

11 December 2015



Head of Planning Policy
Planning Policy
New Forest National Park Authority

By email only

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Dear Sir/Madam

SSE DEPOT, CASTLE MALWOOD, A31, MINSTEAD, SO43 7PE

I write on behalf of SSE in respect of the above site, which is in employment use as their depot with warehouses, storage, office space and training area for operatives. The total site area is approximately 6.2 hectares and has total floorspace (NIA) of approximately 3,250 sq.m.

SSE has a requirement to expand their operations at Castle Malwood but the site lacks the space to meet their expansion requirements. The existing buildings on site are old and in need of upgrading and despite the entrance and exit arrangements being acceptable to Highways England SSE has on-going concerns regarding the access into and out of the site from the A31 particularly from any expansion of the site with additional staff and vehicle movements, and the proposed closure of the Rufus Stone turning area which is currently used to assist eastbound travel onto the M27.

SSE has recently instructed Savills Commercial Agency team to search for a suitable new site extending up towards Southampton and Romsey. This will result in the Castle Malwood site becoming surplus to requirements and we wish to raise this to your attention and enter into discussions with you on the site's future as this is a large potential redevelopment site within the National Park.

It is worth bearing in mind that the capital receipts from the sale of this depot will contribute towards the acquisition of a new depot and the associated buildings and infrastructure that will be provided there. It is clear that such a relocation will entail a significant cost. As such, it will be necessary for any redevelopment of the site to generate a sufficient return to contribute towards the new depot site.

I am aware that your initial consultation, including a 'Call for Sites' ended on the 23 October 2015. However, whilst we are outside of this period, this site is now available for development and we wish this site to be considered as part of the Local Plan Review.

Enclosed with this letter is a completed Call for Sites form and a Title Plan which identifies the site area.

I write to request a meeting with you to discuss the options for this site at this preliminary stage. I would be grateful if you could suggest some times and dates for a meeting with myself and Jeff Ward, SSE within the coming weeks.

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

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Registered office: 33 Margaret Street, London, W1G 0JD





Yours faithfully



Stuart Garnett
Savills Planning

cc. Jeff Ward, SSE

Encl.

James Brewer

From: Stuart Garnett
Sent: 01 December 2016 9:51 AM
To: 'David Illsley'; 'steve.avery@newforestnpa.gov.uk'; 'Ward, Jeff'; Martin Hastelow
Subject: SSE Castle Malwood depot, Minstead
Attachments: Local_Plan_Review__Response_Form POLICY 48.docx;
Local_Plan_Review__Response_Form POLICY 1.docx;
Local_Plan_Review__Response_Form POLICY 2.docx;
Local_Plan_Review__Response_Form POLICY 3.docx;
Local_Plan_Review__Response_Form POLICY 18.docx;
Local_Plan_Review__Response_Form POLICY 19.docx;
Local_Plan_Review__Response_Form POLICY 28.docx;
Local_Plan_Review__Response_Form POLICY 43.docx

Importance: High

David, Steve

Good morning.

You will recall meeting with us and SSE back in January 2016 to discuss the Castle Malwood depot site. We discussed the site becoming surplus to SSE's requirements and they were looking to relocate to new facilities in the Southampton area. That process continues and the future for the Castle Malwood site does need to be decided.

We had the impression from our meeting with you that you were willing to consider the site for mixed uses, however, the draft Local Plan has not proposed any form of allocation for the site.

We made representations to the recent consultation of the Local Plan, but would like to have a discussion with you about how the site can be positively planned in the emerging Local Plan. The site is a significant brownfield site in your administrative area and the site's availability does need to be acknowledged by the NFNPA.

Could we have a meeting with you both again to discuss this further and agree next steps. Would you please advise on some dates when you are both next available.

Kind regards
Stuart

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Director
Planning

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 Before printing, think about the environment

4 May 2017



David Illsley
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Dear David

SSE DEPOT, CASTLE MALWOOD, A31, MINSTEAD, SO43 7PE

I write on behalf of SSE in respect of the above site and following our meeting with one another on the 12 January 2017.

At our meeting you were content, in principle, with the potential for a site specific policy for the SSE Castle Malwood Depot. At this stage, SSE are considering their options to remain on the site or to relocate. The purpose for a draft policy is to provide flexibility in the event that they decide to relocate. I have also received from SSE a schedule of accommodation and this has been inputted into a plan (enclosed).

Draft Local Plan Policy 42 (Existing Employment Sites) and Policy 43 (Redevelopment of Existing Employment Sites) permit 'in principle': a) the retention of the existing employment site; and b) redevelopment of existing employment sites for industrial, office and business uses. Supporting paragraph 8.18 resists 'storage and warehousing' uses, and will consider favourably 'small scale starter units/offices, rural business units and easy in/out units'.

The existing uses on the site includes approximately 3,262sq.m of B1 offices, B1 workshops, B8 storage uses and a sui generis social club, and approximately 3,480sq.m of B8 open storage. Open Storage Yard 1 is enclosed with fencing, whilst Open Storage Yard 2 is not. In addition, there is an outdoor training area, which is also sui generis and a sports pitch.

At our meeting you agreed that any redevelopment of the Castle Malwood site could permit storage uses because this is already provided on site. You were also supportive in principle to the potential for other employment uses, such as a hotel and care accommodation.

The following provides draft text for a site specific policy for your review and subsequent discussions with us. We are keen to work with you to produce appropriate text for the policy wording, as follows:

It is proposed to allocate the Castle Malwood depot site for employment-generating uses, including B1 and B8 Use Classes (i.e. offices, workshops and storage). The site also has the potential to provide a hotel (C1 Use Class) and care accommodation (C2 Use Class), subject to:

- ***Comprehensive redevelopment for the entire depot site***
- ***Proposals not significantly exceeding the existing floorspace provision of approximately 3,260sq.m (NIA) and open storage areas of approximately 3,480sq.m and outdoor training area***

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

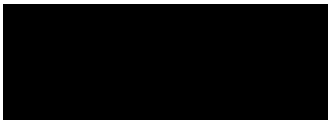
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- ***Landscape provision to protect the character and appearance of this part of the National Park and to retain the existing woodland and playing fields***
- ***New development to be appropriate in terms of scale, form and massing***
- ***Detailed transport assessment to be undertaken, and the provision of a suitable means of vehicular access and traffic movements to not result in a significant intensification of the existing use***

I look forward to receiving your comments to the above text and the accompanying plan in due course. I would be happy to discuss this over the phone or in person if that would assist.

Yours sincerely



Stuart Garnett
Savills Planning

cc. Jeff Ward, SSE
Steve Avery, NFNPA

Encl.