



Plots L4 & L5 Marchwood Industrial Park

Presentation to Marchwood Parish Council – 27th February 2017



Plots L4 & L5 Marchwood Industrial Park



The team presenting to you tonight are:

- Sam Baggley – Group Container Sales Manager, Pentalver Transport Ltd
- Ian Bates – Project Manager, Lambert Smith Hampton
- Nigel Abbott – Planning Consultant, WYG



Plots L4 & L5 Marchwood Industrial Park

- Programme for presentation
- Introduction to project – Ian Bates
- Introduction to Pentalver Transport Limited – Sam Baggley
- Brief summary of planning history and explanation of the proposals for plots L4 & L5 – Nigel Abbott
- Questions from Councillors and members of the public



Plots L4 & L5 Marchwood Industrial Park

- **Introduction- Ian Bates**
- Planning permission granted in February 2013 to Oceanic Estates to allow partial infill of Pond 1
- Outline planning permission granted in February 2013 to Oceanic Estates for flexible employment use (B1(b) & (c), B2 & B8 including open storage
- Site purchased in June 2015 by ABP
- Scheme we are discussing tonight relates to an application for reserved matters for Plots L4 & L5 on the Marchwood Industrial Estate
- Other sites will come forward in due course on the wider site with outline permission

Plots L4 & L5 Marchwood Industrial Park



Plots L4 & L5 Marchwood Industrial Park



- Application site located in south eastern quadrant of wider site with outline planning permission
- Site is primarily made up ground following partial infill of pond
- Site abuts landscaped edge to remaining area of pond

Plan showing location of plots L4 & L5 in relation to the overall site with outline planning permission

Plots L4 & L5 Marchwood Industrial Park



- **Introduction to Pentalver Transport – Sam Baggley**
- Pentalver Transport began operations in 1980 in Southampton, offering road haulage services to shipping lines using the Port of Southampton
- Principal operations comprise Container Logistics and Container Sales and Bespoke Conversions
- Existing operations based in Southampton (30 acres), Felixstowe (27 acres), London Gateway (6 acres), Tilbury (6 acres) and Cannock (30 acres)
- Marchwood facility is approximately 4 acres in site area



Plots L4 & L5 Marchwood Industrial Park

- **Planning History – Nigel Abbott**
- The application site area lies within area of land that has been created following the partial infill of Pond 1 following the grant of planning permission 12/99450 in February 2013.
- Outline planning permission granted in February 2013 for flexible employment uses within use classes B1(b) & (c), B2 and B8 including open storage uses. Period for reserved matters submissions extended from normal 3 years to 8 years.
- Following purchase of site by ABP in June 2015, non-material amendments granted by NFDC to both permissions to change shape and area of retained pond, shape and area of landscape buffer and ground level following partial infill of pond.
- Application to extend period for implementation of landscaping refused by NFDC and landscaping now in process of being completed.

Plots L4 & L5 Marchwood Industrial Park



Above: Proposed site layout plan

- **Summary of proposed development**
- A single storey production building measuring 15,209 sq ft (1,413 sqm) to include materials store, fabrication, fit out and paint sections.
- A two storey office building measuring 4,480 sq ft (416 sqm).
- Container storage across the northern and eastern parts of the site.
- Car parking for 33 cars and 5 vans
- Covered cycle parking for 8 bikes.
- Landscaping to southern and eastern boundaries where abuts the retained pond.

Plots L4 & L5 Marchwood Industrial Park



Production Building

To be clad in colour coated metal cladding with a trapezoidal profile

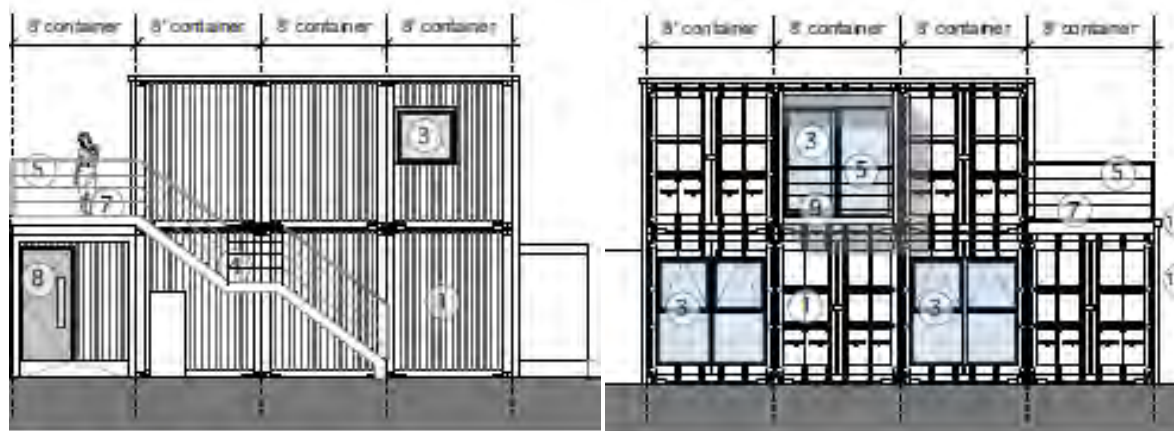
Different orientation of profiles, both vertical and horizontal and colour, silver and denim blue define the elevations

External loading doors with pass doors and vision panels located in the front elevation

Plots L4 & L5 Marchwood Industrial Park



AST ELEVATION - 1:100



TH ELEVATION - 1:100

I - 1:100

- **Office building**
- Comprised of 14 no high cube containers adapted and stacked vertically to create 2 storey accommodation
- First floor amenity terrace provided that looks out over pond



Plots L4 & L5 Marchwood Industrial Park

- **Planning justification**
- Principle of employment development including outside storage established by existing outline planning permission and is supported in local plan policy (CS17, Para 9.11 of the Core Strategy & MAR5)
- The development will generate 24 skilled jobs for the locality
- The appearance and scale of the proposed buildings are appropriate to the industrial park location and setting
- No development is proposed on the approved landscaped areas and additional landscaping is proposed
- Noise mitigation measures are proposed and the anticipated noise climate is appropriate given the site's industrial context
- The proposed lighting and biodiversity measures are appropriate
- Transport impact is acceptable in light of the previous assumptions made at outline stage



Plots L4 & L5 Marchwood Industrial Park

- **Consultation with New Forest District Council**
- Pentalver sought pre-application advice from NFDC in December 2016.
- Principle of development considered acceptable
- A key issue is noise impact. This has been addressed by the inclusion of an acoustic barrier and reducing height of containers on the boundaries
- Odour control measures have been incorporated as requested
- Ecological measures proposed were considered appropriate
- Scale and appearance of buildings acceptable.
- Landscaping on site considered appropriate given the site context
- Transport Statement has been prepared as requested.

Plots L4 & L5 Marchwood Industrial Park



- Thank you for listening.

Any questions?



If you would like any more information,
please contact:

Ian Bates – IBates@lsh.co.uk

Nigel Abbott – nigel.abbott@wyg.com

