

Western Corridor and Blackwater Valley Sub-regional Strategy
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Schedule of MoD and Other Government land

REF	LOCATION	AREA (HA)	DESCRIPTION
MOD LAND – RETAINED (CURRENTLY NO PLANS TO RELEASE)			
BD 1	Bramley District Training Area, Bramley	370	<p><i>Basingstoke and Deane Borough Local Plan Review</i> – Revised Deposit Draft November 2003. MoD site lies outside of Bramley settlement policy boundary as identified in the LP. Policy D4.17 German Road, Bramley and Urban Capacity Study identifies a site with potential for mixed-use residential (approx 200 units) and small-scale employment development. Allocation previously formed a part of the MoD site / railway sidings providing access to the MoD site. Allocation is adjacent to the Training Area – total site allocation of 9.6ha. MoD site includes TA centre, located off Campbell Road. Part of a larger 350ha training area, not planned for disposal. Floodplain issue. Ecology unknown. Possible contamination issues. Area adjacent to Reading to Basingstoke railway line.</p> <p><u>Future Development Potential</u> - <u>potential is severely constrained by health and safety, contamination, ecology and flooding issues – confirmed by letter from MoD Defence Estates September 2004. The health and safety and contamination problems would need to be resolved before any potential sale onto the open market.</u></p>
HT 1	RAF Odiham	280	<p><i>Hart District Local Plan (Replacement) 1996-2006</i> – policy DEV18. The LP identifies five areas that are considered suitable for built development to meet operational requirements in association with military flying. Development outside these areas will not be permitted unless exceptionally required in the interests of national/international defence and air safety. Base for the Joint Helicopter Support Unit. No 7, 18 & 27 Squadrons. Site to be retained (Ministerial Statement, Adam Ingrams - Commons written answer 26/11/2001).</p> <p><u>Future Development Potential</u> – <u>site considered unsustainable, Odiham being too remote.</u></p>

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HT 2	Training Area, Minley Road, Minley	908	<p><i>Hart District Local Plan (Replacement) 1996-2006</i> Policies CON 12, CON 19 and CON 20. Site straddles M3 and incl. Gibraltar Barracks and Minley Manor. Site within Strategic Gap. East of A327 - Hawley Common – SPA. Land north of M3 partly SSSI. Minley Manor - English Heritage Historic Park/ Garden. Royal School of Military Engineering. Combat Engineering School located at Gibraltar Barracks. HQ and dual role training and support regiment & two training wings; Battlefield Engineering wing & Communications training wing. The school plays a crucial role in sustaining an adequate battlefield engineering capacity in support of UK military operations.</p> <p><u>Future Development Potential</u> – limited scope only owing to environmental constraints such a SPA and EH Historic Park and Garden.</p>
HT 3	DERA/QinetiQ, Ively Road (north of), Pystock, Fleet	238	<p><i>Hart District Local Plan (Replacement) 1996-2006</i> – policies DEV 12 & DEV 13. Site split between DERA & QinetiQ. Part of site underlain by sand and gravel deposits. Total site area 238ha of which :- Area A (DEV 12) redevelopment for employment uses will be permitted subject to environmental considerations (51ha approx). Area B (DEV 13) redevelopment for employment permitted provided it does not result in a net increase in floor space and subject to environmental considerations (9ha approx). Highways Agency has reservations about employment allocations and the impact on highway network.</p> <p><u>Future Development Potential</u> – limited to intensification of existing employment uses. Residential <u>unlikely to be compatible with existing uses</u>. Woodland is an important local recreational asset and provides a gap between site and surrounding areas.</p>
HT 7	Army Training Area, Fleet.	603	<p><i>Hart District Local Plan (Replacement) 1996-2006</i>. Refer also to site RH 1 that also relates to the army’s training area at Aldershot/Fleet within Rushmoor Borough Council. Norris Bridge, Fleet Road - 3.68 block of woodland adj. to Quinetic site to be auctioned 3rd June 2004. Outside of settlement boundary and is unlikely to obtain planning permission for other purposes.</p> <p><u>Future Development Potential</u> – very constrained by SPA designation over much of site.</p>

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RH 1	Aldershot Training Area	659	<p><i>Rushmoor Local Plan Review (19996-2011)</i>. Total site area is 659ha.</p> <p>(a) Training Area straddles the Hart/Rushmoor border. Situated to the west of the A325 Farnborough Road and north and south of A323 Fleet Road. Strategic Gap, part Thames Basin Special Protection Area (SPA), part Site of Importance for Nature Conservation (SINC).</p> <p>(b) Royal Pavilion Site (14ha) – former Queen Alexandra Royal Nursing Corps building. Policy E1 allocates site for office, R&I institutional recreational or educational use. Site developed to provide headquarters office complex – Phase 1 has been completed and occupied, Phase 2 not started.</p> <p><u>Future Development Potential</u> – very constrained by SPA designation over much of site.</p>
RH 2	Aldershot Military Town	215	<p><i>Rushmoor Local Plan Review (1996-2011)</i></p> <p>Garrison to the British Army. Approx 4,000 troops. Host to several formation Hqs incl. HQ 4 Division and a number of logistic and mechanised units. Strategic Defence Review proposals affecting Aldershot MT known as Project Connaught. Project’s aim is to improve single living accommodation. Similar number of service personnel to be retained but activities are to be rationalised onto a smaller site area, releasing land for civilian development. Aldershot Military Town SPG adopted July 2002. Outline planning permission issued May 2004.</p> <p><u>Future Development Potential</u> – Project Connaught – the Military Town is to be redeveloped for military purposes only.</p>
RH 5	DERA, Ively Road (south of), Pystock, Farnborough	144	<p><i>Rushmoor Local Plan Review (1996-2011)</i></p> <p>Policies FA5.</p> <p>Defence Evaluation and Research Agency site.</p> <p><u>Future Development Potential</u> – only associated with current employment use. Site adjacent to airfield runway</p>

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GD1	Ash Common, Claygate Common, Pirbright Common		<p><i>Guildford Borough Local Plan</i> January 2003. Site outside of any Urban or Settlement Area identified in the LP. Designated Candidate Special Areas of Conservation (cSAC) and Potential Special Protection Area (pSPA), referred to by Policy NE1. Site of Special Scientific Interest (Policy NE2): Ash to Brookwood Heaths SSSI (no. 19), the largest area of dry heathland remaining anywhere in the London basin, forms part of the Thames Basin Heaths and the Thursley, Ash, Pirbright and Chobham cSAC. Site wholly within the Green Belt (Policies RE1-2). No known plans for disposal.</p> <p><u>Future Development Potential</u> – very limited, heavily constrained by international ecological constraints</p>
GD3	Pirbright Camp incorporating Alexandra and Elizabeth Barracks		<p><i>Guildford Borough Local Plan</i> January 2003. Site outside of any Urban or Settlement Area identified in the LP. Site wholly within the Green Belt (Policies RE1-2). Basingstoke Canal North very nearby, which includes Conservation Area (Policies HE7-10) and Site of Special Scientific Interest: Basingstoke Canal (no. 20), nationally important site for aquatic plants and invertebrates, botanically the species-rich aquatic system in England. Also Sites of Nature Conservation Importance (SNCI) adjacent: Pirbright Common, Pirbright Green and Dawney’s Hill SNCI (no. 15), significant area of open heath, including nationally scarce plant on Pirbright Green, and Stoney Castle SNCI (no. 112), various merits. No known plans for disposal.</p> <p><u>Future Development Potential</u> – very limited, heavily constrained by international ecological constraints</p>
GD4	Bisley Camp		<p><i>Guildford Borough Local Plan</i> January 2003. Site outside of any Urban or Settlement Area identified in the LP. Wholly within the Green Belt (refer Policies RE1-2). Large parts of camp designated as part of Candidate Special Area of Conservation (cSAC) and Potential Special Protection Area (pSPA), referred to by Policy NE1. Also Site of Special Scientific Interests (Policy NE2): Colony Bog and Bagshot Heath SSSI (no. 23), supports one of the finest surviving tracts of predominantly wet heathland in South East England, also nationally important dry heath plus scrub and woodland, forms part of the Thames Basin Heaths pSPA. Also a Site of Nature Conservation Importance (SNCI), Century Range (no. 131); nationally important wet heath, mire and acid grassland supporting very rich acidic flora, including rare and declining species, important for reptiles. Conservation Area designation affects central camp (Policies HE7-HE10). No known plans for disposal.</p>

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			<u>Future Development Potential</u> – very limited, heavily constrained by international ecological constraints
WB 1	Atomic Weapons Establishment	113 & 304	Both sites are major employment areas. Following a comprehensive review, the Ministry of Defence endorsed the AWE's assessment that, for the future, both sites would continue to be needed. <u>Future Development Potential</u> - currently no long-term development opportunity.
BF1	Royal Military Academy, Sandhurst		Estate includes Listed Staff College building. Conservation Area. Relatively well related to existing settlements of Camberley and Sandhurst. Close proximity to Thames Basin Heaths pSPA which would make any major new housing development unlikely without appropriate mitigation measures. <u>Future Development Potential</u> – very limited given the importance of Sandhurst to the MoD and the <u>close proximity of the pSPA.</u>
MOD LAND – BEING REVIEWED - FUTURE UNCERTAIN			
SH 1	Princess Royal Barracks – Deepcut		Surrey Heath District. Decision on its future expected spring 2005. Poor transport accessibility. Surrounded by pSPA/SSSI. <u>Future Development Potential</u> - <u>Unsustainable location. Potential if developed, for possibly 1,000 houses</u>
BF2	Beaufort Park South Road Bracknell	24	Used as a weather research station. Site is designated as countryside (Land outside settlements) in the Bracknell Forest Borough Local Plan. The site is only part Previously Developed Land and is not located on or near any major public transport

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			<p>corridors. The site contains approximately 4000 sq. metres of B1 (b) floorspace.</p> <p><u>Future Development Potential</u> - <u>some employment uses but unlikely short term major residential or employment intensification given current planning constraints and unfavourable site location.</u></p>
GD1	Keogh Barracks, Mytchett	46.3	<p>Guildford Borough. Guildford Local Plan January 2003. Recent correspondence with the MOD has indicated that, if release of the site were approved, Keogh Barracks would be vacated by about 2009. The site comprises significantly developed area, predominantly made up of married quarters, offices / training rooms, messes, clubs and sleeping accommodation. It is, however, outside of any Urban or Settlement Area identified in the LP, is wholly within the Green Belt (refer Policies RE1-2) and the northern part of site is a Site of Special Scientific Interest, proposed SPA and Candidate SAC (Policy NE2). Also immediately to the south of the site, on the other side of the railway line, is SPA/SAC.</p> <p><u>Future Development Potential</u> – <u>some small-scale redevelopment potential for possibly 50-200 residential units. Proximity of SPA/SAC severely restricts the number of new housing numbers that could be accommodated on the site.</u></p>
SB1	Wilton Park, Beaconsfield	See text	<p>South Bucks DC. MoD School of languages. Approx 7 ha brownfield land – teaching blocks, non-family accommodation (halls of residence), social/recreational buildings, utilities. 6 ha (gross) married quarters. Remainder of site is primarily greenfield - recreational, amenity land, rural/woodland edge. Decision on release expected late-2005. Availability may be significantly later, depending upon relocation of present activity. Married quarters are understood to be less likely to be released.</p> <p><u>Future Development Potential</u> – Particular potential for affordable housing. Other uses may be subject to future preferred Core Planning Strategy. Would be constrained by PPG2 Annex C or would require consideration of release from Green Belt. Existing access problematic for more intensive use. As a “detached extension” of Beaconsfield, the need for on-site community facilities would be of particular importance. See also contingent policy GB14 in adopted Local Plan 1999.</p>

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MOD LAND – IDENTIFIED FOR FUTURE RELEASE			
RH 3	Aldershot Urban Extension	137	<p><i>Rushmoor Local Plan Review (1996-2011)</i> Land within the Military Town to be released for civilian development. Enquiry by Design workshop December 2003 to masterplan the development. SPG for Aldershot Urban Extension published for public consultation April 2004. Outline planning application anticipated spring/summer 2005. Ski-slope to be sold by MOD to Rushmoor Borough Council by private treaty.</p> <p><u>Future Development Potential</u> - Housing led mixed –use development proposed – housing element estimated to be in region of 4,300 dwellings.</p>
RH 4	Queens Gate and former RAF Club, Farnborough	13	<p><i>Rushmoor Local Plan Review (1996-2011).</i> Queens Gate site 9.7ha. Within built-up area as identified in LP. Allocated for a mix of employment and residential with residential use permitted if it will not be unacceptably affected by aviation related activities. Maximum number of units is 200 dwellings. Former officers mess site lies 300m to the north of Queens Gate and is outside of the defined built-up area- site split into two areas. O/L p/a to be submitted shortly to RBC for hotel use on one part of the site with the site being sold by auction by the end of 2004 financial year. The other part of the site is the site of the MOD centrifuge for which there is still a MOD requirement. DE anticipate submission of p/a for B1 & residential use and propose to sell site during the 2005 financial year. Joint planning brief published by RBC October 2003 for the Queens Gate and Officers Mess sites.</p> <p><u>Future Development Potential</u> – 200 dwellings maximum.</p>
BF3	Land at Former Staff College, Broad Lane, Bracknell	44	<p>Identified in the <i>Bracknell Forest Borough Local Plan 2001 –2006.</i> Outline Planning Permission granted for 730 dwellings in 2003 (606 net dwellings). Site is split:</p> <ul style="list-style-type: none"> • 25 hectares of Previous Developed Land

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			<ul style="list-style-type: none"> • 19 hectares of Open Space of Public Value <p>The MOD disposed of the site in 2003 to English Partnerships who are in the process of selling the site to prospective developers. Subject to either a new application of approval of to be submitted reserved matters, it is anticipated that construction will begin in 2005.</p> <p><u>Future Development Potential</u> – 730 dwellings (gross), 600 net additional dwellings</p>
BF4	The former Met Office London Road Bracknell	2	<p>Windfall site not allocated in the <i>Bracknell Forest Borough Local Plan</i> but the site forms part of the Eastern Gateway Planning Brief. Bracknell town centre location. Employment use with potential for mixed use redevelopment with up to 275 new dwellings. Ongoing discussions with developers.</p> <p><u>Future Development Potential</u> – 275 dwellings</p>
WY 1	RAF Daws Hill	23	<p>Located approximately 1.5 km south of High Wycombe town centre, adjacent to M40. Mix of residential accommodation for service personnel, related community uses and administrative/storage floorspace. Not to be available before 2011. Part of the MoD Estate in London (MoDEL) review. A number of options for mixed-use development in conjunction with adjoining (non-MoD) land possibly including: residential, employment and sports/leisure uses. One of the sites identified in the Wycombe Development Framework emerging options consultation.</p> <p><u>Future Development Potential</u> – Mixed-use development including residential on MoD site, with more potential associated with adjacent site.</p>
WO 1	Arborfield Garrison	100	<p><i>Wokingham District Local Plan 1991-2006.</i></p> <p>Within countryside area as defined in LP. Land to north-east and south-east green wedge/gap. On A327 between Reading and Farnborough. Around 100 hectares. Part brownfield. Due for release 2008 onwards. Not a sustainable location (as planning history establishes). Site is about 2.5kms from a</p>

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			<p>proposed SPA.</p> <p><u>Future Development Potential</u> – <u>Unsustainable location for major strategic-scale development unless significant investment into transportation and other improvements</u></p>
FORMER MOD LAND – RELEASED & ALLOCATED IN LOCAL PLAN AND/OR WITH PLANNING PERMISSION			
HT 4	Queen Elizabeth Barracks and Wakeford Copse, Church Crookham	75	<p><i>Hart District Local Plan (Replacement) 1996-2006</i> – policy DEV 2. QEII Barracks 65ha. Wakeford Copse 9.5ha. QEII Barracks decommissioned August 2000 along with the adjacent Wakeford Copse site. 2000 – p/a submitted by DE on behalf of MOD for a residential and mixed use development respectively. Amended p/as submitted in 2004. QEII – not more than 1000 dwellings. Wakeford Copse – not more than 132 dwellings. Draft Development Brief prepared by HDC in conjunction with the developer (Bryant Homes) and its consultants.</p>
HT 5	Martin Lines, Church Crookham	5	<p><i>Hart District Local Plan (Replacement) 1996-2006</i> – policy DEV 4. Allocated for industrial development. Released as being surplus to MOD requirements in 2000 (5.4ha). Planning permission for R&D production building. Phase 1 built, Phases 2, 7, 3 not started.</p>
HT 6	Guillemont Barracks, Hawley	13	<p><i>Hart District Local Plan (Replacement) 1996-2006</i> – policy DEV 10. Allocated for a maximum of 30,000sq.m class B1 business use. Planning permission for redevelopment for B1 campus. HQ for Sun Microsystems. Phase 1 is now complete and phase 2 under-construction.</p>
WO 2	Land at Poperinghe Barracks, Wokingham Lane, Arborfield		<p><i>Wokingham District Local Plan 1991-2006</i> Planning permission granted for 48 dwellings.</p>

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This schedule has been produced with the assistance of officers from the Local Planning Authorities within the Western Corridor Study Area. Each site, currently in MOD ownership, has been evaluated for its housing development potential over the study period i.e. up to 2026 having regard to known environmental and other planning considerations. Housing numbers are only provided where there is sufficient information available to make assumptions/estimates. For information former MOD sites either allocated in Local Plans and/or with planning permission are also listed.

In regard to retained land that currently the MOD has no plans to release, the evaluation indicates that within the study period the military estate is unlikely to provide any significant sites suitable for strategic scale housing development. The only possible exception being the Bramley Training Area which because of its strategic location between Basingstoke and Reading may offer some potential for future housing development. However, even here development is uncertain owing to potential site constraints such as ecology and flooding. All other retained areas assessed are considered unsuitable for major housing development owing to their location being unsustainable and/or because of overriding environmental factors such as SPAs and SSSIs.

The future of Princess Royal Barracks, Deepcut is currently being reviewed, however, owing to planning e.g. sustainability and environmental considerations its future potential for housing development is again uncertain.

In relation to land that the MOD has confirmed that it proposes to release, only Aldershot Urban Extension (approx 4,300 dwellings) and Queen Elizabeth Barracks (max 1,132 dwellings) within Rushmoor and Hart districts respectively will provide significant levels of housing development up to 2026.

It should be noted that there are other areas of MoD land which are close to, but not within, the sub-region. If released, they could potentially be linked into a planning strategy for an extended sub-region.

As part of testing the hybrid option, which is the preferred basis for the distribution of housing, further work will be undertaken to assess the contribution that may be expected from MoD sites in the sub-region. Each MoD site will need to be rated in terms of its relative certainty in coming forward and its likely contribution in terms of housing numbers, which will be included within the overall housing allocations.

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