

Our Ref: 01B902460

Your Ref:

23<sup>rd</sup> June 2025

HCC Nature Recovery Team

By email: [Nature.Recovery@hants.gov.uk](mailto:Nature.Recovery@hants.gov.uk)

Dear HCC Nature Recovery Team,

### **Local Nature Recovery Strategy (LNRS) for Hampshire - Consultation**

We refer to the current consultation, and on behalf of Defence Infrastructure Organisation (DIO) and the Whitehill & Bordon Regeneration Company (WBRC), we provide the following response in relation to land already consented for major redevelopment (former Bordon Garrison - 'HPA' land) and adjoining MoD land being promoted for the sustainable expansion of Whitehill & Bordon (land north of Station Road/Oakhanger Road (as further explained below) in East Hampshire.

We are aware that within the Whitehill & Bordon area, there are two broad designations proposed in the consultation document:

- Measures - Opportunity Focus Areas
- Areas That Could Become of Particular Importance Biodiversity (ACB)

You will be aware that the Prince Philip Park project is one of the largest regeneration schemes in the UK. A hybrid planning permission (HPA) was granted in 2015 (ref 55587/001) for a residential led mixed use scheme including up to 2,400 dwellings - see: <https://www.princephilippark.co.uk>

This consent continues to be implemented with around 550 dwellings are occupied with many more under construction or consented. The approved HPA parameter plans set out areas approved to accommodate residential, education or employment/commercial development. We are concerned that several areas within the HPA site are proposed to be designated as 'Areas That Could Become of Particular Importance Biodiversity' which have already been built upon, or are about to be developed that would not be able to contribute to becoming areas of particular biodiversity importance in a way envisaged by the LNRS and we would be pleased to map these out with you to discount these areas from the LNRS. Similarly there are small (irregular shaped) areas of proposed ACBs which do not relate well to the green infrastructure and nature conservation strategy being applied/delivered in the HPA area which again we contend should be discounted

from the LNRS. We would be grateful to go through these areas with you as these are numerous and a detailed analysis/understanding is needed – the approved HPA ‘Structuring Plan’ is attached at **Appendix A** to outline the extent of the HPA approval area.

In terms of the Opportunity Focus Areas proposed, again there are proposals for designations within the consented HPA area which are currently the subject of dwellings being under construction with the following designations should be discounted from the strategy:

- H2: Restore lowland heathland from forestry and secondary woodland (LNRS\_ID 45/PM-ID 1,602)
- G2: Restore to species-rich grassland (PMG) (LNRS\_ID 45/PM-ID 1,502)
- G2: Restore to species-rich grassland (LAG) (LNRS\_ID 45/PM-ID 1,502)

There are a number of proposed designations relating to the army training land to the north:

- R3: Reversion of arable land to grassland and management of intensive grassland, with low fertiliser input (LNRS\_ID 45/PM-ID 1,703)
- R4: Provide flood mitigation on permanent grassland – making space for water by enhancing river and floodplain habitat connectivity (LNRS\_ID 45/PM-ID 1,704)
- H2: Restore lowland heathland from forestry and secondary woodland (LNRS\_ID 45/PM-ID 1,602)
- H3: Create lowland heathland from arable land, improved grassland and following mineral extraction (LNRS\_ID 45/PM-ID 1,603)
- G2: Restore to species-rich grassland (PMG) (LNRS\_ID 45/PM-ID 1,502)
- G2: Restore to species-rich grassland (LMW) (LNRS\_ID 45/PM-ID 1,502)
- G2: Restore to species-rich grassland (LAG) (LNRS\_ID 45/PM-ID 1,502)
- G2: Restore to species-rich grassland (FGM) (LNRS\_ID 45/PM-ID 1,502)
- F4: Manage grassland for target features such as feeding areas for over-wintering geese (LNRS\_ID 45/PM-ID 1,004)

It is unclear from the proposed LNRS mapping whether the proposed designations above represent a ‘blanket’ area coverage or whether on an individual basis the proposed designations cover a more targeted area?

As you may also be aware, DIO/DTE has previously promoted land to the north of Whitehill & Bordon (including land currently used for army training) as a sustainable extension to Whitehill & Bordon. EHDC has recently recommenced its local plan replacement process and we would be grateful to meet with you (and EHDC) to align those land promotion areas with the proposed LNRS designations (both ACBs and Opportunity Focus Areas) to ensure a comprehensive and consistent approach is taken. As part of the suite of reports/documents being prepared to support future local plan land promotion, which will need to address Biodiversity Net Gain amongst other matters, it may be seen as premature and unnecessary/unhelpful to make any prejudicial designations in respect of the MoD land promotion areas in the proposed LNRS at this point in time, and this is a matter we would welcome further engagement on in particular.

We note there is an addition designation proposed on part of the MoD land promotion areas:

- H3: Create lowland heathland from arable land, improved grassland and following mineral extraction (LNRS\_ID 45/PM-ID 1,603)

We look forward to meeting with you shortly to go through the above points to ensure that the LNRS can be as robust and effective as possible going forward if contact details can be provided to me to arrange that meeting asap please.

Yours sincerely



**For and on behalf Avison Young (UK) Ltd**

**STRUCTURING PLAN LEGEND**

**CODING MATRIX**

MU	3-4	USE	STORY HEIGHT
N/A	0-4.5°	DENSITY	ROOF PITCH

**USE**

- R Residential
- R Residential with flexible ground floor construction and potential mixed uses
- MU Mixed Use
- EMP Employment
- BCP Building for Community Use
- PS Primary School
- SS Secondary School
- LC Leisure Centre

**AMOUNT, SCALE AND URBAN FORM**

- 3 Storey Height (see also written explanation)
- 3-4 Storey Height Range (Minimum Storey Height: 3; Maximum Storey Height: 4)
- Building Zone
- Building Line
- Colonnade (Minimum Height for Opening 3.50m)
- Drive Through (Minimum Height for Opening 4.0m)

**ACCESS AND MOVEMENT**

- AMR Access and Movement Route
- AMR(I) Access and Movement Route (Indicative Location - AMR(I))
- FP Footpath
- CP Cyclepath
- SS Shared Surface Street Adopted
- SS- Shared Surface Street Private
- T Transport Interchange
- BS Bus Stops
- 30 Street with Speed Limit 30 mph
- PZ Pedestrian Zone
- PZ(I) Access for pedestrians and limited access for servicing of adjoining blocks, access for local traffic at evenings
- IFR Indicative Footpath Route
- EHDC Green Loop

**INFRASTRUCTURE**

- PS Pumping Station
- SS Sub Station

**LANDSCAPE**

- OS Open Space
- SANG SANG
- SANG Link
- EMA Ecological Mitigation Area
- NP Natural Play
- LEAPS LEAPS
- NEAPS NEAPS
- AOS Area for Outdoor Sport
- CR Cricket, FB Football
- PTP Proposed Tree/Planting
- TRP Tree/Planting to be retained
- AREP Areas of Existing Tree Planting to be retained
- ETP Existing Tree to be removed
- WASR Watercourse and Associated Buffer to be Retained
- WPW Proposed Watercourse / Water Feature

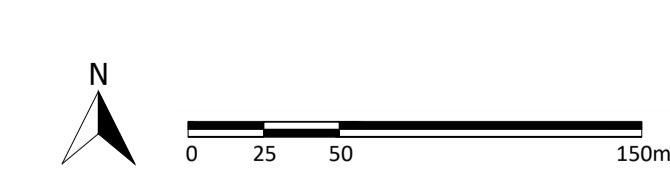
**OTHER DESIGNATIONS**

- BCPA Boundary for Car Parking Area
- SP Surface Parking
- UC Undercroft Parking
- DP Decked Parking
- GA Garage
- MSCP Multi Storey Car Park
- PRB Potentially Retained Building
- SB Site Boundary
- AP Area of Potential Expansion
- TCCB Town Centre Boundary (Core Retail & Mixed Use)
- RW Retaining Wall, Maximum Height
- ASL Additional Storey Height / Landmark Feature
- SUDS SUDs Feature within Public Open Space
- DB Detention Basin
- SW Swale
- CG / AMI Boundary for Community Garden / Allotments
- DBR Development Block Reference Number

- NOTES:**
- Final retained tree planting to be confirmed when detailed tree survey is available.
  - Final size and location of SUDs features to be confirmed when detailed proposals are available.
  - Final size and location of community gardens / allotments to be confirmed.

**LEGEND FOR AREAS DELIVERED OR WITH APPROVED RMA**

- Building
- Residential
- School / Community Use
- Access and Movement Route
- Open Space
- Parking Area / Infrastructure



Project: Prince Philip Barracks Whitehill & Bordon  
 Title: Structuring Plan Overall

Job	Drawing No.	Rev.
16001	38	L
Drawn	Scale	Date
TS	1:2500@AO	01/2024

