



**Defence Estates and SEERA  
Joint Studies on the Development  
Potential of the Ministry of Defence  
Estate in the South East Region**

Prepared by GVA Grimley LLP

October 2006



DEFENCE ESTATES



## **Defence Estates and SEERA**

# **Joint Studies on the Development Potential of the Ministry of Defence Estate in the South East Region**

October 2006

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# 1 Introduction and Purpose

- 1.1 The South East of England Regional Assembly (SEERA) and Defence Estates (DE) agreed that the potential contribution that the Ministry of Defence (MOD) estate could make towards meeting development targets within the draft South East Plan, particularly in relation to housing, should be explored. The recognition for such work stems from the recommendations of the Lyon's review and in response to the DE Estate Strategy (see Chapter 2). SEERA and DE therefore jointly commissioned GVA Grimley LLP to study the extent of this potential, an exercise never previously undertaken, to inform the development of planning policy in the South East region.
- 1.2 This collaborative approach to the future planning of the MOD estate is entirely consistent with the Government's response to Kate Barker's Review of Housing Supply and its call for better use of surplus public sector land. Furthermore, the study represents the first stage in the process of meeting the requirements of Policy CC6 within the Draft South East Plan in relation to agreeing a disposal and implementation strategy for public land in the region.
- 1.3 Defence Estates is an Executive Agency of the Ministry of Defence (MoD). The role of DE is to provide and maintain the defence estate and its infrastructure, including families housing. It takes a strategic overview of the defence estate, gives specialist advice to the MoD on estate policy and sustainable development and advises and implements estate rationalisation and disposals of surplus land.
- 1.4 The MoD has a strong, ongoing presence within the South East region and makes an important contribution to the economic, social and environmental characteristics of the region. The MoD is a significant landowner within the South East region with some 23,000 hectares of freehold land and 6,360 hectares of land that is leased or on license to the MOD on approximately 194 sites. These sites are distributed throughout the region with particular concentrations within the Kent Thames Gateway, Western Corridor and Blackwater Valley, Central Oxfordshire and South Hampshire regions. The sites vary in size and are within both urban and rural locations.
- 1.5 GVA Grimley prepared a brief for the preparation of joint studies in March 2006. The objectives of the studies were threefold:
- i) To assess the potential contribution of those MOD sites which may be released in the South East to delivery of new housing in order to inform the preparation of evidence by DE and SEERA on regional housing numbers and their distribution to the Public Examination into the South East Plan;

- ii) To provide greater certainty in relation to the potential of surplus, previously developed MOD sites and to identify key obstacles that will have to be tackled to facilitate their delivery within the plan period to 2026; and,
- iii) To inform the policy development debate with respect to regional and sub-regional policies and principles to help shape the DE response in the context of the MOD's wider estate strategy.

1.6 DE and SEERA jointly decided that four priority areas, aligned to the South East's sub-regions where there is the greatest concentration of MOD land, should be studied. These were as follows:

- Study 1 - Western Corridor and Blackwater Valley;
- Study 2 - East Kent and Ashford (subsequently extended to include the rest of Kent);
- Study 3 - Central Oxfordshire; and,
- Study 4 - South Hampshire.

1.7 This report draws together the results of the four separate sub-regional studies and considers the implications for policy and delivery within the South East Region. The report is structured as follows:

- Section 2 – Appraisal of the DE Estate Strategy
- Section 3 – Approach to Sub-Regional Studies;
- Section 4 – Sub-Regional Studies Results;
- Section 5 – Policy and Delivery Implications; and,
- Section 6 – Summary and Conclusions

## 2 An Appraisal of the DE Estate Strategy

### Wider Context

2.1 The DE Estate Strategy is being implemented against a wider background of Government initiatives including:

- **Gaining greater efficiency in the public sector** – Although military needs are the priority, the estate rationalisation work is also taking account of the impact of important independent reports which underpin the Government's drive to gain greater efficiency in the public sector, namely, the Lyon's and the Gershon Reviews;
- **The Lyons Review** – Sir Michael Lyons Independent Review of Public Sector Relocation (March 2004) examined the relocation of public servants out of London and the South East. It recommended moving public agencies out of the South East where high land values, skill shortages and congestion issues prevail to other areas of the UK, particularly the North; and,
- **The Gershon Review** – This independent review of public sector efficiency recommended establishing efficiency targets and prompted the Chancellor to set annual efficiency saving targets of at least 2.5% per annum for every Government Department.

### DE Estate Strategy

2.2 DE manages the estate as a corporate asset to deliver the outputs required to meet the MoD's defence needs. These needs are set out in the Defence Vision<sup>1</sup> and have overriding importance in the work of DE. These are changing as the Armed Forces move towards lighter, more rapid and flexible deployment units at the expense of heavy armoured brigades<sup>2</sup>. Work is being undertaken across the Forces to modernise their structures. At the same time, technological developments are causing equipment to be increasingly dependent on servicing facilities which are expensive to replicate and therefore favouring concentration on larger sites where more personnel can benefit. Furthermore, changing social expectations in terms of the employment and educational aspirations of service spouses and families and aspirations for home ownership are being taken into greater account when considering the future basing of personnel.

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<sup>1</sup> The Defence Vision is to defend the United Kingdom and its interests and to strengthen international peace and stability.

<sup>2</sup> In particular, under the Future Army Structures (FAS) initiative, the Army has shifted emphasis from forces configured for heavy armoured warfare in NW Europe, to more agile forces capable of rapid intervention in global trouble spots. In parallel, the RAF has increased its air transport capability, and its ability to project air power abroad, has reduced its emphasis on air defence.

- 2.3 These changes have significant implications for military estate requirements and in order to address this, in March 2006, the [Defence Estate Strategy \(2006\)](#) was launched which built upon the foundations of 'In Trust and On Trust – The Strategy for the Defence Estate' of 2000. This contained the following vision for the estate:

*'To have an estate of the right size and quality to support the delivery of defence capability, that is managed and developed effectively and efficiently in line with acknowledged best practice and is sensitive to social and environmental considerations.'*

- 2.4 The Strategy has a number of aims including:

- further improving the quality of the estate for the military user to enhance fighting power, recruitment and retention and enable them to train realistically with minimal constraint;
- further improving the living environment for service families, creating a place where they want to live and work, integrated with the wider community;
- providing an estate of fewer and larger sites, appropriately located, with a presumption against Greater South East locations; and,
- incorporating the Government's sustainable development priorities into the management and development of the defence estate.

#### **Estate Rationalisation for MOD in the South East**

- 2.5 The plan attached as Appendix One shows the extent and distribution of the MoD Estate in the South East Region. The estate in the South East varies in size and embraces a diverse array of functions ranging from Royal Naval support facilities, airfields specially developed to support Air Transport and helicopter operations, barracks and accommodation for service personnel to rural training areas. Some of the MoD's facilities are modern and fit for purpose. However many were constructed in the 1940s in response to WW II and there are others from much earlier, dating back to the Victorian times or earlier and these are not necessarily well suited to modern requirements.
- 2.6 The plan attached notes those sites which are currently under review. This list is constantly changing in response to changes in MoD's operational needs, Government policy and/or financial targets. A number of those sites listed form part of estate rationalisation studies, including:
- **Defence Training Review (DTR)** – The remit of this review is to examine the options for developing new Defence training establishments to deliver tri-service specialist training from a smaller number of key training sites. The training is to be procured through a

Public Finance Initiative (PFI) and a decision on the preferred bidder is expected in late 2006. The public sector “benchmark” sites against which the private sector bids will be assessed have already been identified, raising the prospect of potentially substantial releases of surplus land mainly in the South-East from about 2010 onwards. Sites which may potentially be surplus, depending on the outcome of the bid process, include Bordon Garrison, Arborfield Garrison, Princess Royal Barracks at Deepcut, the Defence Language School at Beaconsfield; Worthy Down near Winchester and Fort Blockhouse, Gosport

- **Royal School of Military Engineering (RSME)** – This is a PFI contract to provide training and the rationalisation, replacement, refurbishment and maintenance of training facilities and accommodation for the RSME. The preferred bidder was announced in March 2005 and the thirty year contract is expected to reach financial close in 2006. A number of sites may be declared surplus to requirements, including around the Chatham area in Kent.
- **Defence Airfields Review Team (DART)** – This was set up to undertake a tri-service review of all military airfields and to determine future requirements. This has already led to preliminary announcements of the closure of RAF stations in other parts of the country and a final announcement is expected in 2006. This review may affect the future of RAF Odiham in Hampshire.

2.7 The ongoing rationalisation of the MOD estate and the subsequent release of land for development have already made a significant contribution towards the growth of the region. Since 1998, DE has sold over 200 properties in the South East raising approximately £682 million to the Defence budget. The following table provides examples of sites released for development that have made, or will make, an important contribution to the economic growth of the region.

**Table 2.1: Examples of MOD sites disposed of in the South East region**

Site	Nature of Development	Local Planning Authority
Thatcham Storage Depot (Kennet Heath)	Residential (814 dwellings under construction)	West Berkshire Council
Staff College, Bracknell	Residential (730 dwellings with outline planning permission)	Bracknell Forest Borough Council
Queen Elizabeth II Barracks, Church Crookham	Residential (Planning permission being sought for 1,132 dwellings)	Hart District Council
The Naval Dockyards, Chatham	Mixed Use	Medway Council
RAF Manston	Kent International Airport	Thanet District Council
Old Park Barracks, Dover	Mixed Use	Dover District Council
RAF Upper Heyford	Residential (Planning permission being sought for 1,000 dwellings)	Cherwell District Council
HMS Deadalus	Mixed Use	Gosport Borough Council/Fareham Borough Council
Gun Wharf Quays, Portsmouth	Mixed Use	Portsmouth City Council

- 2.8 In addition, following the transfer of service family housing to Annington in 1996, DE has released approximately 2,500 residential properties to Annington for sale on the open market since 1998. In some places, the scale of the release of housing has had a local impact in terms of housing supply.
- 2.9 In assessing the future contribution the surplus MoD estate could make to the Region, the sites assessed within the studies have either been:
- formally declared surplus;
  - earmarked for disposal as part of ongoing rationalisation studies; or,
  - identified as not consistent with DE Estate Strategy and potentially likely to come forward within the next twenty years.
- 2.10 It should be noted, however, that it is possible that the MOD may retain a particular site to meet operational requirements until such time as it is formally declared surplus.
- 2.11 An action identified within the DE Estate Strategy is to ensure that MoD's requirements are fed into development plans as part of ongoing work with Government Offices and Planning

Authorities. DE recognises that the implementation of its rationalisation studies has the potential to have an impact on the economic, social and environmental wellbeing of the region, sub-region and/or local area. The alignment therefore of the DE Estate Strategy with the emerging regional and sub-regional spatial strategies is important in ensuring that any impacts are mitigated through taking advantage of the development opportunities arising from the rationalisation process.

## 3 Approach to Sub-Regional Studies

- 3.1 The sub-regional studies adopted a consistent, systematic approach to the assessment of the potential contribution of the MOD estate. The assessment followed a staged approach to appraising each site and calculating its potential capacity, before finally ranking the site according to its likelihood of securing planning permission. In a number of cases, the assessment was tailored to reflect the availability of information and the extent of work already undertaken for DE in progressing the sites through the planning system. The following stages were undertaken:

### **Stage 1: Strategic Planning Policy Context**

- 3.2 An appraisal was undertaken of the relevant planning policy context at a national, regional and sub-regional level. This identified some of the current and emerging strategic policy drivers which will influence the development potential of the MOD estate.

### **Stage 2: Constraints and Opportunities Analysis**

- 3.3 The assessment then considered constraints and opportunities at the local level, for example, environmental designations. A high level analysis was undertaken against a range of potential constraints and opportunities for each site. Information was taken from a number of desk based sources, including development plans and existing studies, and recorded within a proforma. This work helped identify key barriers to development and other issues that may influence development potential.

### **Stage 3: Development Options, Evaluation and Assessment of Site Capacities**

- 3.4 In light of the work undertaken in Stages 1 and 2, potential options for the development of each site were identified. A commentary on the options and the identification of a preferred option for development (where relevant) was included within the proforma. The preferred option had regard to the local constraints but no assessment was made of any infrastructure requirements. A high level evaluation of the residential capacity of the preferred option for each site was undertaken to provide an understanding of the development potential from the MOD estate for each sub-region.

### **Stage 4: Assessment of Housing Provision**

- 3.5 The final stage sought to assess to what extent the development potential from the MOD estate formed part of the housing provision within the draft South East Plan or whether it could represent additional housing supply within the sub-region. This assessment was undertaken with reference to the housing targets for the relevant local planning authorities and to the

development potential identified within Stage 3. Consultation with the sub-regional leads was also undertaken to inform this exercise.

## 4 Sub-Regional Studies Results

4.1 The sub-regional studies provide details of the number of MOD sites likely to be disposed of during the Plan period to 2026 and the residential development potential of each individual site. The following table draws together the results for each sub-region. In addition, there are some major sites with potential for disposal not connected to any of the five sub-regions assessed. These can be found listed on the plan at Appendix One

**Table 4.1: Residential Development Potential of the MOD Estate by Sub-Region**

<b>Sub-Region</b>	<b>Number of Potential MOD Sites Available for Development</b>	<b>Residential Development Potential of Sites (numbers of dwellings)</b>
Western Corridor and Blackwater Valley Sub-Region*	10	22,053
East Kent and Ashford Sub-Region	2	1,000
Thames Gateway Sub-Region*	7	6,599
Central Oxfordshire Sub-Region	4	1,536
South Hampshire Sub-Region*	6	2,665
<b>Total</b>	<b>29</b>	<b>33,853</b>

\* These figures include sites outside the sub-regional boundary.

4.2 The development potential of MOD estate likely to be released within the five sub-regions during the plan period is therefore approximately 34,000 dwellings. Two thirds of this potential is within the Western Corridor and Blackwater Valley and, given the extent to which MOD estate could contribute towards housing targets within this sub-region (up to 25%), a separate report sets out in detail the nature of the sites and the assumptions made in respect of potential capacity.

4.3 The scale of the contribution within the other sub-regions is not as strategically significant as within the Western Corridor and Blackwater Valley, reflecting the continued presence of the

MOD in those areas. However, the studies do identify a number of large sites within the other sub-regions that could make a substantial contribution to the relevant local authority's housing target and these are set out in the tables within Appendix Two.

- 4.4 The studies have also assessed the likelihood of the potential residential capacity of these sites achieving planning permission with reference to the planning policy context at national, regional and local level. The following table draws together the results:

**Table 4.2: Likelihood of Residential Development Potential Securing Planning Permission by Sub-Region**

<b>Sub Region</b>	<b>Good chance of securing planning permission &gt; 75%</b>	<b>Reasonable chance of securing planning permission &gt; 50%</b>	<b>Low likelihood of securing planning permission &lt; 50%</b>
Western Corridor and Blackwater Valley	4,578	11,125	6,350
East Kent & Ashford	1,000	0	0
Thames Gateway	6,599	0	0
Central Oxfordshire	378	1,158	0
South Hampshire	138	585	1,942
<b>Total</b>	<b>12,693</b>	<b>12,868</b>	<b>8,292</b>

- 4.5 The majority (75%) of the residential development potential is considered to have at least a reasonable chance of securing planning permission when assessed against the current planning policy context. This is primarily due to the fact that a number of the sites are previously developed sites located either within or adjoining urban areas. The remaining potential (25%) is derived from sites considered more constrained by planning policies, in some cases, a consequence of their more peripheral location or status in terms of environmental designation. It is acknowledged that in bringing forward all of these sites for development there will be detailed matters to address, for example in relation to delivering the necessary infrastructure.
- 4.6 The studies have also assessed the extent to which the potential residential capacity has been taken into account in arriving at the housing figures within Policy H1 of the Draft South East

Plan and how much of the potential could contribute towards additional housing supply. The following table draws together the results:

**Table 4.3: The extent to which the Residential Development Potential has already been taken into account within Policy H1 of the Draft South East Plan**

<b>Sub-Region</b>	<b>Potential Capacity (dwellings)</b>	<b>Potential Capacity Accounted for in Housing Provisions within Draft South East Plan</b>
Western Corridor and Blackwater Valley	22,053	8,078
East Kent & Ashford	1,000	0
Thames Gateway	6,599	5,544
Central Oxfordshire	1,536	378
South Hampshire	2,665	138
<b>Total</b>	<b>33,853</b>	<b>14,138</b>

- 4.7 The exercise revealed that 42% of the residential development potential from the MoD Estate has been taken into account in the housing provisions within Policy H1 of the Draft South East Plan. This leaves potentially up to 20,000 additional dwellings not currently provided for in the Plan. The majority of the potential not accounted for is within the Western Corridor and Blackwater Valley.
- 4.8 Overall, whilst each site has a variety of different constraints and opportunities, there are common themes. All of the sites represent previously developed land, in some cases containing extensive areas of built development. The opportunity exists to re-use/replace the existing services and infrastructure to create new residential environments avoiding the unnecessary use of 'greenfield' land.
- 4.9 The sites outside of the urban areas often contain large areas of open land which are subject to environmental designations (including ecological, landscape and historical) and protected from development. These designations have been reflected in the assessment of development potential. Planning for the positive re-use of the MOD estate presents opportunities for improvements to the environmental quality of these areas. Furthermore, opportunities for improved public access to new recreational areas, areas of land that have been barred to public access for many years, would provide wider benefits to the local communities in which they sit.

## 5 Policy and Delivery Implications

### Policy Development

- 5.1 The results of the sub-regional studies have shown that, as a single landowner with previously developed land, the MOD estate can potentially make a significant contribution towards meeting housing and 'brownfield' targets within the South East to 2026, particularly in the Western Corridor sub-region. The studies also noted that the MOD estate could contribute to meeting employment needs, included as part of mixed-use developments. In addition, a number of sites contain large areas of open land which could be used to create new leisure and recreation opportunities for the local community associated with, and possibly funded by, new residential development.
- 5.2 A positive planning policy context within the South East Plan will be essential if the housing potential of these sites are to be realised and the targets within the Plan are to be achieved through maximising the use of surplus public sector land as envisaged by the Government in their response to the Barker Review. The existing policies within the Draft South East Plan, notably Policy CC6, recognise this potential and provide a policy framework for the consideration of the potential of surplus public sector land.
- 5.3 The likelihood of delivery of the residential potential from previously developed surplus land may, however, be constrained by planning policy as the majority of these sites fall outside the urban areas. These sites are often washed over by open countryside policies within the respective development plans which currently restrict development potential. The absence of planning policy at a regional, sub-regional or local level that provides positive guidance for the re-use of such sites may remove any contribution they can make towards meeting housing and 'brownfield' targets. The urban focus of policies within Part One and Part Two of the Draft Plan, notably Policy CC8a, and the lack of guidance on how the potential of such brownfield sites outside urban areas may contribute towards sustainable development could therefore limit delivery of the potential for residential and other development from the surplus MOD estate.

### Delivery Mechanisms

- 5.4 DE has played a leading role in creating innovative approaches to the delivery of land into the development process. In the past, land identified as surplus to requirements has typically been promoted through the development plan system and, where appropriate, an outline planning permission has been sought prior to disposal. Whilst this approach remains appropriate in certain cases, the MOD has recently taken the opportunity to introduce a different approach in 'packaging up' sites and partnering with the private sector. This approach can operate as a means of delivering new MOD capital works and a recent example is Project MODEL (MOD Estate London). In other cases, the MOD has agreed to transfer

land to the English Partnerships (EP) portfolio. EP has a key role in facilitating the delivery of strategic housing provision in the South East/Eastern regions. Examples of sites transferred to EP include the Former Staff College site in Bracknell and Oakington Barracks in Cambridgeshire.

- 5.5 It is recognised that if the surplus MOD estate is to make a full and proper contribution towards meeting housing needs then DE must work collaboratively with SEERA and relevant local planning authorities to bring forward this land in an effective and timely manner. Indeed, this study is a testament to DE and SEERA's commitment to joint working.
- 5.6 Policy CC6 of the Draft South East Plan goes some way towards ensuring a 'joined-up' approach to the release of land. However, this needs to be supported by a 'protocol' that would enable more effective sharing of information between the MOD and other stakeholders. In this way, the major opportunities provided by the surplus MOD estate to contribute towards economic, social and environmental objectives can be exploited effectively and solutions identified in conjunction with local communities at an early stage.

### **Monitoring and Review**

- 5.7 The sub-regional studies recognise that their assessment can only present a snapshot of the potential contribution of the MOD estate to residential development targets in the South East. It is not possible to project with absolute certainty all MOD sites that will become surplus to 2026 as the Defence requirement for land will change to respond to new requirements and needs during this period. The list of sites will therefore continue to change as sites are sold off and redeveloped, new sites identified for disposal and sites retained for future military use. In addition, the planning context for many of the sites will change as development plan documents are reviewed and this may affect assumptions made in respect of the residential capacity of these sites.
- 5.8 In this context, it is important for SEERA, DE and the local planning authorities to establish a jointly shared monitoring and review programme to assess progress towards delivering new housing from the surplus MOD estate and also to identify at an early stage problems and constraints to delivery. The output from such studies would also help to inform subsequent reviews of the South East Plan. Adopting such an approach is consistent with national policy in PPS11 in monitoring the implementation of the RSS and its output could form part of the Annual Report to the Secretary of State.

## 6 Summary and Conclusions

- 6.1 The MOD has a significant presence in the South East in terms of its land ownership and its contribution to the economic, social and environmental wellbeing of the region. This role will remain through its continued presence and intensification of 'core' MoD sites on which future use and investment is to be focussed. However, the estate rationalisation process will result in ongoing disposals of parts of the MOD estate and reviews such as the Defence Training Review and the Royal School of Military Engineering Review (currently ongoing) are likely to result in the release of sites in the near future and throughout the duration of the South East Plan.
- 6.2 In light of these reviews and the DE Estate Strategy to reduce the size of the MOD estate in the South East, DE and SEERA have commissioned sub-regional studies to assess the potential contribution of the MOD estate towards the delivery of new housing across four key areas during the Plan period up to 2026. These have adopted a systematic approach to assessing and recording planning and environmental constraints related to each potential site. However, no assessment has been made of the extent to which improvements will be required to infrastructure and services to support development.
- 6.3 The results of the sub-regional studies have shown that, as a single landowner of previously developed land, the MOD estate can make an important contribution (up to 34,000 dwellings) towards meeting housing and 'brownfield' targets within the South East to 2026. The MOD estate could also make a significant contribution (up to 25%) towards meeting the draft housing targets for Western Corridor and Blackwater Valley sub-region. The potential contribution from South Hampshire, Kent and Central Oxfordshire is more limited reflecting the continued presence of the MOD in those sub-regions.
- 6.4 The extent to which this potential has already been taken into account in the housing provision figures within Policy H1 of the Draft South East Plan has been assessed in consultation with the Principal Authorities where possible. Over 40% of the residential development potential has been accounted for within the housing provisions within Policy H1 of the Draft South East Plan. The remaining 20,000 dwellings could represent additional provision, with the majority being located within the Western Corridor and Blackwater Valley sub-region.
- 6.5 The majority (75%) of the residential development potential is considered to have at least a reasonable chance of securing planning permission when assessed against the current planning policy context. The likelihood of its delivery will be to a large extent dependent upon the planning policy towards the location of new housing as these sites fall outside of the urban areas. In some cases, they are washed over by open countryside policies within the respective development plans which limit their development potential. A positive planning policy context at a regional and sub-regional level is essential if the housing potential of these

sites are to be realised and the targets within the South East Plan achieved through maximising the use of surplus public sector land as envisaged by the Government;

- 6.6 The existing policies within the Draft South East Plan, notably Policy CC6, do provide a framework to bring forward surplus MOD estate. However, the urban focus of policies within Part One and Part Two of the Draft Plan, notably Policy CC8a, and lack of guidance on how the potential of such sites outside of urban areas can contribute towards sustainable development and communities, may constrain the residential potential from the MOD estate.
- 6.7 In terms of delivery, it is recognised that if the surplus MOD estate is to make a full and proper contribution towards meeting housing needs then DE must work collaboratively with SEERA and the relevant local planning authorities to bring forward this land in an effective and timely manner. Policy CC6 of the Draft South East Plan goes some way towards ensuring a 'joined-up' approach to the release of land. However, this needs to be supported by a 'protocol' that would enable more effective sharing of information between the MOD and other stakeholders.
- 6.8 It is important to recognise that the tables contained in this report, detailing and assessing the MoD's surplus and potentially surplus sites, present only a snapshot of the MoD estate against a background of ongoing MOD policy and operational change reflecting political and financial requirements. In order to maximise the potential contribution of the MoD estate to residential development targets in the South East, it is therefore important to establish a monitoring and review programme as supported by PPS11. The output from such a programme would help to inform subsequent reviews of the South East Plan and could form part of the Annual Report to the Secretary of State.
- 6.9 The results and conclusions from the sub-regional studies will now be fed into submissions to the Panel chairing the Examination into the Draft South East Plan.

## Appendices

# Appendix 1

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Please note for security reasons the map showing the extent and distribution of Ministry of Defence sites in the South East Region is not available over the internet and can therefore be viewed in the EiP Library or by contacting Charlotte Cordy-Redden of Defence Estates on 01252 361949




# Appendix 2

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**Tables setting out the results of the Studies of the  
MOD estate within East Kent & Ashford, Thames  
Gateway, Central Oxfordshire and South  
Hampshire**

# APPENDIX TWO

The following tables set out the results of the joint studies of the MOD estate within East Kent & Ashford, Thames Gateway, Central Oxfordshire and South Hampshire. The Western Corridor and Blackwater Valley results are contained within a separate report. The sites have been 'traffic-lighted' in relation to their disposal status and likely time period when they may come forward for development as follows:

- Green sites  - Already declared surplus to requirements.  
- Likely to deliver residential completions between 2006-2011 (or beyond for larger sites).
  
- Amber sites  - Good chance of being declared surplus in the next 6 months  
(this includes sites subject to the Defence Training Review and Royal School of Military Engineering Review)  
- Could deliver residential completions for the period up to 2016 (or beyond for larger sites).
  
- Red sites  - Potential to become surplus but no dates as yet.  
- Potential to deliver residential completions between 2016 – 2026.

The key planning and environmental constraints relevant to each site have also been identified within the tables. These constraints have informed the assessment of each site's potential residential capacity (in terms of dwelling numbers) and the percentage chance of achieving planning permission for residential development. The capacity of local or sub-regional infrastructure to cater for this development and any improvements required have not been assessed. The likelihood of achieving planning permission has been illustrated within the tables as follows:

- Good certainty of achieving planning permission >75% chance
  
- Reasonable certainty of achieving planning permission > 50% chance

- Low certainty of achieving planning permission < 50% chance

Finally, the residential development potential for each site has been assessed in terms of whether the potential has been taken into account in the housing provision totals set out within Policy H1 the Draft South East Plan. This exercise was undertaken using the documentation published by the principal authorities and has been informed by consultation with the sub-regional leads within their respective areas, with the exception of Central Oxfordshire.

**Table 1: Summary of the Residential Capacity of the MOD Sites Surplus or Potentially Surplus in the East Kent & Ashford Sub-region**

Sites	Local Authority	Key Opportunities / Constraints	Potential Capacity (dwellings)	% chance of achieving planning permission	Potential Capacity Accounted for in Housing Provisions within Draft South East Plan
Connaught Barracks, Dover	Dover District Council	<ul style="list-style-type: none"> <li>• Previously developed site adjacent to the urban area.</li> <li>• Support for allocation through emerging LDF.</li> <li>• Part of the site is covered by environmental designations (historic and natural).</li> </ul>	500	> 75%	No
Howe Barracks, Canterbury	Canterbury City Council	<ul style="list-style-type: none"> <li>• Previously developed site within the urban area.</li> <li>• Part of the site is covered by environmental designations (historic and natural).</li> </ul>	500	> 75%	No
<b>Total</b>			<b>1,000</b>		<b>0</b>

**Table 2: Summary of the Residential Capacity of the Potentially Surplus MOD Sites in the Thames Gateway Sub-region**

<b>Sites</b>	<b>Local Authority</b>	<b>Key Opportunities / Constraints</b>	<b>Potential Capacity (dwellings)</b>	<b>% chance of achieving planning permission</b>	<b>Potential Capacity Accounted for in Housing Provisions within Draft South East Plan</b>
Chattenden & Lodge Hill	Medway Council	<ul style="list-style-type: none"> <li>• Extensive previously developed site near to the urban area.</li> <li>• Support for new settlement through emerging LDF</li> </ul>	5,000	>75%	Yes
Inner Lines/Amherst Hill, Brompton	Medway Council	<ul style="list-style-type: none"> <li>• Previously developed land within the urban area.</li> <li>• Archaeological matters to address.</li> <li>• Support for allocation through emerging LDF</li> </ul>	34	>75%	Yes
Kitchener Barracks, Chatham	Medway Council	<ul style="list-style-type: none"> <li>• Previously developed land within the urban area.</li> <li>• Archaeology and historic buildings on site.</li> <li>• Support for allocation through emerging LDF</li> </ul>	300	>75%	Yes
Lower Lines, Gillingham	Medway Council	<ul style="list-style-type: none"> <li>• Previously developed land near to the urban area.</li> <li>• Archaeological matters to address.</li> <li>• Allocation with Adopted Local Plan</li> </ul>	55	>75%	No

Lower and Upper Upnoor, Rochester	Medway Council	<ul style="list-style-type: none"> <li>• Previously developed land within the urban area.</li> <li>• Environmental designations and historic buildings to address on site.</li> <li>• Support for allocation through emerging LDF</li> </ul>	110	>75%	Yes
West Malling*	Tonbridge & Malling Council	<ul style="list-style-type: none"> <li>• Previously developed land</li> <li>• Planning permission being sought.</li> </ul>	100	>75%	Yes
<b>Sub Total</b>			<b>5,599</b>		
Invicta Barracks, Maidstone*	Maidstone District Council	<ul style="list-style-type: none"> <li>• Previously developed site within the urban area.</li> <li>• The site could represent a sustainable urban extension.</li> </ul>	1,000	>75%	No
<b>Total</b>			<b>6,599</b>		<b>5,544</b>

\* These sites fall outside of the sub-region boundary as defined in the Draft South East Plan.

**Table 3: Summary of the Residential Capacity of Surplus or Potentially Surplus MOD Sites in the Central Oxfordshire Sub-region**

Sites	Local Authority	Key Opportunities / Constraints	Potential Capacity (dwellings)	% chance of achieving planning permission	Potential Capacity Accounted for in Housing Provisions within Draft South East Plan
Vauxhall Barracks, Didcot	South Oxfordshire District Council	<ul style="list-style-type: none"> <li>Previously developed site adjacent to the urban area.</li> <li>The site is allocated for development within the Adopted Local Plan.</li> </ul>	325	>75%	Yes
TAC Slade, Oxford	Oxford City Council	<ul style="list-style-type: none"> <li>Previously developed site within the urban area</li> </ul>	53	>75%	Yes
Bicester Airfield	Cherwell District Council	<ul style="list-style-type: none"> <li>Previously developed site adjacent to the urban area.</li> <li>Part of the site is designated for its historical value and contains listed buildings and scheduled monuments.</li> </ul>	975	>50%	No
<b>Sub Total</b>			<b>1,353</b>		
DLO Caversfield, Bicester	Cherwell District Council	<ul style="list-style-type: none"> <li>Previously developed site adjacent to the urban area.</li> <li>The site is designated for its historical value and contains listed buildings.</li> <li>Conversion potential.</li> </ul>	183	> 50%	No
<b>Total</b>			<b>1,536</b>		<b>378</b>

**Table 4: Summary of the Residential Capacity of Surplus or Potentially Surplus MoD sites in the South Hampshire Sub-region**

Sites	Local Authority	Key Opportunities / Constraints	Potential Capacity (dwellings)	% chance of achieving planning permission	Potential Capacity Accounted for in Housing Provisions within Draft South East Plan
Motor Transport Depot, Portsmouth	Portsmouth City Council	<ul style="list-style-type: none"> <li>Previously developed site within the urban area.</li> <li>The site has been allocated for residential development in emerging development plans.</li> </ul>	90	>75%	Yes
Land at Stubbington Married Quarters	Fareham Borough Council	<ul style="list-style-type: none"> <li>Previously developed site within the urban area.</li> <li>Site has previously been granted planning permission for residential uses.</li> </ul>	48	>75%	Yes
<b>Sub Total</b>			<b>138</b>		
Worthy Down, Winchester*	Winchester City Council	<ul style="list-style-type: none"> <li>Previously developed land within the open countryside.</li> <li>Adjacent to rural settlement.</li> </ul>	450	<50%	No
Royal Hospital Haslar, Gosport	Gosport Borough Council	<ul style="list-style-type: none"> <li>Previously developed site within the urban area.</li> <li>The site is designated for its historical value.</li> </ul>	757**	<50%	No
Fort Blockhouse, Gosport	Gosport Borough Council	<ul style="list-style-type: none"> <li>Previously developed site within the urban area.</li> <li>The site is designated for its historical value.</li> </ul>	735**	<50%	No
HMS Sultan	Gosport Borough Council	<ul style="list-style-type: none"> <li>Previously developed site within the urban area.</li> <li>Part of the site is designated for its historical value.</li> </ul>	585**	>50%	No
<b>Sub Total</b>			<b>2,077</b>		
<b>Total</b>			<b>2,665</b>		<b>138</b>

\* This site falls outside of the sub-region boundary as defined in the Draft South East Plan.

\*\* The capacity of these site reflects the importance locally of developing a balanced mix of housing and employment/commercial uses to support the sustainability of the Haslar Peninsula.