



**WHITEHILL
TOWN COUNCIL**
Serving Whitehill & Bordon



Whitehill Town Council and Whitehill & Bordon Regeneration Company

Wednesday 23rd September 2020

Pre-recorded interview with community questions

www.whitehilltowncouncil.gov.uk



[Cllr Andy Tree, Leader of Whitehill Town Council \(left\) interviews James Child, Project Lead, Whitehill & Bordon Regeneration Company.](#)

Introduction from Whitehill Town Council

Dear residents,

Following the local election in May 2019, we committed to improving communication between those in power and residents. We have hosted 'public interest' meetings with the Whitehill & Bordon Regeneration Company, NHS CCG and Police. Sadly, Covid restrictions mean we currently cannot hold such meetings, but this does not stop us asking questions and seeking answers.

Thank you to everyone who sent in questions over email or through Facebook. We did not guarantee that every individual question would be answered but I asked the regeneration company to answer them all, with the answers given in this document and reference to the full list questions asked as Appendix A at the end of this document.

As your most local 'grassroots' council covering Whitehill & Bordon, we do not control the development but we can fight to ensure your voice is heard.

Cllr Andy Tree
Leader of Whitehill Town Council

Update from Whitehill & Bordon Regeneration Company (WBRC) on questions raised at Town Council-hosted 'Public Interest' Question & Answers (Q&A) meeting with WBRC held on 6th Feb 2020

This section highlights issues which remain unresolved since the quarterly meeting in February. Please read the responses below together with the Q&A from the meeting. It is a record of progress over the past 8 months. We have delivered in this timescale the following:

- Café Hogmoor, Beehive education facility and toilets,
- SANG car park
- Reopened BOSC Pavilion and resumed cricket after lockdown.

Q – Are there any changes to the mix of shops, cafes and restaurants since the last meeting?

A – Our plans have not changed since February. We have however announced a review of the cinema building in the light of the pandemic.

Q – What is the timing of the delivery of the SANG car park access onto Hogmoor Road?

We are waiting for a s278 agreement to be agreed with Hampshire County Council (HCC) which will enable us to carry out the works to provide a new exit onto Hogmoor Road. HCC are undertaking a review of Hogmoor Road, which will also address traffic speed – our intent is to reduce speeds to 30 mph - and so works will be scheduled once plans for Hogmoor are clear.

Q – When will we see plans for the Health Hub?

A – We are awaiting sign off of plans by the NHS. Once approved, we expect to be able to submit plans for consideration by the planning authority, East Hampshire District Council (EHDC), in March 2021. We will also hold a public consultation event to discuss plans in March.

Q – What is the timescale for the new building at Mustangs?

A – We are working on new designs for a children's nursery on the former Mustang's building which we expect to build and open next year after a planning application process starting before Christmas. We are also planning a new community facility next to the nursery but await a review by EHDC of community facilities in the town before proceeding with these plans.

Q – When will the link between Dukes Quarter and Budds Lane be open?

A – We are planning to open the link between Dukes Quarter and Budds Lane before Christmas. We are working hard with Hampshire County Council to clear the road safety process in time for the opening of the leisure centre in early November.

Questions asked and answers given by Whitehill & Bordon Regeneration Company (WBRC)

General

Q – Is this a joint Q&A panel with East Hampshire District Council (EHDC)? They were the ones leading the project. [Questions 19, 47, 48]

A – This Q&A is in response to the questions raised for Whitehill Town Council to ask Whitehill & Bordon Regeneration Company (WBRC) who are overseeing the regeneration of the former Prince Phillip Barracks in Bordon. WBRC is a joint venture company, owned jointly by Dorchester Regeneration and Taylor Wimpey, who secured the contract to redevelop the former barracks in open competition in 2014. Note from Whitehill Town Council: EHDC are the Planning Authority but they do not control the operational work of the WBRC.

Q – How much of the redevelopment money given to the project has gone to WBRC to meet its costs rather than to the promised facilities? [Question 49]

A – WBRC has not made any profit from any of the monies contributed by the public sector towards social and physical infrastructure in the town including roads and schools.

Q – Does WBRC have any penalties for failing to meet agreed timescales and who can impose these? [Question 50]

A – WBRC does not have any contractual penalties relating to delivery timescales. Instead, WBRC can only make money if it builds and delivers a project i.e. WBRC is incentivised to bring development forward.

Q – Will WBRC resign because they have failed the local community? [Question 102]

A – WBRC has a long term delivery programme to meet. Our team is committed to the project the majority of whom live in Whitehill & Bordon. There are undoubted challenges to overcome but we believe that we have already delivered not just housing, but also a great deal of other facilities which are already benefitting the community.

Town Centre

Q – Where's the new town centre? What will the new town centre look like? What facilities for residents are still being provided? [Question 16, 29, 39, 43, 52]

A – Please visit https://www.princephilippark.co.uk/wp-content/uploads/2019/11/PPP-Neighbourhood-Leaflet_Nov-2019-final.pdf for details on the future town centre on Budds Lane. We also have a scale model which is located in the visitor suite at Dukes Quarter by Taylor Wimpey on the relief road. You are welcome to visit between 10am and 5pm daily.

Plans include:

- New leisure centre including a 6 lane pool, indoor gym and fitness room,
- Indoor and outdoor markets, and events spaces
- Town park
- Two town squares

- 17 shops, bars and restaurants
- 6 screen cinema
- A Health Hub comprising a GP surgery, pharmacy, physiotherapy and other health services,
- Start up business offices
- Other business offices
- Food store
- Residential apartments
- All the necessary car parking required for a town centre

Q – What is the time frame to complete the whole town centre? We have a town with a population bigger than Petersfield and growing. It would be nice to have half their facilities for shopping and leisure. We have lost GP surgeries and gained residents. When will this be sorted? [Questions 2, 3, 10, 14, 24, 40, 53, 74]

A – The population of Whitehill & Bordon is more than 16,000 now, forecast to grow to in excess of 23,000, compared with Petersfield at nearly 15,000. This is why we are confident that we can deliver a new town centre at the heart of the town. The timescale for delivery of each element of the town centre is as follows:

- **Surgery/ Health Hub** – We are finalising plans with the NHS. Once approved by the NHS, we will submit our planning application for the project. All being well, we should be on site in the summer next year and open at the end of 2022.
- **Retail** – The Makers Market is opening for Easter next year. The remaining shops, restaurants and bars will be open at the same time as the Surgery/ Health Hub.
- **Leisure** – The new leisure centre will be open in November this year.
- **Food store** – We expect to announce the food store operator before Christmas this year.
- **Cinema** – cinema plans are on hold until cinemas become popular again – use of cinemas have been dramatically affected by the pandemic.
- **Offices** – new offices will open at the same time as the retail and Health Hub
- **Youth facilities** – The town will offer a lot for young people including social spaces and cafes. The Makers Market will have an events programme which will allow young people to showcase their talents or enjoy what’s on offer. There will be employment opportunities too.

Q - Why are the plans for the new centre behind schedule? You were well behind before Covid-19 so no excuses [Question 26, 60]

A – The town centre has not come forward as quickly as expected due to the economic difficulties faced on the high street generally which include the impact of growth in online retail and increasing business costs including business rates. We have worked hard to secure a viable town centre based on what local people need and offering a broad mix of activities which will be attractive to residents and visitors alike. The timescales for delivering this are outlined above.

Q - What is the vision for the market area in the new town centre? [Question 15]

A – The Market will offer 17 fixed shops and stalls, and up to a further 60 pop up stalls. It will have an entertainment area for events and local performers and a regular programme of events is being prepared.

Q – How is the Makers Market an acceptable alternative to much needed shops/supermarket? [Question 57]

A – The Makers Market is the second building in the town centre. The shops and food store are to follow on the timescales outlined above.

Q – Will the market stalls be permanent or pop up? Are there plans to approach companies like Hampshire farmers markets to have a market day in the new town centre? [Question 15]

A – See above. Yes, we are working with local farmers markets to have market days.

Q – Will there be proper shops, or will it only be craft stalls? Can I assume wooden ones like they have in Basingstoke? [Question 65]

A – There will be permanent shops, cafes, bars and restaurants. There will also be pop up stalls.

Q - Have you done a survey to see what shops the community would like so you can show the potential companies that they are wanted by the community? [Question 65]

A – Yes – we want the shops to be occupied by predominantly local businesses. We are getting a good level of enquiries. We have taken retail advice too and want to ensure that the town centre offers a broad range of retail.

Q –What supermarket has committed to the town? [Question 97]

A – We will announce the name of the food store operator as soon as we have commitment from them to open the third store in Whitehill & Bordon. We expect to make progress on this before Christmas this year.

Q – Will there be an indoor cinema? Who will be the provider? When will it open? Why are you going back on your word for a cinema? [Questions 2, 8, 11, 61]

A – Our cinema plans are on hold while the cinema market is affected by the pandemic. We will resurrect our plans once the future of cinemas is clear.

Q – I thought we were getting an eight screen cinema but then I read we would be getting a six screen cinema – what is correct and when will that be making an appearance? [Question 2]

A – Our approved plans are for a six screen cinema. We need to understand how cinemas are to be adapted in the light of the pandemic before we can advise on the timescales for its delivery.

Q – How is a drive-in cinema an acceptable alternative to the multi screen promised? [Question 55]

A – The drive-in cinema is an additional opportunity for the town which can be delivered now. As outlined above, we will proceed with our cinema plans once the cinema operators are able to have confidence in the viability of cinemas after the pandemic.

Q – When will we get anything built which resembles a town centre, to give people in Bordon confidence that a real town centre will exist? [Question 93]

A – We have outlined above the range of health facilities, offices, shops, cafes, restaurants and bars which are planned, and the timescales for them. The project is well underway and over £20M has been committed so far to the project. This investment will lead to tangible buildings with tenants providing what people want.

Q – Where will the Town park be located? [Question 77]

A – The Town park is at the heart of the town centre located between the new leisure centre, cinema and Makers Market.

Q – How many more new homes need to be completed in order to open the supermarket? [Questions 13, 35]

A – The food store is planned for 2023. By then, the town should have a population of around 18,000 people which will sustain another food store in the town in addition to Tescos and Lidl.

Q – Will the gym open this year? [Question 12]

A – Everyone Active have confirmed the leisure centre will open November 2020

Q - I believe there is now a grant from EHDC for town centre. What are the plans for this extra revenue (also the sum originally put aside towards cinema)? [Question 78]

A – Enterprise M3 LEP has awarded £4.8M to the project. This money is being used to fund the construction of the Makers Market, town park and town squares and provide free fast broadband/ Wi-Fi to all visitors to the town centre. No funding is going towards the cinema.

Q - What will happen to the retail area if new retailers cannot be secured, and retained, for these premises? [Question 82]

A – We are confident, based on the level of enquiries we have received, that we will secure retailers for the town centre.

Q - Are there any banks committing to trade in Bordon? If so, which bank/s? [Questions 45, 90]

A – No. The banks are shrinking their presence in town centres. Banks have shown no interest to come to Bordon and are increasingly relying on online services, with cash handling happening in larger towns.

Health Facilities

Q - Why does a new health hub need to be built when there is a purpose-built hospital standing empty? [Question 32]

A – The NHS is keen to support the Health Hub to pool services in the town and provide facilities which can meet the needs of a growing population. The decision on this rests with the NHS.

Q - Originally the health hub was to be built near to the church and trading estate but that has changed, where will it be located? [Question 41]

A – The location of the Health Hub has not changed. It is next to the Makers Market and new leisure centre.

Q – Is the Health Hub still on the agenda and can you give us a timeline for it? [Question 23]

A – We are finalising plans with the NHS. Once approved by the NHS, we will submit our planning application for the project. All bring well, we should be on site in the summer next year and open at the end of 2022.

Q – We will need a new surgery now that the Chase is closing. When will we get this? [Question 101]

A – The new Health Hub is planned to cope with an increase in patients in the town as a result of the redevelopment underway. The Health Hub is planned to be run by the Badgerswood and Forest Surgeries GP's as well as Southern Health Foundation Trust, subject to NHS approval. As outlined above, we are targeting the new facility by the end of 2022.

Q - What do you plan to do with Forest Hospital and why it isn't properly functioning for example? [Question 38]

A – The Chase Community Hospital is owned by the NHS. We are working on plans for the new Health Hub in the town centre and are not aware of the NHS' future plans for the Chase Community Hospital site.

Q - Why are you not utilising the Chase Hospital and spending money on a new hub which will cost more money? [Question 64]

A – Services at the Chase are moving into the town centre which is designed to expand to meet the needs of a growing population. This decision is in the hands of the NHS.

Leisure Centre

Q – How big is the new leisure facility? Why is the new pool fractionally bigger than what we already had? And why are there no shoots and fountains? [Question 56, 62]

A – The leisure centre comprises a 6-lane pool, gym and fitness room. The pool is a 6-lane pool with a separate children's pool and it is bigger than previous pool (4 lanes.) This was planned to meet what the town needs by the leisure centre operator. Everyone Active is running the leisure centre for East Hampshire District Council.

Q - Will you be helping the Hollywater School children to get to the new pool via bus as it is not only too far but too dangerous for them to walk? [Question 62]

A – We are not aware of arrangements made between Hollywater School and Everyone Active. Please contact them on 01420 472 549.

Q - Can the new swimming pool/leisure centre have designated hydrotherapy sessions made available for individuals who have mobility and joint problems? [Question 83]

A – This is something Everyone Active will need to address. Please contact them on 01420 472 549

Transport and traffic

Q - When will they work to relay the railway? Traffic jams almost a mile long before the lockdown and less than half the houses are built! [Question 9]

A – There will not be a railway in Whitehill & Bordon. We are tasked with boosting the bus service in the town and we are working on a demand led service, called VOCA, in order to meet the public transport needs of the town.

Q – The new A325 is a race track. What plans are there to control speeds and prevent accidents? [Question 33 paraphrased, 58]

A – Hampshire County Council is responsible for the new A325. The road meets road safety standards and its use is currently being monitored to ensure that any patterns of regular infringement can be dealt with, including if necessary future speed restrictions.

Q - What plans have been thought about to ensure that the A325, especially through Wrecclesham and the B3004 to Alton run smoothly with the increased volumes of traffic? [Question 34]

A – Highways are the responsibility of the County Councils. We are working with both Hampshire and Surrey County Councils on the upgrade measures they are planning to introduce to the road network.

Q - What are you going to do with increasing traffic in town? [Question 37]

A – Our plans have already taken into account the planned increase in homes and jobs in the town. The new A325 has been designed to alleviate traffic from the centre of town. The link road from the new A325 to Budds Lane opens before Christmas providing a route through from the west of the town into the town centre.

Q - When will you be updating transport links? Buses every two hours from surrounding areas won't suffice! [Question 17]

A – WBRC are planning an on-demand subsidised taxi service for people in the area. Please visit www.voca-group.co.uk for more information. It utilises section 106 contributions to deliver services that are not what the community need. We have undertaken extensive research to find out how it will be used. The Local Rural Bus Services are in decline, sadly this is across the nation. We do not think this is a good use of planning gain to continue to allow the bus services to limp on. This on-demand service is more convenient than a conventional bus service but is limited to a five-mile radius. National policy is to promote more modern methods of public transport – on demand services are supported by the UK Government for example, the Rural Mobility Fund. VOCA is targeting a reduction in second car households. VOCA will tap into a new customer market and not targeted at taking journeys away from local cab services. Local taxis do frequent airport/port runs which VOCA will not do.

Q - What's the plan with commuters - are you planning anything like a shuttle bus/train to the train station either to Bentley or Liphook? [Question 36]

A – WBRC are planning an on-demand subsidised taxi service for people in the area. Please visit www.voca-group.co.uk for more information.

Q - The shingle for emergency vehicles on the relief road has become a hazard to other road users. Can it be changed into a firm hard-standing material like tarmac or concrete? [Question 87]

A – There is no shingle on the relief road. There are a couple of sections where shingle has been used off road where there are planned future access roads on to planned development sites.

Q - Will more streetlights be installed along the relief road at the Whitehill end? It leaves walkers/cyclists vulnerable as it is next to dark wooded spaces. [Question 88]

A – There will not be any more street lighting. This is to do with light pollution within the South Downs National Park zone.

Q - Will lorries still be expected to drive along the old A325 Bordon High Street road to access the trading estates there? Will the pinch points and road narrowing make driving along this road difficult for road users (including emergency vehicles) and will businesses with premises along this stretch of road be adversely affected? Or will a new road be constructed from the relief road to these Bordon High Street industrial estate. [Question 89]

A – Yes – the old A325 will still be used by vehicles accessing shops and industrial estates. Hampshire County Council is responsible for the works along the old A325 and we are told that the new road will be fit for purpose.

Q – What compensation is being paid to homeowners whose homes back on to the relief road? [Question 96]

A – We are not aware of any compensation being paid to homeowners whose homes back on to the relief road.

New Homes

Q - What is the provision for affordable housing? How will they support first time buyers and local residents who wish to move within the area? [Question 6]

A – We are providing a wide range of affordable housing tenures including affordable rent, shared ownership and rent to buy. Affordable housing is eligible to those that meet the criteria. Our housing schemes also offer Help to Buy to first time buyers, which is the Government support scheme for those wanting to get on the property ladder.

Q – Why do the houses have to be built first? [Question 59]

A – More than £50M was invested in physical and social infrastructure before the first house was built. To date a new school, BOSC Pavilion and sports ground, Hogmoor Inclosure, Café Hogmoor and Bee Hive, and the new A325 have all been delivered alongside housing.

Q - Why are you adding so many houses to an area that has no entertainment for the young? [Question 18]

A – We are bringing new social spaces forward at the same time as housing is being delivered. To date, these include the new Oakmoor School with its fantastic sports and indoor facilities, the new skate park and the BOSC sports pavilion. We mention above our plans for the Makers Market and also an entertainment zone.

Q – What will be built on the fields next to Mill Chase School when the small roads won't be able to take the traffic? [Question 44]

A – The former Mill Chase School site is intended to be redeveloped into housing by Hampshire County Council, who own the site. The proceeds of sale are contributing to the cost of building the new Oakmoor School on Budds Lane.

Q - Why did you promise so much (to get people to move in) and then change your plans to make everything sound less desirable? Now these people in their new homes feel like they chose the area under false pretences. [Question 22]

A – This is not the case, and the information provided in this Q&A session should provide some assurances that we are delivering the social and retail spaces the town needs.

Q - Are WBRC receiving any levied payments from building companies to support the residential developments and if so, who can I send my payments to so we can get a piece of the action? [Question 72]

A – Building companies are supporting the project with apprenticeships. There are no levied payments.

Q - What are the plans for the slab regarding the extra new 1300 houses going to be built? [Question 79]

A – There are no plans to build houses on the slab area. We are working with Natural England on how the slab can support people recreationally.

Q - Why are there not any traditional brick-built bungalows included in the regeneration plan? There are only static mobile homes in Hogmoor Road which are only leasehold properties, and which come under Mobile Homes Act 2013. [Question 81]

A – We are not ruling bungalows out but none of the developers involved in the project have come forward to offer this. We are happy to work with developers who wish to provide this product.

Q – Why do the new residents have their new homes up for sale? Why are they moving already because of all the things they were told were going to happen, but haven't? [Question 30, 100]

A – People often downsize or upscale depending on their needs. Often, new homes are put on the market after a few years. People often move within a development.

We are unaware of any resales within Prince Philip Park. Current purchasers are happy with the build, location, specification and tech on offer here. Indeed our customer feedback is good and surveys highlight that many homeowners want to see the town centre coming forward as quickly as possible.

Q – What's happening on the old Mill Chase School site? [Question 42]

A – The old Mill Chase School site is owned by Hampshire County Council. The site is being sold to be redeveloped for housing and the proceeds of sale are contributing to the cost of building the new Oakmoor School on Budds Lane.

Q – Why is the use of the field next to Oakmoor School being changed? [Question 76]

A – The parcel of land next to Oakmoor School has always been designated for housing and plans are with East Hampshire District Council for consideration for housing by the developer Zero C part of Places for People Group. Link to the application is <https://planningpublicaccess.easthants.gov.uk/online-applications/applicationDetails.do?keyVal= EHANT DCAPR 246835&activeTab=summary>

Industry

Q - How much land is being allocated from the 13.5+ hectares left by the MOD for local business for future business development? [Question 67]

A – We are building a new 130,000 square feet facility for a local employer starting early in the new year. We have additional land behind the Future Skills Centre for a further 130,000 square feet of development and we have interest from three businesses already to relocate there.

Q - Will WBRC seek to increase any of their rent lease agreements with any incoming businesses by 30%? [Question 68]

A – No. We will ensure that all rents are at current market levels to enable businesses to thrive in the town.

Q - Will WBRC support local businesses? [Question 69]

A – We are already supporting SiGNAL, our start up and small business work hub in the town. SiGNAL will move into the town centre too. You can read more about them and make contact via their website <https://www.signalbordon.org/>.

Q - Are WBRC happy to bring in more homes than jobs? [Question 71]

A – Our plans are to deliver near 3,000 jobs of which approximately 1,000 jobs will be supported by the new town centre. We have already created 450 jobs on Bordon Enterprise Park and we are looking to support retaining these jobs by moving many of them into permanent new facilities in the town.

Q - What is happening to Bordon Enterprise Park as some companies there still have four years on the lease, but others have to be out by Christmas 2020? [Question 91]

A – We are working with three businesses to relocate to new premises. We are also seeking to acquire additional land to meet the demand for new premises from other businesses on Bordon Enterprise Park.

Environmental

Q - When is the Eco station going to be given back to the people of Bordon which has been closed by Hampshire County Council? [Question 75]

A – The Eco Station is owned by East Hampshire District Council. We are not aware of the plans for the Eco Station and will pass on the enquiry to them.

Q – Are we going to be a green town ie something special without impacting the natural environment we all enjoy locally? The town was originally meant to be an “eco” town when will EHDC be providing better? [Question 25, 27, 98, 99]

A – Our plans include approximately 200 acres of green space including woodland, parks, allotments and other amenity areas. Development is also based on the principle of delivering a CO2 reduction of more than 10% off prevailing building regulations. We are working with the New Energy Trust to measure the environmental performance of our homes and inform the design of future homes. We

are working with a range of green technologies in the delivery of the scheme including ground source heat pumps and photovoltaics.

Q – Will the new town have a Community Farm or proper market garden? [Question 94]

A – There are no plans for a Community Farm or market garden. We have been exploring provision of a community orchard and linking the allotments planned for the scheme to the Makers Market.

Public Art

Q – What possible reason could there be to spend £250,000 on sculptures when there are more important things to prioritise? If this has to happen, can the funding come from the CEO profits instead of tax payers? Can you guarantee there will be no conflict of interest in tendering this project by discounting any local councillor proposals? Where is the budget coming from and who is in charge of the project? [Questions 28, 66, 85]

A – We believe public art is important in our places. We are planning to spend £250,000 on the public art of the town centre working with local schools and groups to do so. It will be a community project and the four installations which come of this will be for the benefit of visitors and residents of the town for generations to come.

These funds are not coming from the public purse. Whitehill & Bordon Regeneration Company Ltd are running this project with support from The Phoenix Theatre and Arts Centre in commissioning an artist.

Q – Can some of the money for public art go to the Phoenix Centre or a proper youth facility or other needs? [Questions 46, 80]

A – The Phoenix Theatre and Arts Centre has been awarded £200,000 of s106 funds by East Hampshire District Council and has started work on upgrading the building.

Parking

Q - How temporary is the Budds Lane car park and what will go in the space after? [Question 54]

A – The temporary car park will be in its current location for at least three years. We will work with the University of Chichester Academy Trust, who run Oakmoor School, and Hampshire County Council on future parking arrangements.

Q – Why is the new car park on Budds Lane not situated equidistant between Oakmoor and Bordon County Schools? [Question 103]

A – For the size of the schools combined (once at full capacity), the original Garrison Pool car park was not large enough to deal with the volume of traffic to serve school pick ups and drop offs. The current temporary car park is situated relatively close to both schools and is functioning well with the new crossings provided by Hampshire County Council.

Q – With all the extra land made available with the army leaving Budds Lane, has there been enough provision for parking at the three schools now in Budds Lane to allow parents to drop off and pick up their children, especially as children from Whitehill attending the infant school are included in the catchment area for the school. It is a very long walk for a four year old along the A325 from Whitehill to school every day and back? [Question 31]

A – The temporary car park which serves the schools on Budds Lane will be in its current location for at least three years. We will work with Hampshire County Council on the long term solution for school drop offs and pick ups as part of the regeneration of the rest of the site facing Budds Lane.

Q - What efforts are being made for the new regenerated area to be completely inclusive and not exclusive - e.g. Cafe 1759 not having any car parking facilities? Is it really only constructed for the residents of that estate? Disabled car parking facilities are essential. [Question 84]

A – Our plans are intended to be fully inclusive. We are aware that Radian, who own Café 1759, has made arrangements with MOD for additional parking.

Other

Q – How can you promise or deliver anything when we do not know what the impact of Covid 19 will be on the future of our town centres? [Question 95]

A – We do not expect that the current pandemic crisis will last into 2022. We are already adapting our lives to deal with Covid 19 but the fundamental components of the town centre provide services and experiences which people need. The leisure centre is about to open and the Makers Market opens at Easter next year. The health facilities in the health hub are much needed, and the shops, restaurants and bars will all be part of the future life of the town.

We are concerned about the future of cinemas and will adapt our plans accordingly if cinemas are no longer supported in the way they used to be.

Q – Can you confirm if the field next to Hollywater School will be used for more housing? Have you considered expanding Hollywater School? [Questions 1, 18]

A – The former Mill Chase School site is owned by Hampshire County Council and is being redeveloped for housing. Please contact HCC about future plans for Hollywater School (see Contact List)

Q – When will maps of new roads/ buildings/ houses be published so we all know exactly what and where all things will be? We want to know what’s being built. When its being built. And who it’s run by. [Questions 4, 21]

A – Our website and newsletter is routinely updated with latest plans and timings of delivery (<https://www.princephilippark.co.uk/>). We attach an overview timeline of development at the bottom of this Q&A document and will be producing an additional map which outlines timescales for each area of the town. The town centre is being built and run by Whitehill & Bordon Regeneration Company and its parent companies Dorchester Regeneration and Taylor Wimpey.

Q - Why are the original homeowners on ex-army estates not being protected by local law enforcement or the council from all the crime taking place? [Question 5, 73]

A – We meet the local Police constabulary regularly alongside the Council and will continue to press for a better response to local crime issues at these meetings.

Q - Why have WBRC changed their current master plan and extended this by a further two years? [Question 70]

A – We are promoting that the town can grow by more than 1,200 new homes once the town centre has been delivered.

Q - What is happening to all the land by the maisonettes? [Question 7]

A – This land is owned by Annington who has recently refurbished homes at St Lucia Park. They are working on plans for this area currently.

Q - Where is all the promised affordable/ cheaper first-time buyer houses? [Question 7]

A – We are delivering affordable and first-time buyer homes as outlined above.

Q – What canvassing of local people took place to understand what we wanted? When and how did this take place and what were the results? [Question 51]

A – All our plans involve a process of community consultation. The town centre, for example, was presented on three occasions at open public events at which plans were discussed and feedback gained. There is also a formal public consultation process led by the local planning authority, which is East Hampshire District Council (EHDC), where feedback on plans is invited on each phase of development.

All our plans (current and past) are accessible on the EHDC planning portal website. We are also happy to share plans by email for direct enquiries.

Q - Why was a community surveys not taken before you went ahead with plans? Surely a survey asking every household what they wanted would have helped with decisions. [Question 63]

A – Community consultations and planning accountability are communicated and held frequently, promoted ahead of time to ensure the community have the chance to comment. Plans are then adapted accordingly before projects go ahead. Every planning application must go through a process of public consultation and we have held many events to outline our plans and gain feedback. This feedback has shaped the projects. The skate park is a good example of how a project has been shaped by community engagement.

Q - Can benches be placed along the new road so that people walking can take a rest along the way? Not everyone can sustain such a long walk in one session without a rest. [Question 86]

A – We will review this and identify additional benches.

Q – What provision has been made for youth in the town, as young people seem to have very little to do? Will there be a youth centre? [Question 92]

A – The town has new sports facilities at Oakmoor School and new cricket and tennis facilities at BOSC Pavilion. Hogmoor Inclosure has provided a large new play area which appeals in particular to young

children. The leisure centre opens next month too. From Easter next year, the Makers Market will open which offers entertainment spaces and areas for young people to meet enjoying a variety of different food and drink. By Christmas 2022, we also expect a wide range of shops, restaurants and bars for young people to enjoy.

In addition to the above, we are working on apprenticeship programmes with local training providers to provide new job opportunities. Taylor Wimpey has taken 10 apprentices from the local area already working with the Future Skills Centre. We expect to build on this programme across the town in order to secure employment locally for many in the town.

There are currently no plans for a youth centre, but we are exploring ways in which this gap in facilities can be met with Beacon Church and East Hampshire District Council.

Q – Can we have a Facebook live video of this to physically hear and see that these people’s questions are being asked and answered. [Question 20]

A – We have recorded an interview between Cllr Andy Tree (Leader of Whitehill Town Council) and James Child (our Project Lead.) We intend to hold these events regularly both online and, Covid 19 rules permitting, physically in order that people can keep up to speed with progress and address their concerns.

Note from Whitehill Town Council: The interview can be viewed at www.whitehilltowncouncil.gov.uk .

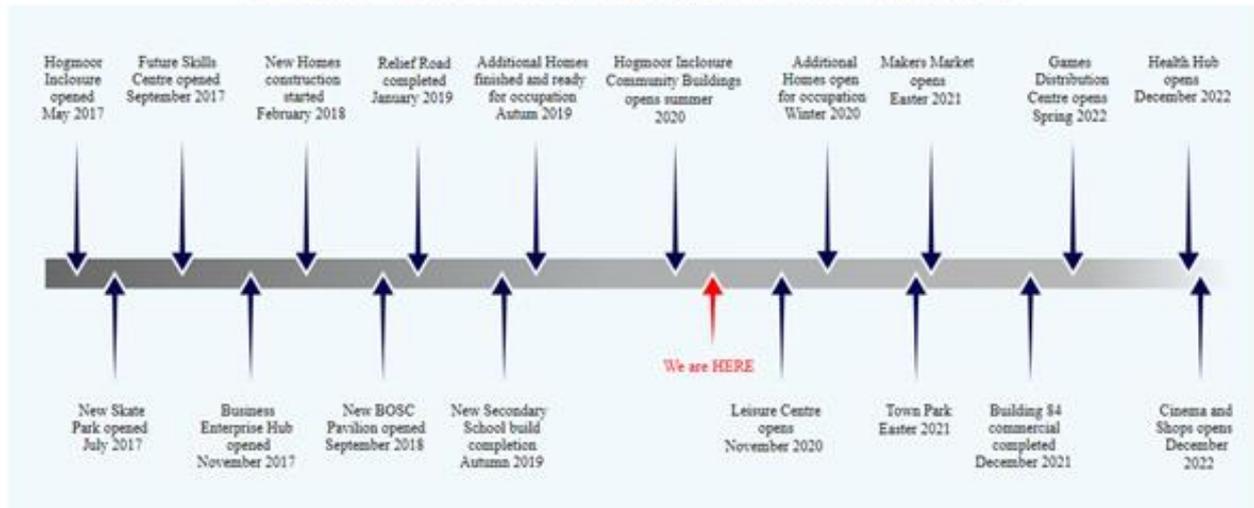


Timeline

Key timings – When will we see things happening

Whitehill & Bordon – Project Timeline

Please note: All indicated dates are correct as at July 2020 but could be subject to change.



Questions asking for contact details

Q - Can I contact the Whitehill & Bordon Regeneration Company by email?

A - Yes you can. Please use community@wbrcompany.co.uk

Q - Who is responsible for the relief road/new A325?

A - Hampshire County Council are responsible for these roads: 0300 555 1375

Q - Who is responsible for the skatepark on Budds Lane?

A - The skatepark is managed by Whitehill Town Council: 01420 473 123

Q - Who manages Hogmoor Inclosure?

A - The Land Trust manage Hogmoor Inclosure –01925 852 005 (Café Hogmoor and community buildings contact details are The Whitehill & Bordon Community Trust: 01420 558 085)

Q - Who is responsible for the Bordon and Oakhanger Sports Club (BOSC)?

A - The Whitehill & Bordon Regeneration Company manage BOSC: 01420 558 086

Q - Who runs the Future Skills Centre?

A - Basingstoke College of Technology (BCoT) run the Future Skills Centre: 01256 306400

Q - Who is responsible for the future Makers Market in the new town centre?

A - The Whitehill & Bordon Regeneration Company will manage the Makers Market: 01420 489 060

Q - Who manages the Business Hub at Martinique House?

A - SiGNAL manage the Business Hub: 01420 556 335

Q - Who looks after the new leisure centre in the new town centre?

A - Everyone Active will run the leisure centre: 01420 472549

Q - Who manages the Bordon Enterprise Park on Budds Lane?

A - The Bordon Enterprise Park is managed by WBRC: 01420 489 060

Q - Who are the security team at Prince Philip Park?

A - All in Black are the security contractor: 0800 888 6383

Which Council does what?



Hampshire
County Council

- Births, deaths & ceremonies (closest Register Office in Alton)
- Bordon Household Waste Recycling Centre
- Community Transport
- Countryside Services – including Queen Elizabeth Country Park, Shortheath Common, Broxhead Commons & Rights of Way
- Education & Learning – including Homes to School Transport and school meals
- Library
- Maintenance of Roads, Cycleways, Footpaths & Highway Verges
- Public Health
- Road Safety
- Social Care – including adults and children's services
- Traffic Management
- Trading Standards

The Castle
Winchester
SO23 8UJ
Telephone: 0300 555 1375
www.hants.gov.uk

East
Hampshire
DISTRICT COUNCIL

- Animal welfare
- Benefits
- Bin collection
- Building control
- Community & Living
- Council Tax
- Elections
- Environmental health
- Housing
- Licensing
- Parks & Playgrounds: Conniston Road Play Area, Hollybrook Park Playground
- Planning Services
- Planning Policy
- Parking – including on-street parking control and enforcement
- Recycling & Waste

Penns Place, Petersfield,
Hampshire, GU31 4EX
Telephone: 01730 266551
www.easthants.gov.uk
Bordon Information Office
Forest Community Centre
Telephone: 01420 479998
Mon, Weds & Fri: 9am- 1pm,
1:30pm to 4:30pm



WHITEHILL
TOWN COUNCIL
Serving Whitehill & Bordon

- Allotments
- Benches, Grit Bins and Planters
- Bordon Inclosure
- Bus Shelters
- Community Grants
- Consultee on local planning applications
- Deadwater Valley Nature Reserve
- Hollybrook Pond
- Lindford Road open space
- Local Council Office
- Parks & Playgrounds: Cypress Road, Fernlea, Firgrove, Grafton Close, Jubilee Park, Mill Chase Recreation Ground, Malmesbury Road, Sutton Field
- Skatepark
- St Lucia Lodge Open Space
- War Memorial

Forest Community Centre, Pinehill Road
Bordon, Hampshire, GU35 0BS.
Telephone: 01420 473123
www.whitehilltowncouncil.gov.uk

APPENDIX A – Raw list of full questions, as referenced in main document

NUMBER	QUESTIONS
1	Can you confirm if the field next to Hollywater school will be used for more housing...? The demand for special school Places is so high compared to the actual number available, perhaps the LA could consider expanding the size of the school...? How many schools have the space around them to facilitate an expansion... not many!
2	Are we still getting a cinema? I read somewhere we were originally getting an eight screen cinema but then I read we would be getting a six screen cinema what is correct and when will that be making an appearance? I thought the housing and infrastructure were being built in tandem? Has the Town centre started to be built yet and any idea of a completion date for it ? TIA
3	Regeneration have promised much and delivered little. When will they stop with the false promises they make and at least be honest when they screw us over?
4	Why chantal plays sand maps of new roads/buildings/houses be published so we all know exactly what and where all things will be?
5	Why are the original home owners on ex-army estates not being protected by local law enforcement or the council from all the crime taking place? Too busy making money and promoting to new buyers you've forgotten about all the current community.. Bordon isn't a nice place to live right now!
6	What is the provision for affordable housing? How will they support first time buyers and local residents who wish to move within the area?
7	Publish all plans for new roads, houses, infrastructure. What is happening to all the land by the maisonettes? Where is all the promised affordable/cheaper first time buyer houses?
8	Are we actually going to get a cinema for the town, and not a drive in, that's not the same? When the plans were originally laid out we were told you were in discussions with a provider. Has this now fallen through due to the current economic climate?
9	When will they work to relay the railway? Traffic jams almost a mile long before the lockdown and less than half the houses are built!
10	When will the town centre actually be complete as it seems to be progressing very slowly?
11	Will we have a normal cinema (not drive in)?
12	Will the new Gym still open this year?
13	How many more new homes/residents are required in town before a new supermarket company is prepared to take occupancy of the store?
14	What is the timetable to complete phase 1 of the town centre build?
15	What is the vision for the market area in the new town centre? Permanent occupiers or rotation? Are there plans to approach companies like Hampshire farmers markets to have a market day in the new town centre?
16	What facilities for residents are still being provided? - surgeries, retail, leisure, youth facilities. What is the time frame? How many new houses to be built in addition to those already signed off in plans up to 2018/19 and where are these proposed houses being built.
17	When will you be updating transport links? Buses every 2 hours from surrounding areas won't suffice!
18	Why are you adding so many houses to an area that has no entertainment for the young? And planning to build on the fields next to Millchase school when the small roads won't be able to take the traffic?
19	Is this a joint Q&A panel with EHDC? They were the ones leading the project.
20	Would be nice to see a Facebook live video of this to physically hear and see that these people's questions are being asked and answered. Moved to Bordon three years ago and was promised that this 'new town' would be finished by 2021. The only thing that's been done is the secondary school.
21	We want to know what's being built. When it's being built. And who it's run by.

22	Why did you promise so much (to get people to move in) and then change your plans to make everything sound less desirable? now these people in their new homes feel like they chose the area under false pretences
23	Is the Health Hub still on the agenda and can you give us a timeline for it if in fact it will be built and when can we expect the promised shopping centre
24	We have a town with a population bigger than Petersfield and growing. It would be nice to have half their facilities for shopping and leisure. We have lost GP surgeries and gained residents. When will this be sorted?
25	I am all for keeping the green spaces and mitigating any impact on nature, we have the unused ex-army spaces to regenerate. The town could really be something special without impacting the natural environment we all enjoy locally.
26	Why the significant delay in providing what was promised and don't blame Covid, it's not a valid reason
27	Far too many houses, no infrastructure. Need doctors, another supermarket, entertainment
28	What possible good reason could there be to spend 250k on sculptures when there are bigger more important things to prioritise? if this has to happen can the funding come from the CEO profits instead of tax payers? Can you guarantee there will be no conflict of interest in tendering this project by discounting any local councillor proposals?
	If I am ill informed can you please clarify, where the budget is coming from and who is in charge of the project?
29	Where's the new town centre? Where's the cinema? Where's the health hub?
	Where's everything else we've been promised? All we are seeing are new houses being built.
30	And how come lots of these new residents have their fabulous new homes up for sale. Why are they moving already?
31	With all the extra land made available with the army leaving Budds Lane has there been enough provision for parking at the three schools now in Buds Lane to allow parents to drop off and pick up their children, especially as children from Whitehill attending the infant school are included in the catchment area for the school. It is a very long walk for a four year old along the A325 from Whitehill to school every day and back.
32	Why does a new health hub need to be built when there is a purpose built hospital virtually standing empty? Oh let me guess, more houses could be built on the site!
33	When is the proposed grandstand for the F1 track that is A325 being installed as a resident the racetrack just isn't giving us time to see those vehicles driving past! We've had one wacky racer take out the roundabout by the new development already and landing just short of someone's front garden. The A325 roundabouts and cross roads at night become a drifting pad for those that can obviously can afford new tyres weekly. All for the A325 to divert traffic via the town not saying new town as I'll be drawing my pension at this rate before we see anything to help boost Bordon, but using the bypass as a racetrack especially by residential properties not exactly enticing most to get on foot when they have judge the speed of traffic with pushchairs and young children in tow. Could earn a fortune from speeding fines enough to pay for a new town centre quicker.
34	What plans have been thought about to ensure that the A325, especially through Wrecclesham and the B3004 to Alton run smoothly with the increased volumes of traffic?
35	Another supermarket? Is it possible to have one more?
36	What's the plan with commuters - are you planning anything like a shuttle bus/train to the train station either to Bentley or Liphook?
37	What are you going to do with increasing traffic in town - A 325 is incredibly busy if there is road works or an accident , there's massive built up of traffic everywhere.
38	What do you plan to do with forest hospital and why it isn't properly functioning for example like Farnham hospital where local community and even from surrounding area people could have an xrays done etc? The town is growing not decreasing and the hub will be good for all of the new houses but hospital is still needed. At the end of the day it isn't just Bordon and whitehil but villages around our town could benefit from having functional hospital too?
39	Finally - plans for the new centre: promised cinema, bowling , proper leisure centre ?

40	Where are all the facilities the town was promised? We have put up with all the inconvenience and have nothing but more houses and more traffic to show for it.
41	Originally the health hub was to be built near to the church and trading estate but that now looks like that is where the new houses are going so what is the plan for our health services?
42	What's happening on the old Mill Chase School site?
43	Where are the amenities promised??
44	Is the field next to the school on Budds Lane having houses being built there? I thought that was being spared in case the school needs expanding wait hold on a minute More houses
45	Are there any banks committing to trade in Bordon?
46	It's been said so many times here already, but instead of lining the pockets, sorry, investing in art sculpture, would the 250k, be better off spent on a proper youth facility...
47	Who are WBRC?
48	Who appointed WBRC?
49	How much of the redevelopment money given to the project has gone to the WBRC to meet its costs rather than to the promised facilities?
50	Does the WBRC have any penalties for failing to meet agreed timescales and who can impose these?
51	What canvassing of the local people took place to understand what we wanted? When and how did this take place and what were the results?
52	What facilities are still on the table and what progress has been made/delivery times for these?
53	With a proposed increase from c14,000 to c23,000 residents how will the current shops and infrastructure cope?
54	Are the recent example of short-sightedness an indication of what we can expect in the future? Ie the late decision on a car park for the school leading to the need to do a secondary load of work on Budds Lane/ the lack of road the entire length of the A325 relief road meaning it will need to be reworked on? Surely this rework costs more than if was done in the first place?
55	How is a drive in cinema an acceptable alternative to the multi screen promised?
56	How big is the new leisure facility as it doesn't look that big from the car park?
57	How is the makers market an acceptable alternative to much needed shops/supermarket?
58	I would love to know what they intend to do about traffic calming. Since the opening of the new road, Condee Way, the old 325, Chalet Hill all have all become one noisy major race track. They younger generation love to rev their cars until the engine screams before changing gear. The roundabouts are a favourite for that along with wheel skids. (its awful living beside these roads. We cant sit in our garden and have a conversation because of all the noise) Another roundabout at the top of Chalet Hill is one of the most stupid ideas ever. The lights help to slow down/stop the traffic. Something needs to be done before is killed. Stead cameras, noise checkers and the odd police car may help!
59	Why do the houses have to be built first? Not enough ammenities for the community with out it growing in thousands!
60	Why are the plans for the new centre so behind? You were well behind before covid so no excuse!
	Why do you excite a community with lies and when the community ask questions why are we ignored? Would you live here? If so why?
61	Why are you going back on your word for a cinema? The community need something for pleasure, if the cinema falls through will you put anything else in place? NOT MORE HOMES!
62	Why is the new pool fractionaly bigger than what we already had? Why have you not included any fun aspects to the new pool like water shoot, fountains etc to encourage children to use the pool and just given us lanes? And will you be helping the Hollywater school children to get to the new pool via bus as it is not only too far but too dangerous for them to walk like they used to do just down the road to millchase.

63	Why was a community survey not taken before you went ahead with plans? Surely a survey asking every household what they wanted would have helped with decisions saving tax payers money instead of wasting so much?
64	Why are you not utilising the chase hospital and spending money in a new hub which would cost more money?
65	Why are we not having proper shops? Why silly little hubs for craftmakers to sell their wears? I assume wooden ones like basingstoke have but if so these are amongst SHOPS not instead of shops. Have you done a survey to see what shops the community would like so you can show the potential companies that they are WANTED by the community?
66	Why are you wasting 250k on art to be vandalised by youngsters because they are bored with nowhere to go? Spend the 250k on something for them? Set up a boxing school, give a grant to the phoenix, or set up a youth club of sorts! do something constructive that benefits the children!
67	1) How much land is being allocated from the 13.5+ hectares left by the MOD for local business for future business development?
68	2) Will they seek to increase any of their rent lease agreements with any incoming businesses by 30%
69	3) Will they support local businesses? / 5) What is their thoughts on EHDC's approach to local business?
70	4) Why have they changed their current master plan and extended this by a further two years?
71	6) Are they happy bringing in more home that we have jobs for?
72	7) Are they receiving any levied payments from building companies to support the residential developments and if so who can I send my payments to so we can get a piece of the action?
73	Why are the original home owners on ex army estates not being protected by local law enforcement or the council from all the crime taking place? Too busy making money and promoting to new buyers you've forgotten about all the current community.. Bordon isn't a nice place to live right now!
74	When will the new town be completed and is there going to be a cinema?
75	My question, When is the Eco station going to be given back to the people of Bordon which is hogged and shut for no public use by HCC.
76	Why is the use of the field next to Oakmoor school being changed? originally education and or green space but all of a sudden changed for housing will we ever have the whole truth ?
77	Where will the town park be located?
78	1. I believe there is now a grant from ehdc for town centre. What are the plans for this extra revenue (also the sum originally put aside towards cinema)
79	2. What are the plans for the slab regarding the extra new 1300 houses going to be built
80	3. Can we please not consider spending 275000 on sculptures when the town has so many needs to help it become a thriving community
81	1- why are there not any traditional brick built bungalows included in the regeneration plan. There are only static mobile homes in Hogmoor Road which are only leasehold properties and which come under Mobile Homes Act 2013.
82	2- what will happen to the retail area if new retailers cannot be secured, and retained, for these premises?
83	3- can the new swimming pool/leisure centre have designated hydrotherapy sessions made available for individuals who have mobility and joint problems?
84	4 - what efforts are being made for the new regenerated area to be completely inclusive and not exclusive - e.g. Cafe 1759 not having any car parking facilities. Is it really only constructed for the residents of that estate? Disabled car parking facilities are essential.
85	5 - why is over £200k being spent on artwork/statues. Wouldn't this money be better spent on a volunteer run community bus to collect elderly/infirm or non-driving people from their homes to do their shopping in the town centre
86	6- can benches be placed along the new road so that people walking can take a rest along the way? Not everyone can sustain such a long walk in one session without a rest.

87	7- the shingle for emergency vehicles on the relief road. This material will merely be spread across the road when a vehicle drives away from this spot. It then becomes a hazard to other road users. Can it be changed into a firm hard-standing material like Tarmac or concrete?
88	8- are more street lights being constructed along the relief road - Whitehill end. It leaves walkers/cyclists vulnerable as it's next to dark wooded spaces.
89	9- will lorries still be expected to drive along the old A325 Bordon High Street road to access the trading estates there. Will the pinch points and road narrowing make driving along this road difficult for road users (including emergency vehicles) and will businesses with premises along this stretch of road be adversely affected? Or will a new road be constructed from the relief road to these Bordon High Street industrial estate
90	10- which banks are coming to Bordon?
91	What is happening to the enterprise Park as some companies there still have four years on the lease but others have to be out by Christmas 2020? Can you find out where they will be relocated to please?
92	What provision has been made for youth in the town, as young people seem to have very little to do? Will there be a youth centre?
93	I'd like to know when the actual construction of anything that resembles a town centre is to begin ,thus giving some confidence to the people of bordon that we may actually get something ! Not construction of a MAKERS MARKET (carpark) but actual buildings , not houses ! 3 years budds Lane site has been cleared and not 1 foundation or steel structure erected.. yes we have a nearly finished leisure centre but thats only because they demolished the old one (again nothing more than we had previously) . In the time since the regeneration company has been here we have a shed load of new houses ,new residents and nothing other than a skate park and hogmoor cafe .!!
	These things were promised and need actual timescales to be completed, not random could bes...
94	The thing I would like to see in our new town is a Community Farm/proper market garden.
95	I was pleased to hear there is to be a monthly Farmers Market at the new Whitehill & Bordon town centre. And the Makers Market sounds fairly interesting. As you have acknowledged in your assessment of the town centre plans, we have no idea what sort of world we are planning for. Covid 19 is a mere taster of the devastation we can expect due to Climate & Ecological breakdown (not to mention a no-deal Brexit).
96	whens compensation being paid to homeowners whos homes back onto the relief road
97	For definitate , What and when is the new town centre going to look like, what supermarket has committed to the town,when is there going to be the promised cinema provision-not a drive in, transparency is critical.
98	Put simply. Are we going to get what we were promised? A green 'town', as opposed to a housing estate called Bordon.
	More buses more shops and things for the teenagers not more housing got enough now
99	part from agreeing on all of the above (original and new home owners in this area are losing more faith in the promises laid out by the day) I'd also like to know as the town was originally meant to be an "eco" town when will EHDC be providing better ...
100	True, but how many are moving because of all the things they were told were going to happen, haven't? I know for a fact that some are going because they have been told a pack of lies.
101	We will need a new surgery now that chase is closing
102	Will the WBRC (Whitehill & Bordon Regeneration Company) resign? It seems to me reading all the negative comments. That the WBRC has failed the community.
103	if the parents whose children are at Bordon County were to use the temporary car park in bad weather, the children would be soaked before they got to school. Prior to houses being built on the old swimming pool site the car park there was equidistant between Oakmoor and Bordon County. Surely it would have made more sense to have created a new car park there? After all the car park at the end of Budds Lane is 'temporary'! I suppose when the developers see fit that will be more houses.....