



PRINCE PHILIP PARK

FREQUENTLY ASKED QUESTIONS PROJECT UPDATE FEBRUARY 2021 PRINCE PHILIP PARK, WHITEHILL & BORDON



This 'frequently asked questions' document has been collated and developed in response to recent questions, by the public, that have been sent into the Whitehill & Bordon Regeneration Company.

Q) What is the development and regeneration plan for the next five years in Whitehill & Bordon?

The focus over the next five years is: completion of phase one of the town centre, a new care home, a new nursery on Budds Lane, a new Youth Hub on Budds Lane, the opening of Asmodee headquarters, delivery of a further 50,000ft² of employment space, extension to Oakmoor School by Hampshire County Council and continued housing development across the scheme. We expect over 1250 homes to be built in this period.

Q) There looks to be plenty of land that is suitable for development without woodland in Bordon. For example, Essex Road and Trenchard Park. Why can't this area be developed and regenerated instead?

WBRC are focused on the redevelopment of the former Prince Philip Barracks. The other areas mentioned are not within our control and have not been promoted for redevelopment.

Whitehill & Bordon Regeneration Company, Bordon Enterprise Park,
Building 51E, Budds Lane, Whitehill & Bordon, Hampshire GU35 0FJ

Call us on **01420 489060** or email contact@wbrcompany.co.uk

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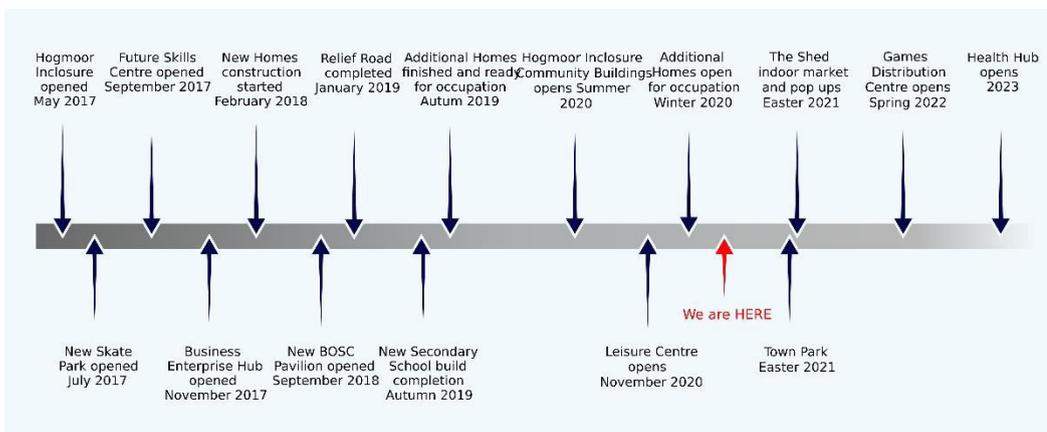
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Q) Boris Johnsons made the Green Industrial Revolution announcement in November 2020 and local plans of being carbon neutral, how does this type of destruction aid these initiatives? In addition, how many of these homes built (and planned to be built) are of a high ecofriendly standard without the need of future improvement to these homes in years to come?

We are committed under our sustainability strategy to carbon footprint reduction at 10% more than current building regulations. In addition, we are committed to introducing renewable energy generation and have set aside a budget of £6.5m for this. We are also working with EHDC on measuring the performance of our homes and buildings and evolving our designs to bring in best practice. We are publishing regular quarterly key performance indicators to show how we are delivering on our commitments.

Q) Is there a timeline?

Please visit www.princephilippark.co.uk/planning/timeline/ for updates to timeline



Q) How many new homes will be built at Prince Philip Park? And how many will be built each year?

Across the development we are expecting between 200 and 300 homes to be built and occupied each year. The homes around BOSC pavilion will contribute to these numbers. The rate of sale since the start of the new development in the town bears this out.

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.

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Q) The government has just released an updated version of the 'national model design code' which will be the basis of local design codes. These are accompanied by proposed changes to National Planning Policy. Does the BOSC development meet these updated national guidelines?

We are working with EHDC on the growth of Whitehill & Bordon. Our principles of development are in accordance with the new government approach which stresses high quality design and place making. We also ensure that we develop in accordance with the EHDC planning policy that emphasizes place making, sustainable development and the growth of employment in the town.

Q) The East Hampshire District Council Climate and Environment Strategy 2020-2025 declared a Climate and Environment Emergency in July 2019. In this report, East Hampshire District Council claims that one of their priorities is to increase tree cover in the district and see that 120,000 trees are planted in East Hampshire, one for every resident within the timeframe of 2020 and 2025. So why are trees being felled? And are the felled trees being counted by the council?

We are committed to planting double the number of trees that we remove. We are replacing trees of low quality with more sustainable native species. The trees we are taking out are relatively recently planted by the Army to create training environments. On Hogmoor Inclosure we removed trees in order to recreate the heathland habitat that existed before the trees were planted. We did this to encourage biodiversity and bring back environment for ground nesting birds and other animal habitats. As we have said above, we are publishing a statement on a quarterly basis, our efforts to improve the environment to ensure that we meet or exceed the sustainability targets for the project.

Q) Developers are promoting natural spaces as a selling point and promises of great infrastructure in the future. Do purchasers believe this will happen and how can natural habitats be destroyed for properties with a selling point of natural woodlands to explore? With new people coming to live in Whitehill & Bordon there needs to be plenty of open spaces and infrastructure in place to support new residents and an increase in visitors too. Wildlife needs to come first and a stop to destroying our beautiful natural spaces.

Planning policy required for us to delivery 20ha of green space we are in fact delivering 53ha of green space. Our goal is to deliver an exemplar scheme which not only meets the policy objectives of the regeneration to create 2400 new homes, 3000 jobs and a new town centre and other social infrastructure such as schools and community facilities, but also to deliver on an environmentally sustainable project. As outlined above we are publishing data on these objectives.

Q) East Hampshire District Council stated they wish to improve access and enjoyment of woodland areas. The woodland surrounding BOSC Village is already appreciated greatly by the people of Bordon and is enjoyed by so many people. As such, destroying it would be contrary to the council's priority.

Our plans for the area around BOSC Village will enhance the area. New paths and routes are being provided and the tumuli and other areas of historical archeological interest will feature in our plans.

Q) Will WBRC compensate for any biodiversity destroyed and add 10%. Despite this officially coming into force around 2023, many councils, such as Cornwall have already introduced such policies. I want to know if EHDC, HCC and WTC are committed to biodiversity preservation/ restoration and if they will follow suit?

We are committed to meeting government and local council biodiversity targets. As stated above, are publishing updates on these measures.

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Q) The government has also committed to something called 'the mitigation hierarchy', which means that environmental damage should be avoided and minimized in the first instance, before being compensated for. I would like to ask if the current development has followed this hierarchy?

Please see response above.

Q) Is there a new public transport system in place?

We are working with EHDC and HCC on a demand responsive transport service. We are at the business plan stage for this service which will see cars and shuttles provide on demand journeys for the price of a bus via an app. We hope to launch this service once life returns to pre-covid levels in the Summer of 2021

Q) Will the Pinewood Club be turned into a homeless shelter?

WBRC are not involved with plans for the Pinewood Club. Please refer any questions to EHDC.

Q) Will Whitehill & Bordon get a bank/building society?

There are no plans for a bank or building society in the new town centre. We have approached many banks and building societies but there is no appetite for them to open in the town.

Q) How do you communicate with the community for future works happening?

WBRC post regular communication including news, events and key information on our website and social media channel Facebook. Instagram is used too. We have a database which we send e newsletters out to, inform the Bordon Herald of anything we wish to share and do door drops as part of the process.

Q) Will there be more school places offered as the population of Whitehill & Bordon increases?

Yes, Oakmoor School is planned to expand by 2FE as the town expands taking in an additional 60 students a year. Bordon Junior School is being increased by 1FE and our plans include a new 3FE primary school. That means that there will be 120 new primary school places in the town per year as the town expands.

Q) What is happening with the Forest Centre? Will it close when the new town centre opens?

The Forest Centre is in private ownership. We are not involved in the future plans for the Forest Centre. Our retail studies indicate that the new town centre will not impact on the viability of the Forest Centre.

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