



Question Time – Wednesday 6th July 2022 6.00pm – 7.30pm
The Phoenix Theatre and Arts Centre, Whitehill & Bordon

By Whitehill & Bordon Regeneration Company

Speakers

James Child – Project Lead for WBRC

Bruce Collinson – Senior Project Manager for WBRC

Emma Selby – Managing Director of SiGNAL

28 public attendees

Overview WBRC

- Target is to create at least one job for every new home built. We are on track to do so
- There are various tenures of new homes – affordable/private rented/private for sale
- We have significant section 106 commitments to make to improve the social and physical infrastructure of the town
- We are working on a range of public transport solutions including bus timetable frequency and hours of operation as well as demand responsive transport
- Strong base in the region for small businesses in the town including Bordon Enterprise Park
- Success of Asmodee as a business and delighted to welcome them to Bordon by Hogmoor Inclosure/Relief Road
- Morrisons expected to open before Christmas 2023
- Stores in town centre expected to open Easter 2024
- Museum in the Mess Hall expected to have its grand opening in September 2024
- Health Hub with residential above subject to planning will start on site early summer 2023 for completion in 2025
- The Mess Hall will have a theatre, restaurants and bars. A kids play area, art gallery, offices and the museum
- Events are happening weekly at Prince Philip Park please visit: www.princephilippark.co.uk

Overview SiGNAL

- SiGNAL are based at Martinique House, also recently taken over 4000 square feet of space at Chieftain House. A business hub with support on hand, events and community at the heart
- 206 businesses helped to date
- SiGNAL have created 39 new jobs over the past two years
- 15,000ft² of space now filled with new small businesses
- Excellent co-working community

Other questions

Q – What is happening with the Tech Forest?

A – Homes England marketed Tech Forest last year. It has been sold and is likely to be commercial industrial. Homes England will announce who the buyer is soon. This is an Enterprise Zone.

Q – What other anchor stores are coming into the new town centre?

A – Morrisons is the core anchor store and will be over 20,000ft². We want to limit the number of national brands/chains because we want to keep the local character of retailers in the town and have a distinct identity. We also want Whitehill & Bordon to become an arts and cultural hub.

Q – What is happening with the weekly markets at The Shed?

A – We struggled to get weekly traders initially and with persistence we did bring in traders. Saturday markets are proving more successful than the Wednesday market and so we are focusing in future on Saturdays because footfall is stronger to support traders.

Q – Where does the key funding for the development come from?

A – WBRC have borrowed £30m from Homes England to invest in the physical infrastructure of the project. The remaining funding comes from the project shareholders Taylor Wimpey and Dorchester Regeneration and its banks.

Individual projects have also received public sector funding support. East Hampshire District Council has committed £1m to the Health Hub. Previously, Enterprise M3 LEP invested in The Shed and Relief Road. Oakmoor School was partly funded by monies from the Department of Education (£8m), approximately £10m of s106 funds from WBRC and the sale of the former Mill Chase School site.

Q – What is happening with Viking Park?

A – It is owned privately. We do not know future plans for the site.

Q – What is happening with the cinema?

A – We are looking at a Liphook style cinema model with other entertainment options (bowling and escape rooms). These are to be located on the second phase of the town centre in the Parade Square area, to be delivered from 2025.

Q – How long does the service charge for new homeowners need to be paid?

A – All new homeowners have three charges:

- 1) Management fee for the parcel management company for upkeep of the development around the house/ apartment, and
- 2) The Land Trust (charity) for maintaining strategic green spaces including the new linear park under construction, and land linking parcels around the area, and
- 3) Community Trust (charity) for delivering charitable activities in the town such as pocket parks, Food Bank initiatives and the youth centre

Q – Can the Community Trust spend as they wish, or can the charge come down?

A – The charge is pegged to inflation. The Charity must also account for its expenditure to residents each year.

Q – How can the Community Trust be held to account?

A – Annual meetings were scheduled up until Covid 19 Lockdown. We will find out when the next Community Trust meeting will be held and advise residents.

Q – The verges enroute to The Shed need maintaining. Who does this?

A – Havannah Way will be an adopted road, but the adoption process has been delayed. WBRC have asked their contractor to maintain this route.

Q – The last Q&A meeting we mentioned a dental surgery. Is there going to be one?

A – Dr Leung is leading on bringing a range of new services to the Health Hub including a dentist. We will get an update from him for the next meeting.

Q – Will there be a hotel?

A – We are working on a business plan for this and intend to open one in the former Sandhurst Block.

Q – Is VOCA (public transport) up and running?

A – No. We are in talks with Hampshire County Council about public transport, funding and timescale. We would like VOCA up and running by the time Morrisons opens.

Q – Will there be electric charging points?

A – Yes on all new houses we develop from next year.

Q – How can WBRC ensure footfall in the town centre stays buoyant?

A – The Shed, Mess Hall, Health Hub and Leisure Centre all bring in footfall and it is the combination of all these things which makes it work.

Q – Are Annington Homes taking more trees down by the maisonettes on the A325?

A – We will look into this and feedback to Whitehill Town Council.

Q – What is happening with Whitehill Chase?

A – We have a planning application in with EHDC. We hope it will go to committee this month. If we get consent, we will build 50 new homes (13 affordable) later this year.

Date for next meeting - October 2022 - date to be confirmed at Phoenix Theatre