provide a Suitable Alternative Natural Greenspace (SANG), now called Hogmoor Inclosure, which opened to the public in 2017. In addition, we committed to making financial contributions for Strategic Access Management and Monitoring (SAMM) to help support management of the European Protected sites through the S106 Agreement. The Habitats Regulations Assessment and Environmental Statement can be viewed through the Planning Portal and shows how we support species of flora and fauna within these habitats.

Q) Please provide information on transport services in this area

The roads will be wide enough to allow for busses. We have been in discussions with Hampshire County Council to provide a demand responsive service called 'VOCA' www.voca-group.co.uk

Q) Will there be a Help to Buy provision on the development?

Yes, we will register for this. The majority of the homes in the development will qualify for Help to Buy in terms of affordability.

Q) What grade trees will you be planting and what types?

Native species of floras, including– Oak, Holly, Hazel, and Silver Birch. We will look to provide a mature green environment which gives an instant benefit to the area for the community and wildlife.

Q) What is the parking allocation?

All homes meet East Hampshire District Council's parking standards. The majority of homes will have two or more car parking spaces.

Q) Who will maintain the planting?

We are working with The Land Trust and with local organisations in the management of green spaces and woodland. This includes managing litter, pruning, maintaining footpaths and trees.

Q) Will the cycle paths be separate from traffic?

We will provide high-quality off-road tracks segregated where possible from highways. These routes will link into the green grid, green loop network which is being delivered for the whole town.

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January 2021



**Taylor
Wimpey**



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Q) How is sound and light pollution being addressed?

We are undertaking all the necessary sound and air quality surveys to ensure that pollution issues are addressed. A land buffer between the Bordon Training Estate and the development is also being provided.

Q) How close to the cricket square will the closest house and garden be?

The distance is a 'safe' distance and meets Sport England's requirements.

Q) Can you provide some more information about the contractors?

This will be the first scheme in Hampshire by Dorchester Living www.heyfordpark.co.uk (as an example of their schemes). The contractors will be managed by Dorchester Living. Working hours are the same as in the town centre and in line with EHDC requirements.

Q) What will you do with the high voltage power lines?

The overhead power cable is on the constraints plan. We are working with SSE on potentially putting part of it underground. The planning application will provide more details at the end of January.

Q) Will there be any more paths and street lighting?

Yes, and these will link with cycle networks, so residents can walk or cycle to school/Hogmoor Inclosure and the wider town.

Q) Are there any plans to do a trim trail?

There is already a trim trail in the town. We are also working with the team at Whitehill & Bordon Leisure Centre to encourage outdoor fitness and activity. We are working closely too with the Community Trust to encourage healthy living and we hope that the park runs at Hogmoor Inclosure can start again soon once lockdown restrictions ease.

Q) Will there be car parking for dog walkers once the homes are built?

BOSC Pavilion car park provides the parking needed for dog walkers visiting the area. This will be opened up again as lockdown restrictions are eased.

Q) Will the BOSC Pavilion be open for all residents?

Yes and we are planning to introduce a discount loyalty scheme which will benefit regular visitors.

Q) Where will the site compound be? And will the same compound be used in phase 2 affecting pedestrians and cyclists on BOAT 13 Bolley Avenue?

We have made no plans for Phase 2. We are planning to locate our Phase 1 site compound at the northern end of the site and keep it in the same location for the duration of the build programme.

Q) How are you making sure the Bolley Avenue homes are not overlooked?

A five-metre buffer planting zone is being created to ensure that privacy is maintained.

Q) Why does Bordon need another care home?

There is a shortage of quality care homes in the country and there is a demand in Bordon for another two care homes, one of which will be located near the BOSC Pavilion.

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Q) How will you allow access for disabled people into the woods?

Our plans take into account disability and we will be working with the disability groups and EHDC in the town to ensure that access is suitable.

Q) Are you not providing any access for equestrians to link to Kingsley Bridleway 28?

We are not providing additional bridle ways. The equestrian routes are in accordance with the planning permission granted in 2015.

Q) Has the Natural Environmental and Rural Communities act 2006 (NERC act) been followed?

All our plans are in accordance with Government legislation and the National Planning Policy Framework. East Hampshire District Council are responsible for Local Planning Policy in the area and assess our plans in accordance with this.

Q) When will the further surveys be completed by the ecologists?

Surveys are ongoing and we are putting forward an ecological enhancement strategy as part of our plans.

Q) With an increase in population, can you be confident that footfall will not be detrimental to SACs?

The provision of SANGs is designed to encourage people away from SACs and other European Protected sites. East Hampshire District Council and Hampshire County Council are monitoring the impact of the SANG's and people's behaviors locally to assess any additional measures required.

Q) Can you provide more information about the upgrades to Gibbs Lane / Bolley Avenue?

Plans for Bolley Avenue will form part of our Reserved Matters planning application to be submitted at the end of January. We do not have any plans to upgrade Gibbs Lane.

Q) Is the BOSC building going to be expanded?

There are no plans to extend the BOSC Pavilion building. We have permission to put a conservatory type structure on the ground floor area of the building facing the cricket ground.

Q) What justification is there for the destruction of this greenfield site when there are large brownfield areas available in Bordon?

Our plans for the BOSC Pavilion area are in accordance with the hybrid planning permission granted in 2015. The BOSC Pavilion area is the next phase of development out of a total of 2,400 homes, new schools, employment sites, community facilities and a new town centre.

Q) Why are the developers having to submit another planning application to increase the tree clearance area for this site?

The layout of the homes has been designed to make the most of the topography and features in the BOSC Pavilion area such as the tumuli. This layout is different from the generic parcel areas which formed part of the original outline planning permission area. The same amount of land is being developed but it is marginally different on the ground – hence the need to adjust the tree felling areas.

Q) Where is the SAMM available please?

The SAMM information contained within the Habitats Regulations Assessment and other key planning documents are all available to view on the EHDC Planning Portal under planning reference 55587/001

Q) Can you reassure us that no more green space will be taken away for housing once this development is done?

We can only develop areas for which we obtain planning permission. As mentioned above, our plans are for c. 350 homes in the area.

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Q) Does the development of the town centre rely on house sales in BOSC for funding?

The development of the town centre is not linked to the house sales in the BOSC Pavilion area.

Q) Are there any opportunities for green/ecofriendly self builds within the area?

A self-build parcel will be brought forward for development next year.

Q) There is an Iron Age tumulus archaeological site where you plan to build a house? Was this included in the planning?

Our plans do not have houses built on the tumuli. We plan to make the tumuli local features in the landscape.

Q) Why are you making this a new village?

We think that a village setting is the best way to bring the area into development. It will be an area with a different character from other areas of the development.

Q) What plans are there in place to uplift infrastructure i.e., broadband, sewage, water supply, electricity and gas?

All the necessary infrastructure to support the development in the town for 2,400 homes, schools, employment sites and community facilities is being delivered by Whitehill & Bordon Regeneration Company (WBRC). WBRC is working with the utility companies to provide the capacity needed for development as it is needed.

Q) When will access from the back of the houses on Oakhanger road to the area be blocked?

There are no plans to block access for houses on Oakhanger Road.

Q) Are the current military houses on the site staying or being knocked down?

There are no plans to redevelop the military housing in the area. These houses are owned by Annington.

Q) Will the trees be offsetting the increased carbon emissions that is coming with this development?

We expect to plant circa 30,000 trees across the development, double the number of trees which may be lost through the redevelopment plans.

Q) How will traffic be discouraged from using Gibbs lane and cutting across Shortheath Common to access the Alton side of Bordon?

Our planning application at the end of this month will include our proposals to discourage people using this route.

Q) Will the road leading into the BOSC Pavilion area be corrected as it is very worn down?

Bolley Avenue will be improved as part of our plans.

Q) Will there be any amenities within this village or just the BOSC pavilion?

There are no shops or other community facilities planned around BOSC Pavilion.

Q) Is the Gibb SANG included on your application?

Future SANGs are part of the Local Plan process led by East Hampshire District Council. At the moment we are only dealing with plans for the area around BOSC Pavilion which already has hybrid planning permission, granted in 2015.

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