

Large Development Sites FAQs

Why has the Council chosen to build more houses at Whitehill & Bordon?

Since the army's departure in 2015, the town of Whitehill & Bordon has been undergoing major transformation to become a green, healthy and connected town. Up until recently, the town's regeneration has been focused on the redevelopment of three key areas - Quebec Barracks, Louisburg Barracks and Prince Phillip Barracks (a.k.a. Bordon Garrison) - to provide the following which are currently either completed, under-construction or due to be delivered in the coming years:

- 3000 new homes;
- 5,500 new jobs;
- A new town centre;
- A new leisure centre;
- A new primary school;
- The expansion of Bordon Infant & Junior Schools;
- The delivery of Oakmoor Secondary School;
- New sports pitches;
- New play and open spaces;
- New relief road; and
- Suitable Alternative Natural Greenspaces (SANGs) at Bordon Inclosure and Hogmoor Inclosure

As part of the preparation of the new Local Plan, land for up to an additional 1,300 homes (including affordable housing), new primary school, 3.1ha of employment space and SANG, has been identified, and was included in the Council's Large Development Sites consultation (2019). The majority of the additional land at Whitehill & Bordon is brownfield (previously developed land) and includes:

- The intensification of proposed development on existing land at Prince Phillip Barracks;
- The development of land at Gibbs Lane;
- The redevelopment of the Annington Housing Estate;
- The redevelopment of the Sacred Heart Church Site; and
- The development of land around Louisburg.

The Council considers this to be a sustainable location for further development. Whilst there are some constraints to development at Whitehill & Bordon, the Council is confident they can be overcome.

How many homes have been built at Whitehill & Bordon so far?

Following the strategic allocation identified in the Joint Core Strategy (adopted 2014), there have been a number of planning permissions within Whitehill & Bordon, namely; Louisburg Barracks for 500 homes; Quebec Barracks for 100 homes; and Bordon Garrison (Prince Phillip Barracks) for 2,400 homes. Following the granting of the various permissions, the table below shows that as at 1 April 2019, a total of **481 homes** had been completed. The turn-around time from final approval to first

completion has been quick showing the accelerated delivery associated with the area. Similar levels of delivery are expected in the future.

Site	Permission Granted (RM/Ful)	2016/17	2017/2018	2018/2019	Total to date
Louisburg Barracks	29/04/16	2	138	171	311
Quebec Barracks	03/02/15	7	79	14	100
Bordon Garrison	Varying dates between 16/09/16 & 22/12/17	0	0	70	70
Total		9	217	255	481

Why did the Council consult on 10 Large Development Sites if not all of them were ready for development?

All potential options for large development sites should be assessed to ensure the most appropriate locations are identified for growth when preparing a new Local Plan. The consultation gave the public and statutory consultees an opportunity to identify the opportunities and constraints for their development. The outcomes to the consultation have highlighted constraints and that further work would be needed to overcome them.

Why are the other large development sites not able to be allocated?

Whilst there are some constraints to development at Whitehill & Bordon, the Council is now satisfied that these can be overcome. However, for the other sites, the Council remains uncertain about whether this is possible, and to explore this further for each of the nine remaining large development sites would likely cause significant delay to the Local Plan process. The Council is testing all reasonable alternatives for the strategy of the Local Plan through the sustainability appraisal process and will make clear the reasons for its final judgements when publishing the next iteration of the Local Plan (Regulation 19).

Why should the Local Plan include a broad area of search instead of allocating another Large Development Site?

Current estimates suggest that the allocation of one large development site at Whitehill & Bordon along with the allocation of other smaller sites is likely to be sufficient to meet housing needs over the plan period. However, national planning policy requires that plans are sufficiently flexible to adapt to rapid change. To ensure flexibility, especially towards the end of the plan period, and enable the Local Plan to respond quickly to changes in circumstances, the Local Plan will acknowledge the potential for growth in the A31 corridor. There is significant potential to identify a sustainable location for development in this corridor, to deliver more homes in the future.

Why does the Council need more time to consider sites along the A31 corridor (area of search)?

The Council needs to explore further whether, when or how the constraints to development can be overcome on large development sites in this area. Doing that work now ahead of publication of the next iteration of the Local Plan could cause significant delays.

How large is the 'broad area of search' that is being considered along the A31?

The area is not accurately defined at present but will be identified in the next iteration of the Local Plan (Regulation 19 stage).

Will the Council invite site suggestions within 'the broad area of search'?

The Council has carried out extensive 'calls for sites', and at present, does not consider there are more potential large sites to consider within 'the broad area of search' in addition to what has already been consulted on. However, site boundaries of large development sites may change to respond to new information and constraints.

Land South East of Liphook and Land East of Horndean were two sites included in the Large Development Sites consultation. What happens to these sites now?

These sites are not within the identified 'broad area of search' along the A31 corridor and therefore it is not the intention to allocate them at this stage. The reasoned justification for this will form part of the Council's evidence base at the next stage of plan-making (Regulation 19).

Who does the Council work with to help inform its decisions on large development sites?

The Council works with many partners and statutory consultees. The Council has a legal 'Duty to Co-operate' with many key partners, such as County Councils and neighbouring councils.

Will there be another public consultation on large development sites?

The Council does not intend to undertake further early stage (Regulation 18) consultations on its emerging Local Plan. The next Local Plan consultation will be the Regulation 19 stage consultation. The Council has already carried out two Regulation 18 consultations, one of which specifically focussed on the large development sites in this area.