



MINISTRY OF DEFENCE

**Defence
Infrastructure
Organisation**

Defence Infrastructure Interim Land and Property Disposal Strategy

October 2011

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1 Introduction

Purpose

1. Access to a supply of development land is a vital ingredient in successful economic growth. The Growth Review published alongside the 2011 Budget set out the government's objective to achieve strong, sustainable and balanced economic growth. It stressed the importance of land and housing supply and included a commitment to accelerate the release of public sector land to encourage new homes and jobs.
2. The Government has set a target for land owned by central government to be disposed of within the current spending review (CSR) period up to 2014/15 which has the capacity to deliver 100,000 new homes. As a major land owning department, the Ministry of Defence (MOD) has agreed a target, as part of that overall ambition, to sell land by 2014/15 with the potential capacity to deliver between 26,000 and 31,000 new homes in future.
3. As part of the periodic spending reviews, the Department also agrees financial disposal targets with HM Treasury and a net Departmental budget is set accordingly. Disposal receipts have therefore always been an important part of the overall Defence budget – the money raised being spent on key Defence priorities in support of our servicemen and women.
4. This strategy will be a living document, periodically reviewed as necessary:
 - setting out MOD's objectives in relation to how we use our land;
 - summarising MOD's landholdings;
 - setting out the principles used when making disposal decisions;
 - setting out the disposal strategy, and;
 - setting out an indicative disposal programme.

Objectives

5. MOD only holds land and property in support of operational defence capability. Land identified as being surplus to requirements is released for disposal. However, recognising that land is key to generating disposal receipts through economic development, the Defence Infrastructure Organisation (DIO) has three key objectives in relation to MOD landholdings:
 - being transparent about our landholdings and our disposal principles and selling land in accordance with Treasury guidelines (Managing Public Money);
 - not holding land longer than necessary – making sure it is disposed of as quickly as possible; and
 - carrying out disposals on terms that both achieve value for money in disposal receipts and generally promote development, economic activity and growth.

Scope of this document

6. This Strategy is subordinate to the Defence Infrastructure Strategy and supports the requirement to have appropriate Defence infrastructure (including land and property) in the right place and of the right quality.

7. This Strategy focuses on the disposal in the UK of freehold/Feuhold interests to end users (those who would carry out the development or long term management of the asset). It does not cover the transfer/surrender of leasehold interests, nor other transfers within government. Nor does it cover how estate rationalisation will be funded or the receipts will be used.

2 MOD LANDHOLDINGS

Background

8. The MOD is one of the largest landowners in the UK with an estate of some 230,000 hectares (approximately 1% of the UK). In addition the Department has leases and licences to train over private land, mainly in Scotland and the North of England.
9. The DIO was formed on 1 April 2011 when the former Defence Estates (DE) organisation was amalgamated with other property and infrastructure functions¹ within the MOD to form a single organisation.
10. The DIO manages the MOD's property infrastructure and ensures strategic management of the Defence estate as a whole, optimising investment and supporting military capability to best effect. It has responsibility for most MOD expenditure on infrastructure management and delivery activities.
11. The estate consists of a wide range of facilities including barracks, depots, airfields and Naval bases. The built estate occupies around 80,000 hectares with more than 45,000 buildings including some 800 listed buildings and 50,000 dwelling houses (mainly held on lease from Annington Homes Ltd). The rural estate is made up of training areas and test/evaluation ranges on relatively undeveloped land. MOD also has a number of strategic overseas garrisons, and training areas.
12. In addition, the Reserve Forces and Cadets Association also own and manage parts of their estate.
13. DIO's primary objective is to ensure the delivery of an affordable and sustainable solution that gives our Armed Forces and their families the facilities in which to live and prepare for operations.
14. The DIO is also required to achieve significant running cost reductions, improve estate utilisation and drive further estate rationalisation and commercialisation opportunities largely through the sale of surplus land and buildings, and other efficiency measures. The DIO is therefore responsible for the disposal programme.

The Estate Baseline

15. The current position for the 'Regular' estate is set out in the Estate Baseline, last published in 2009², and continues to be categorised as; the Core, Retained or Disposal Estate. Subject to the outcome of the Strategic Defence and Security Review (SDSR)³, the main focus of long term infrastructure investment remains the Core Estate but it is recognised that the Retained Estate should continue to be maintained to appropriate standards until it is either re-categorised as Core or released for disposal.

¹ Infrastructure describes the acquisition, development, management and disposal of all fixed, permanent buildings and structures, land, utilities and facility management services, with the exception of IT infrastructure. Defence infrastructure covers both the UK and overseas estate including services provided to other countries in the UK such as USAF.

²

<http://www.mod.uk/DefenceInternet/MicroSite/DIO/OurPublications/CorporateInformation/DefenceEstatesDevelopmentPlan.htm>

³ <http://www.mod.uk/DefenceInternet/AboutDefence/WhatWeDo/PolicyStrategyandPlanning/SDSR/>

- **Core Estate** consists of Core Locations that are either: large bases or groups of sites that have an indefinite operational future; or individual Core Sites, which are expected to support Defence outputs for at least 15 years.
- **Retained Estate** consists of sites where the future is not fully assured and could be subject to review, leading to reuse within the Department, or disposal. Many will have a planning horizon of 10 years or more.
- **Disposal Estate.** That element of the estate that has been identified as being surplus to Defence requirements and is to be put up for disposal.

16. These categories correlate with the following wider Government e-PIMS definitions:

- **Core Inflexible:** Buildings or Land required and budgeted to deliver core departmental functions indefinitely or for a minimum of 10 years.
- **Core Flexible:** Buildings or Land budgeted to deliver core departmental functions whose functions will be determined by annual review, leading to either retention or disposal within the next 10 years.
- **Non-Core – Held pending use:** Land or Buildings awaiting a decision on or construction of say Defence infrastructure or other scheme requiring land assembly.
- **Non-Core – Surplus:** Buildings or Land not required to deliver departmental functions, which will be disposed of or transferred to another public body as soon and as efficiently as possible

Landholdings (including Foreshore holdings)

- The MOD landholdings as at 31 May 2011 are as follows:

Country	Figures for 2011	% Total Land Holdings
England	184,878 ha	82%
Wales	20,598 ha	9%
Scotland	18,694 ha	8%
N. Ireland	3,029 ha	1%
Total	227,199 ha	

Source: eTerrier National Stats hold rights report 04/08/2011. Subject to audit.

Infrastructure Challenges

17. The Defence priorities pose several challenges for Defence infrastructure most notably in the requirement to meet SDSR outcomes. SDSR 2010 will radically change the size and shape of the Armed Forces and MOD civilian staff. These changes will eliminate the requirement for some locations and reduce or change the infrastructure required at others. The current estate is widely dispersed across the UK in a manner which owes more to history than to its efficient use and this dispersal creates costs and reduces stability for Service personnel.
18. The intention is to use the opportunity created by SDSR 2010 to develop a more coherent and cost-effective solution, but we will not have a fuller picture of the future defence requirements

to meet Future Force 2020 (FF20) until around March 2012, when there will be a clearer picture of our basing and disposal programme.

19. This work will be conducted in the context of the SDSR and the outcome of the recent Basing Review. That context was set out by the Secretary of State in his announcement in July which set out the strategy to achieve the objective of a coherent and cost effective use of the estate. This identified a number of key deliverables, including:
 - The strategic, long term, direction to bring the Army back from Germany;
 - A further reduction in the size of the Army and a greater and more coherent use of Reserves;
 - A basing laydown for the RAF; and
 - A plan for receipts from the sale of estate we no longer require.
20. The MOD has set up a Basing Optimisation Programme Board (BOPB) to create common purpose and to take the rebasing work forward. The programme will ensure that fit-for-purpose infrastructure is in place to support both military operations and Service personnel and their families.
21. We are making most efficient use of the existing Defence estate by:
 - Using bases that are otherwise underused;
 - Identifying sites where we can release receipts, especially high value sites; and
 - Consolidating on fewer, larger sites where resources can be better deployed.
22. Decisions will be made as openly and quickly as possible in order to minimise uncertainty for the communities affected; the aim is for HM Forces to continue to be based in a way which is sensitive to political, economic and social pressures and the needs of Defence, its people and their families. This change to the Defence infrastructure creates a significant challenge and may result in the re-use of sites which could otherwise be released.

3 DEVELOPMENT AND LAND DISPOSAL PRINCIPLES

23. This section of the strategy sets out the key principles the DIO will use when considering disposals and development across the estate. Their application needs to be considered on a site by site basis and reflect local market conditions and the specific proposals for the use of the site.

Over-riding Principle

24. The Department keeps its estate infrastructure under constant review to meet present and planned future requirements, with a view to disposing of surplus assets as quickly as possible. DIO sells its surplus land and property in accordance with Treasury Guidelines (Managing Public Money) which requires us to get the best price reasonably obtainable. Having first considered the Town & Country Planning situation we proceed as swiftly as the market will allow - normally through open competition - unless the site is required by other publicly funded bodies (e.g. Homes and Communities Agency (HCA), Devolved Administrations, Local Authorities and Registered Social Landlords) or there are former owner (Crichel Down) considerations.

Value for money

25. In disposing of land, the DIO will be guided by the objectives set out above and value for money. We will seek market value for land according to the planning situation.

Working with Local Development Plans

26. The Department will closely engage with Local Planning Authorities, Local Enterprise Partnerships and other bodies to ensure input to appropriate Local Development Plans. This is essential to secure timely planning permissions and to maximise disposal values. The effects of 'Localism' on planning decisions may impact on the anticipated disposal outcomes but DIO will engage with Department of Communities and Local Government (DCLG), HCA, local authorities, communities and other stakeholders as appropriate to mitigate the impact.
27. The DIO's approach to future land use will be determined by local planning policies and the draft National Planning Policy Framework (published for consultation by DCLG on 25 July 2011) with its strong presumption in favour of sustainable development. DIO will work with local planning authorities to help identify MOD sites capable of supporting future housing growth, making best use of previously developed land. Where sites have a planning allocation, we will work within that, unless both the DIO and the local authority agree that a revised approach is appropriate, for example through Planning Performance Agreements. Where there is uncertainty, or planning is likely to be delayed, the DIO will consider using clawback/overage provisions where appropriate to reclaim part of any future increase in value.
28. Following statements made in the Budget and the announcement by Housing Minister, Grant Shapps, on 8 June 2011, it is anticipated that the DCLG and HCA will be key enablers to assist DIO achieve the desired planning outcomes.

Supporting economic development and regeneration

29. Some Base closures and subsequent developments may not be welcomed because of the impact on the local economy, particularly in remote rural communities. However, apart from providing land with the capacity for much needed housing, the re-use of former MOD sites can often provide new and exciting opportunities for economic development and regeneration. DIO will work closely with interested parties to seek the best possible future for the site.

Environmental Considerations

30. MOD takes its responsibility seriously in respect of safety, health and environmental protection. Most surplus sites are generally free from contamination and DIO will mitigate against the risk by undertaking an Unexploded Ordnance Certificate and Land Quality Assessment (LQA) as necessary. This would normally include remedial action to remove defence specific contaminants such as radiological material of the sort typically associated with luminescent dials etc. The objective of an LQA is to provide sufficient information on land quality to inform decision makers and prospective purchasers, and quantifies the contaminated land risks on a logical and rational basis. It is tailored to individual site conditions and proposed uses to achieve both economy in the expenditure of resources and confidence in the end result, including an independent Collateral Warranty. The site is then 'sold with information' and the liability transferred to the purchaser.
31. The future sustainability on surplus sites will largely rest on the purchaser and local planning authority.

Legacy issues

32. In disposing of sites, the DIO seeks to provide clarity and a 'level playing field' for bidders to achieve a clear, sustainable exit having secured the desired outcome and achieved financial close. The Organisation actively seeks to avoid any enduring responsibility. The only situation where the DIO would normally anticipate an ongoing role post disposal and financial completion is through the monitoring and release of clawback/overage.

4 STRATEGIC DEVELOPMENT SITES

Options for use and planning

33. Larger and/or strategically located development sites will usually include identification of a mix of uses to reflect local planning policies.
34. DIO's approach to considering options for use if there is planning uncertainty has been previously stated. Once the mix of end uses is agreed, the DIO may choose to agree a planning brief, master plan or outline planning consent in consultation with the local planning authorities and other stakeholders. Having achieved sufficient certainty about use, the DIO seeks to dispose of the site and transfer the majority of the planning process to the developer, to allow them to bring their scheme through the local planning process.
35. Local planning policies will set out the requirements for sustainability, affordable housing and other elements of design and build quality on each site. If local planning authorities propose specific requirements which relate solely to the DIO's land holdings, we actively discuss viability with the local planning authority.
36. Development briefs may be used to set out either the Local Planning Authority or DIO's requirements.

Investment prior to disposal

37. The DIO may invest to de-risk the site prior to disposal. As a principle, the DIO proposes to undertake the minimum necessary pre-disposal work, subject to Health & Safety issues, value for money and affordability. Often for strategic development sites there will be some complexity relating to planning, title, site conditions or environmental status. As many as possible of the investigations relating to such matters should be transferred to the purchaser but usually a small amount of upfront investigation and/or work with the local planning authority can clarify the position and de-risk the site.
38. In order to promote development and reflect market risk, very large sites may need to be subdivided into manageable development parcels and disposed of in phases, potentially through a development or 'joint venture' partner. If some primary infrastructure is required to achieve that division into phases, the DIO will need to consider how it can be funded, given public sector expenditure constraints. Wherever possible we would look to development or 'joint venture' partners to provide this infrastructure, using land value and payment terms to support this (e.g. an open book approach to providing infrastructure reflected in the land value paid).
39. The DIO may also seek developer assistance towards estate rationalisation through either 'Invest to Divest' or 'Release to Reprovide' programmes. These entail investment in the retained estate, either before or after disposal, to improve the defence capability and create a disposal opportunity.

Disposal routes

40. Strategic development sites will generally tend to be disposed of through a multi-stage competitive disposal, with the first stage being a quick and efficient process to enable short listing of the interested parties. The first stage is often informal to be followed by a formal 'best and final' stage.
41. Exceptionally, where a simple sale is not adopted, it may be necessary to incorporate Official Journal of the European Union (OJEU) compliant procurement, for example where the purchaser is required to re-provide certain infrastructure elsewhere (e.g. Cadet Centres).

42. We generally dispose of strategic land on a single site basis. However, in some cases (e.g. geographical proximity, market viability) it may be appropriate to dispose of more than one site as a package.
43. Sales by private treaty or negotiated disposals are exceptional and only considered if they result in a demonstrably better overall outcome for the public sector. This can include compelling practical reasons such as a special or unique purchaser capable of extracting either more development potential (in terms of value, quality or outputs as appropriate) or some other tangible benefit to MOD (e.g. veterans' housing).

Disposal terms

44. The terms of disposal generally reflect MOD's standard contract but may be considered on a case by case basis, reflecting the development economics of a particular site and the risks associated with its development. In deciding which of the following broad sets of terms to use, the DIO seeks to maximise the gross accrued disposal receipt whilst ensuring value for money. The decision on terms focus on the optimal risk transfer to balance those objectives.
45. In most situations the terms will be set before the disposal process starts, in other cases the disposal process will be used to test different terms to assess which offers the best value for money for that site. Opportunities will be fully advertised as individual sites come forward, usually through Industry Partners.
46. For smaller, self-contained sites where infrastructure costs are low and/or sites where demand is strong, an upfront payment (with or without clawback) may be appropriate as the sole basis of going to market.
47. For other sites, we frequently ask bidders to respond on three bases:
 - upfront payment with clawback and overage;
 - upfront payment without clawback and overage
 - upfront payment with guaranteed tranche payments
48. Generally we look to dispose of sites at a scale where the repayment period would be no more than five years.
49. Terms of disposal will reflect the development economics of the specific site and the risks associated with its development. Where appropriate, the Department may seek to use Build Now, Pay Later and other payment terms to unlock development and get building works underway, and appraise which options represent the best value for money for the taxpayer.
50. Bids are compared on a discounted cash flow basis and scenarios tested.
51. Occasionally DIO may consider a sale and short term operational 'lease back' agreement, for example when extended occupation beyond the anticipated completion date is required to facilitate re-provision elsewhere.

Form of contract

52. In most circumstances, the DIO's preferred disposal approach will be by way of the MOD Standard Model Clause. Exceptionally a Building Lease may be considered which provides the MOD with the ongoing legal interest in the land through to plot completion thereby providing adequate protection in respect of any imposed conditions or deferred payment arrangements. If appropriate, HCA's standard Building Lease may be adapted for that purpose

but will require additional resource to manage and will have an immediate effect on the Defence budget.

5 Other land and disposal issues

Market sale sites

53. Market sale sites are those which have not been identified as making a strategic contribution to the local area through dialogue with the Local Planning Authority or other similar process. These sites are generally much smaller than the strategic sites and/or their end use may be clearly defined (e.g. agricultural land with little chance of achieving planning permission for development). The nature of these sites, and our desire for proportionality, means that historically we have chosen to disengage from these sites in as simple a manner as possible.
54. Market sale sites may also include those which are affected by either heritage or conservation designations, such that a more detailed planning application would normally be required to be made by the purchaser.
55. For market sale sites a development brief or outline planning application is not normally required. Subject to case by case consideration, the purchaser selection route is more likely to be straight forward disposal by either a single stage formal tender or auction, including clawback/overage where appropriate.
56. Freehold transfer is normally used with purchasers expected to build out in accordance with planning and building regulations. Market sale sites will usually be released upon receipt of an upfront payment at freehold transfer.
57. For the disposal of heritage assets it is government policy that the maximisation of receipts should not be the overriding objective. The aim should be to obtain the best overall value for the taxpayer, having taken into account other factors, as well as the financial return.⁴
58. The DIO will not hold these market sale sites longer than necessary, subject to the principles set out above. The prioritisation of selection of sites for disposal will be influenced by holding costs and income generated. The DIO will seek to disengage early from sites with high holding costs but may need to consider the timing of disposal of certain assets if their receipt or income is needed to balance the costs of other sites.

Former Owner (Crichel Down) Assessment

59. The DIO will initially assess redundant sites against the Former Owner (Crichel Down) Rules criteria. These rules are the non-statutory arrangements established many years ago under which, in certain circumstances, surplus Government land acquired by, or under the threat of, compulsion is to be offered back to “former owners” or their “heritable successors in title” at market value.
60. Given the nature of the sites it is expected that exceptions to offer back will generally apply, for example because the site has ‘materially changed’ in character since it was acquired, such that there is no obligation to offer back. DIO may therefore decide to proceed to sell on the open market without formally tracing and notifying the former owners or successors. However, if former owners or their successors consider that DIO may have incorrectly interpreted the rules they can approach DIO with an alternative substantive argument. DIO will then reconsider the rules on an individual basis, in the light of any substantial evidence put forward by the former owners or successors, and will inform the former owners or successors of their final decision.

⁴ <http://www.english-heritage.org.uk/publications/disposal-heritage-assets/guidance-disposals-final-jun-10.pdf>

Community Right to Buy/Community Right to Reclaim Land

61. Under the Public Right to Order Disposal (PROD) any citizen or organisation can ask the Secretary of State for Environment to direct that a specified parcel of land or property should be sold on the open market. Each request is considered on its own merit and focuses on whether the land is being sufficiently used for the purposes of the performances of the body's functions. Should MOD be added to the informal list of public bodies covered by the PROD, this document will help to provide context for any decisions. MOD should also be afforded an exemption in certain circumstances (e.g. on grounds of national security, operational land, training areas, Service Families Accommodation and other residential property etc.).

Other factors that could influence the timing and value of disposals include:

- Strategic Objectives for the Area – for example if a major regeneration scheme is planned, the DIO may not release its site to market in advance of the wider scheme without appropriate contractual conditions;
- Local Market and Competing Supply – the DIO may not want to 'flood the market' if other land is already in the market and undeveloped; and
- Market Appetite – where appropriate, and subject to funding, the DIO will carry out de-risking activities to improve the attractiveness of a site to potential purchasers and speed up its development once sold.

More information: www.mod.uk/DefenceInternet/Microsite/dio/WhatWeDo/Disposals/

6 DISPOSAL PROGRAMME

62. The schedule on the next pages provides an indication of the significant sites, in terms of either potential receipt and/or housing capacity, which the DIO expects to bring forward for disposal by 2014/15 and beyond in accordance with the principles set out in this document. These will yet be subject to further review and due diligence. In practice it is possible that some may be withdrawn from disposal and there will be substitutions, but the purpose of publishing this information now is to provide a preliminary indication to purchasers of potential disposals.
63. The list (Annex A) comprises a number of disposals in DIO's indicative base programme. The strategy is expected to include a pipeline of potential additional disposals. However for reasons previously identified, it will not be until around March 2012 that the impact of FF20 and the Basing Review will identify further disposal opportunities. A second annex will therefore identify additional sites that may be included subject to further estate rationalisation investigation, consultation, funding, agreement and implementation. It will include a number of additional sites consistent with basing review requirements which may be accelerated for disposal in the medium to longer term on the basis of a review of landholdings on the following criteria:
- operational capability/requirement/redundancy;
 - demand;
 - acceleration;
 - deliverability;
 - value for money; and
 - viability and affordability.

MOD major land disposal programme – indicative base programme at October 2011

Subject to planning and due diligence

Site	Brief description	Approx. Area (ha)	Potential new homes
Aldershot Urban Extension, Aldershot Surrey	Surplus Barracks just to north of Aldershot town. Supplementary Planning Document adopted for redevelopment as residential led mixed use scheme. Grainger Plc appointed as MOD's development partner and they expect to submit outline (with detailed phase 1) planning application in May 2012.	150	4,500
Foxhill Bath	Surplus offices due to be vacated in 2013. Bath & North East Somerset Council consider site suitable for employment and residential use. Consideration being given to selling as package with Warminster Road and Ensleigh sites.	20	600
Warminster Road Bath	Surplus offices due to be vacated in 2013. Bath & North East Somerset Council consider site suitable for residential use. Consideration being given to selling as package with Foxhill and Ensleigh sites.	7	220
Ensleigh Bath	Surplus offices due to be vacated mainly in 2012 and partly by 2018. Consideration being given to selling as package (with leaseback of area required until 2018) with Warminster Road and Foxhill sites. E Block south of Granville Rd will be vacated sooner and is due to be sold in FY 11/12.	8.5	150
Erskine Barracks Wilton	Surplus Barracks with strategic allocation for circa 450 dwellings + 3ha employment use. Awaiting outcome of planning application. Marketing due to commence in Oct 2011.	17	450
Kitchener Barracks Chatham	Military barracks currently used as accommodation for students on courses at Royal School of Military Engineering (RSME) Brompton Barracks. New accommodation blocks to be built within Brompton Barracks to allow this site to become surplus in 2015. Potential for a residential led development scheme, subject to any buildings being listed by English Heritage. Development Brief to be worked up with Medway Council prior to site alienation.	5	100
Lodge Hill & Chattenden Barracks Chatham	Military training area camp and former barracks currently part of Royal School of Military Engineering (RSME). New facilities being built at Bicester to allow relocation of Defence Explosive Ordnance Disposal, Munitions and Search School (DEMSS) in autumn of 2012. Site is earmarked for a new settlement in Medway Local Development Framework. Land Securities have been appointed as MOD's Land Sale Delivery Partner for this project and will shortly submit an outline planning application for residential use plus associated infrastructure.	320	4,500

Site	Brief description	Approx. Area (ha)	Potential new homes
Amherst Hill, Brompton, Chatham	Site with allocation for residential use. Site marketed in 2010 and conditional offer accepted from preferred bidder, who is due to submit planning application shortly.	1	34
West Malling, Maidstone	Residual land (formerly part of West Malling airfield) adjacent to Kings Hill. Allocated for residential development. Planning application submitted in November 2010 but subsequently withdrawn as local planning authority had issues with layout and access. Sale to former owner proceeding on basis that they will take forward planning for a lower number of larger units (possibly 30) and resolve access issues.	6	64
Former MOD PFI Housing site Gosport Hampshire	Site was part of former HMS Daedalus and originally had planning consent for 150 MOD houses. Renewal refused but Supplementary Planning Guidance has just been approved allocating half the site for 55 dwellings with light industrial use on the remainder.	5	55
Hazebrouck/Rowcroft Barracks, Arborfield Berkshire	Ministerial statement on 18 th July 2011 confirms these Barrack sites will be vacated for sale by 2014/15 at the latest. Planning application residential led mixed use scheme to be submitted late 2011. Scheme includes third party land with whom MOD has a land owners agreement	80	3,500
Bordon Garrison Hampshire	Ministerial statement on 18 th July 2011 confirms this extensive Barrack site will be vacated for sale by 2014/15 at the latest. Work in hand with East Hants District Council for the sites (including land owned by them and Hampshire County Council) to be redeveloped as an Eco Town.	200	4,000
Princess Royal Barracks, Deepcut Surrey	Expected to be vacated by 2014/15. Planning progressing with Surrey Heath Borough Council for redevelopment for residential use mixed uses scheme. Delay due to Local Authority's Core Strategy being found to be unsound.	112	1,200
Defence School of Languages (DSL), Beaconsfield Bucks	Relocation options being actively considered. Has potential to be vacated by 2014/15. Situated in Metropolitan Greenbelt. Local Development Framework policies allow for redevelopment of existing footprint.	35	320
Daws Hill High Wycombe	Existing residential site sold in August 2011. Site to be redeveloped for residential use with appropriate infrastructure.	25	500
Graven Hill Bicester	There is potential to rationalise the Bicester estate through the release and reprovision of land at Graven Hill for significant residential and mixed use development on 'Brownfield' land.	234	1,900

Site	Brief description	Approx. Area (ha)	Potential new homes
Shorncliffe Folkestone Kent	A strong opportunity has been identified to rationalise the Shorncliffe Garrison and, subject to approval, re-invest the disposal receipts to provide modern defence facilities locally. Shepway District Council has identified the surplus areas in their Final Draft Core Strategy for residential use and MOD has produced a Masterplan to show delivery of the overall scheme. It is not anticipated that implementation will commence before 2014.	76 (half of which will be open space)	1,200
RAF Brampton Huntingdon Cambridgeshire	Surplus operational base comprising offices, technical and domestic accommodation. Well located near to the A1/A14 and Huntingdon railway station with potential for a residential led development scheme. Outline planning application due to be submitted in December, following adoption of the LPA Urban Design Brief, with a sale anticipated in 2013/14.	28	400
Waterbeach Barracks Cambridgeshire	Military barracks and training area on former airfield, announced for closure and disposal by 2014-15 under Defence Transformation (Written Ministerial Statement on 18 th July 2011). Well located adjacent to the A10 on the northern fringe of Waterbeach village approximately 5 miles north of Cambridge. Previously recognised as a potential new settlement location including adjacent private sector land. Potential for significant residential led development subject to military relocation.	290	12,500 (approx. half on MOD land)
Stanbridge Leighton Buzzard Beds	Existing office facility due for closure in March 2013. Zoned in the Local plan for residential development.	5	150
Catterick Garrison North Yorkshire	Around 20ha of land over 5 sites, with 'saved' allocations for residential use in extant Richmondshire Local Plan. Expected to be taken forward in new Development Plan.	20	300
Machrihanish Argyll & Bute	Former RAF airfield presenting a strategic employment/ mixed use regeneration opportunity in a fairly remote location. Benefits from existing civilian airport and other commercial tenants. Currently under offer to a local Community Body under Scottish "Right to Buy" legislation.	415	N/K
Craigiehall Edinburgh	Military HQ announced for closure and disposal by 2014-15 at the latest under Defence Transformation (Written Ministerial Statement on 18 th July 2011). Semi rural location, within the greenbelt, on north western fringe of Edinburgh. Potential for a residential led mixed use development scheme subject to military relocation.	31	500

Site	Brief description	Approx. Area (ha)	Potential new homes
Redford Infantry and Cavalry Barracks, Edinburgh	Military barracks complex announced for closure and disposal by 2014-15 at the latest under Defence Transformation (Written Ministerial Statement on 18 th July 2011). Urban location with listed Victorian buildings. Potential for residential conversion and in-fill development subject to military relocation.	31	1,000
Dreghorn Barracks Edinburgh	Military barracks announced for closure and disposal by 2014-15 at the latest under Defence Transformation (Written Ministerial Statement on 18 th July 2011). Urban location with some listed buildings. Potential for a residential conversion and development scheme subject to military relocation.	53	1,200
Massereene Barracks Antrim Northern Ireland	Former barracks located on the outskirts of Antrim, bordering parkland and Lough Neagh, with potential for a mixed use urban extension. Due to be marketed late 2011 after further due diligence.	17	200
Drumadd Barracks Armagh Northern Ireland	Former barracks located on the outskirts of Armagh. Potential for food store and mixed uses with potential for some residential to compliment the existing 10 properties on site. Potential sale FY11/12 with planning application for retail and other uses to follow.	36	50