



Planning Statement

SELWOOD LIMITED
32-34 Bournemouth Road
Chandler's Ford,
Eastleigh,
SO53 3ZL

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1 – INTRODUCTION

- 1.1 Portakabin Ltd have been appointed by Workdry International to produce this statement to support the full planning application for the siting of a temporary modular building at 32-34 Bournemouth Road, Chandler's Ford, Eastleigh, SO53 3ZL.
- 1.2 This statement is part of a wider pack of information prepared to support this application. All documents submitted should be read in conjunction with each other
- 1.3 The application site is located on land at Selwood Limited. Whilst the land is owned by Selwood Limited, Workdry International and Selwood Limited are the same company. Growth in recent years has seen the business thrive with a greater number of employees joining the company, all of which cannot be accommodated on site at this current time.
- 1.4 Workdry International and Selwood Limited are exploring opportunities to develop a permanent, long term head office building that is to be constructed on an adjoining site.
- 1.5 Whilst the opportunity goes through the relevant developmental plans, requisite permissions and construction phase, temporary accommodation is needed for the employees on site to receive full support.
- 1.6 Temporary planning permission is sought for a period 2 years.

2 – APPLICANT HISTORY

- 2.1 The applicant is a market-leading provider of engineered solutions for the handling and treatment of water and wastewater. Committed to excellence in solutions and services, staff training and development, sustainability and diversity, they provide an environment where every team member can thrive and progress to their full potential.
- 2.2 They are an important local employer that feature within Eastleigh Borough Council's Local Plan as a designated existing employment site.
- 2.3 With a commitment to retaining a presence in Eastleigh, the overall development described within the introduction will support growth and the further investment of a local business meeting the Local Planning Authority's Local Plan as a designated existing employment site.
- 2.4 In order to achieve this, the temporary building is required. Once the permanent head office is constructed and occupied, the temporary building will be removed, and the land reinstated to its previous condition.

3 – PLANNING HISTORY

3.1 Research shows the following planning applications have been made for the site:

F/21/92095	– Refurbishment of the existing Headquarters Office Building, including external alterations, associated landscaping and parking areas. APPROVED: 4 TH FEBRUARY 2022
F/19/85400	– Site redevelopment to include demolition of buildings (goods out / dispatch building, repair centre, plant admin, training building, and head office), refurbishment of pump branch building and extension to and refurbishment of production building to include relocation of test pond, and construction of new plant branch building and replacement office premises, with associated levels alterations, yard reconfiguration, landscaping, parking, access and other general works. APPROVED: 17 TH JANUARY 2020
A/18/83562	– Erect non illuminated fascia sign to west elevation following the removal of existing. APPROVED: 17 TH AUGUST 2018
T/17/80798	– 3no. Oak trees crown reduction by no more than 2.5 metres. APPROVED: 4 TH SEPTEMBER 2017
A/10/66525	– Retrospective display of 1 no. non-illuminated fascia sign. APPROVED: 12 TH MARCH 2010
A/09/65754	– Display of 1 No. non-illuminated wall mounted sign. APPROVED: 23 RD OCTOBER 2009

4 – THE SITE

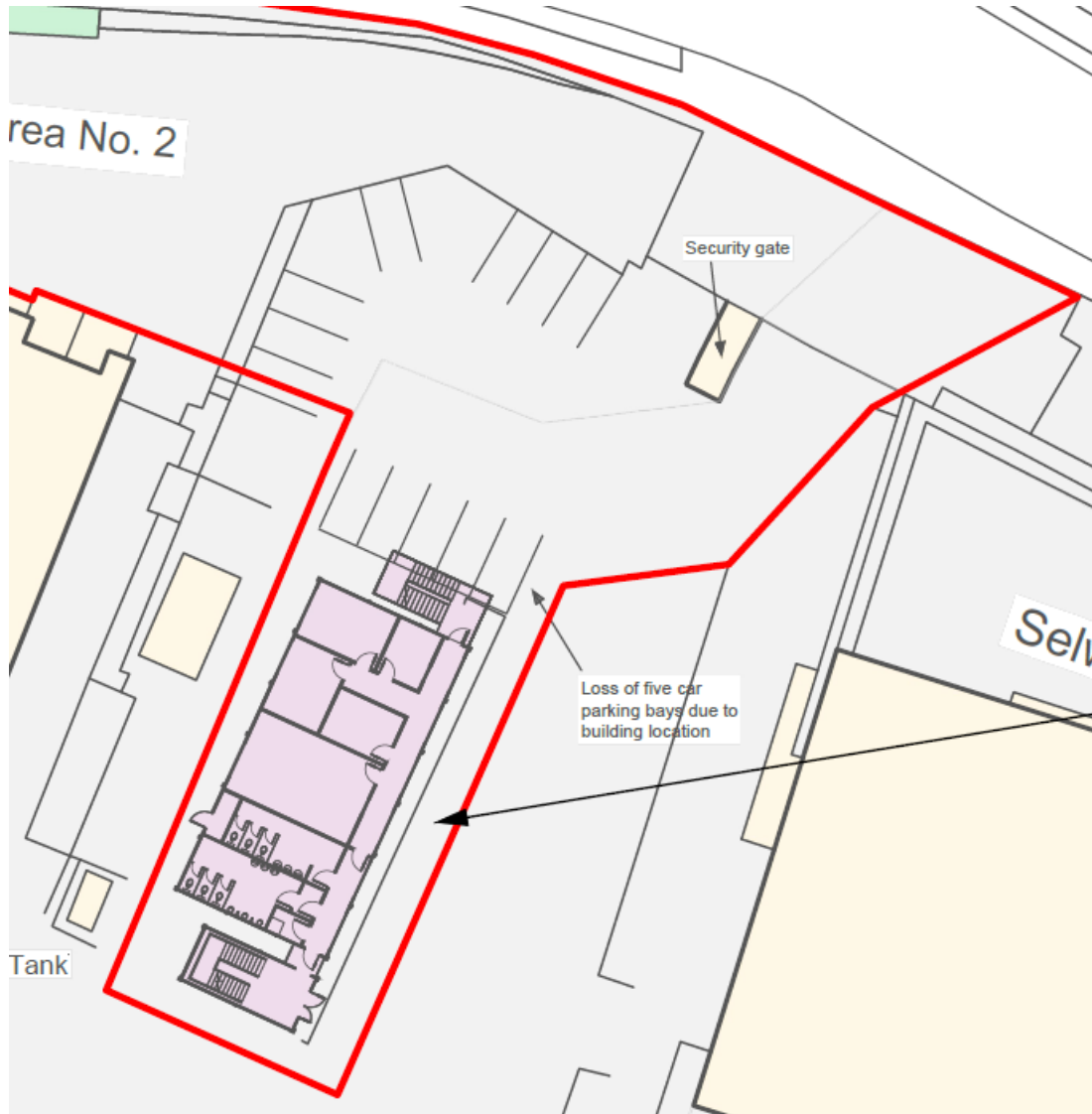
- 4.1 The application site is located within the Chandler's Ford Industrial Estate and sits on the junction of Bournemouth Road and School Lane, with Bournemouth Road running along the front boundary to the east. The overall site measures 3.84ha.
- 4.2 The proposed modular building will be installed in the location of which a temporary single storey modular building was originally sited, between the headquarters and pump production buildings. The original temporary building was removed shortly before Portakabin was instructed to begin construction works to install the new modular unit. The application site is 0.36 hectares and will be accessed via School Lane, to the north of the site.
- 4.3 To the south-east lies a three-storey apartment block and short row of two-storey residential properties with a car dealership further south. The south-eastern boundary of the wider site backs on to these properties. Other employment buildings comprising the wider Chandler's Ford Industrial Estate lie further west and to the south of the Selwood Limited site.
- 4.4 The site would be considered an industrial one with the Portakabin building chosen specifically to fit in with the surroundings and overall visual aesthetic.



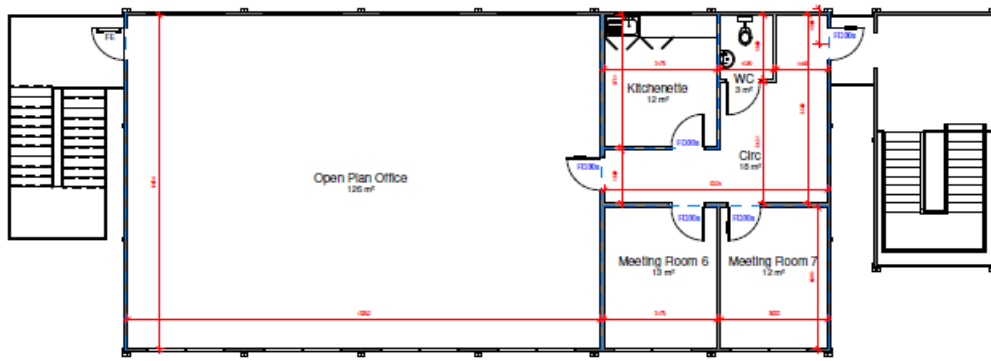
Above: Proposed Block Plan

5 – THE PROPOSED DEVELOPMENT

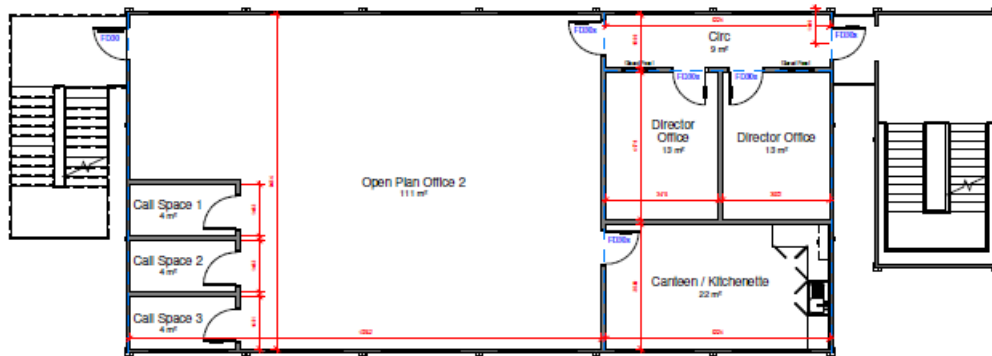
- 5.1 This application is for the installation of a temporary modular building.
- 5.2 As illustrated on the below plans, a three-storey modular building is proposed. This will be used as office facilities.



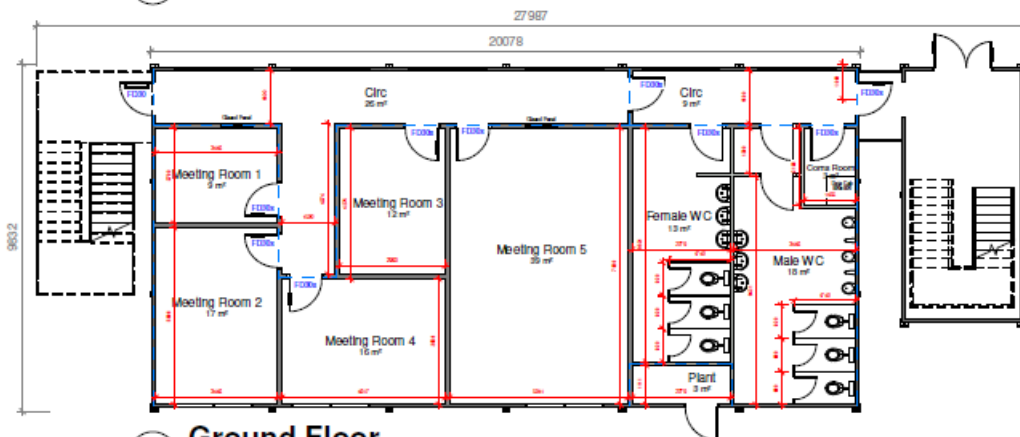
Above: Proposed Site Plan



7 Second Floor
1 : 100



2 First Floor
1 : 100



1 Ground Floor
1 : 100

Above: Internal Layouts of Each Storey

6 – USES

- 6.1 The proposal will be used on a temporary basis to provide office facilities whilst an opportunity to provide a permanent head office building is being explored.
- 6.2 Providing the temporary office accommodation provides the most logical and straightforward way of ensuring the employees' needs are maintained until the permanent building is constructed and ready for use. For staff, any disruption of moving from the temporary building to the new head office facility will be seen as minimal as their commute to the permanent building will remain practically unaltered. The proposed temporary accommodation also makes use of current transport infrastructure as the temporary building will be installed within the site curtilage.
- 6.3 The *Portakabin* building will be solely used by the applicant's employees for administrative purposes. The proposal will see the introduction of 34 members of staff. It is estimated that the building will be occupied by between 20 and 50 per day depending on working patterns, meetings and training. The building will have a combined total floor area of 639m².

7 – DESIGN, SCALE AND LAYOUT

- 7.1 The proposed building will be located to the north of the overall site and installed on a hardstanding environment.
- 7.2 The application site has been selected for the proposed as it is a low impact location for the transition to the main site once completed. Incorporating the needs of the users into the design allows the site maximum benefit of the temporary accommodation.
- 7.3 Whilst the height of the building comes in at 10.536m the area surrounding it has a natural decline. This essentially means that the roof of the building will not exceed the head office building to the east, fitting to the visual aesthetic of the site.
- 7.4 The design of the proposed temporary building is low impact, and within the industrial setting on the existing site, would not appear out of place or have any adverse effect on the character of the wider area. The proposal is seen as temporary only with the modular building being removed and the grounds reinstated to their previous condition once the permanent plans are realised.



Above: Full Building Elevations

8 – PORTAKABIN BUILDING SPECIFICATION

- 8.1 Walls – External walls are of a durable one-piece construction with high-performance, low-maintenance plastisol-coated galvanised steel cladding to offer protection against fire, extreme weather and accidental damage. Internally, the walls are of vinyl-face plasterboard, providing a wipe-clean finish.
- 8.2 Roof – Outstanding insulation is provided by the construction of the roof. The roof deck is of one-piece construction and is impact resistant. It is covered with solar-reflective, profiled aluminium-zinc coated steel to reduce heat gain. Internally, the polyester-coated galvanised steel ceiling is designed to prevent condensation problems and has a low-maintenance finish.
- 8.3 Windows – The windows have PVC-U frames and are double glazed with low energy glass for optimum thermal performance. Draught and condensation problems are minimised by effective weather seals and the low thermal conductivity of the window frame and glazing materials. Windows in critical locations are glazed with toughened safety glass as standard which offer protection against theft and vandalism.
- 8.4 Doors – Steel-faced doors have an insulating core that minimises heat loss. The anodized aluminium frame also incorporates draughtproof weather seals.
- 8.5 Peace of mind is guaranteed by the high levels of all-round performance achieved by the Ultima building system. It has been independently assessed by the British Board of Agrément (BBA) and awarded a BBA certificate confirming that it meets the requirements of The Building Regulations (England and Wales), The Building Standards (Scotland) Regulations and other permanent building standards and codes of practice. The Ultima building system has been designed and manufactured in the UK under a Quality Management System meeting the ISO 9001.
- 8.6 In addition, Portakabin also offers a 5-year product and a 30-year structural warranty on all new Ultima buildings.
- 8.7 Design loads/ Floor: 3.00kN/m²/Roof: 0.75kN/m²
- 8.8 The walls, doors and roof are insulated with environmentally friendly CFC-free Envirofoam, a rigid polymer insulation material that is lightweight and yet enhances long-life structural strength and ensures an energy-efficient building. Buildings comply with The Building Regulations (England and Wales) and The Building Standards (Scotland) Regulations by the carbon emissions calculation method.
- 8.9 Elemental U-values (W/m²K)/Floor: 0.251/Walls: 0.32/Roof: 0.25

9 – FLOOD RISK ASSESSMENT AND DRAINAGE STRATEGY

- 9.1 As per data provided by the Environment Agency, the below Flood Map confirms that the site is located entirely within Flood Zone 1 and is therefore considered low risk, with a low probability of less than 1 in 1,000 (0.1%) of fluvial flooding in a year. As this site falls within Flood Zone 1 and as the development site is less than a hectare in size and would be considered a minor development, no flood risk assessment is deemed necessary for this application.
- 9.2 The proposed modular building is to be installed on previously developed land.
- 9.3 In order to comply with Approved Document Part H of the Building Regulations, water butts will be installed to the rainwater downpipes. The applicant will be implementing a plan to manage the butts which will ensure an effective drainage solution is in place. This will mean no stormwater discharges onto the hardstanding environment.
- 9.4 Due to the recent removal of the original modular building, the existing connections for foul waste can be utilised. This application will see the connection of the toilets and sinks in the proposed building to the existing foul drainage system.



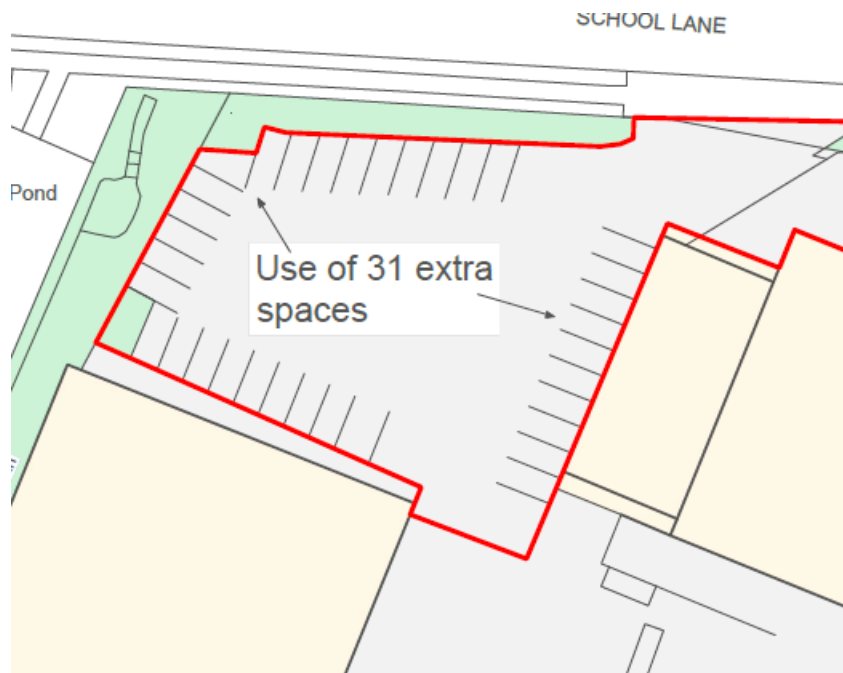
Above: Screenshot from Environment Agency's Flood Map for Planning

10 – ACCESS

- 10.1 The site currently has vehicle access points which serve the permanent buildings. The proposed development will utilise these access points to ensure there is no conflict on local highways.
- 10.2 This proposal also includes the introduction of an onsite car park which employees did not previously have access to. Further detail is provided below.
- 10.3 Users will access the building via a set of steps built in accordance with Part M of the Building Regulations.
- 10.4 In the event of an emergency users can exit the building via external staircase or through the main entrance. This proposal has been deemed acceptable in accordance with Part B of the Building Regulations.

11 – TRANSPORT AND PARKING

- 11.1 The temporary scheme will utilise existing travel arrangements that have been available to Workdry International and Selwood Limited employees prior to this application.
- 11.2 It is noted that the location of the building will remove five car parking bays from the overall site. With the introduction of 34 additional members of staff, the applicant has thought ahead in order to reduce any potential negative impact on the local highway. By reaching an agreement with the leaseholder of the car park to the north-west of the site, an additional minimum 31 spaces will be available from mid-February 2025. Access to this additional car park will also be from School Lane, less than 100m from the site's main entrance. As this additional car park is within the site curtilage, it is perfect for staff who can walk to the temporary building upon arrival. Taking into consideration the additional spaces added, more than enough parking will be provided for the users of the building meaning there will be no detrimental impact on highways. The applicant is a keen promoter of sustainable travel and whilst additional car parking bays have been made available, it is encouraged that staff walk, cycle or car share where possible. This approach ensures that the car journeys are not relied upon thus reducing the amount of traffic on the local highways and the decrease of CO₂ emissions.
- 11.3 It is not intended that excessive vehicle movements will occur at the proposed development site.
- 11.4 Waste collection agents can easily access the site where necessary.
- 11.5 Fire tender access is included within the design elements of the temporary scheme. Access will be made into site from School Lane and transporting to the modular building so as to comply with Approved Document: Part B.



Above: Proposed Location Plan Showing Additional Bays

12 – SECURITIES

- 12.1 Security is an important factor for the applicant who considered this element whilst considering the building layout and position. As the site layout includes a security gate at the main entrance, security is maintained for the whole site whilst the building is in operation.
- 12.2 The proposed Portakabin building also benefits from their own integral security measures. The doors are fabricated from steel and fitted with secure locking systems, the windows are also a mixture of fixed and openable, those that are openable are key operated which act as a further deterrent. Intruder alarms are also being introduced to ensure maximum security when the modular unit is not in use.
- 12.3 The position of the *Portakabin* building also reduces the possibility of security being compromised for neighbouring properties. The building will be situated in an area away from neighbours' properties, resulting in less likelihood of visual intrusion within the temporary building and vice versa.

13 – NOISE IMPACT

- 13.1 The proposed development site is situated within the site boundaries of Selwood Limited which is situated along Bournemouth Road. As the building is considered an administrative one, noise pollution will be minimal and therefore no residential properties are considered to be affected.
- 13.2 The building will only be used within the hours specified within the application 8:00am – 6:00pm Monday to Friday and within the existing industrial and business location. As these hours as seen as standard business hours again this proposal will have no negative impact on any properties in close proximity.
- 13.3 *Portakabin* buildings are manufactured with careful consideration of noise impact to the environment. These buildings are prefabricated prior to being brought to site. Therefore, there is no foreseen impact due to construction noise.

14 – HOURS OF USE

- 14.1 The *Portakabin* building will be used as office accommodation and will be subject to the same opening hours as the current site: 8:00am to 6:00pm, Monday to Friday.

15 – ECOLOGY AND BIODIVERSITY NET GAIN

- 15.1 The temporary development site is limited in ecological value due to its industrial nature.
- 15.2 In accordance with Government legislation, this scheme falls within de minimis exemption as the building will be placed on an entirely hardstanding area. This is because there are no priority habitats taken up and less than 25m² of non-priority onsite and linear habitats are removed. In this case 0m².
- 15.3 As per the validation criteria, a biodiversity checklist has been completed and attached to the planning application.

16 – ARBORICULTURAL, CONSERVATION, HERITAGE AND ARCHAEOLOGY IMPACT

- 16.1 There are no tree preservation orders within the development site and further to this no trees will be affected by this proposal.
- 16.2 The site is not home to any listed buildings, nor is the site within or adjacent to any conservation areas. Due to its industrial nature, an archaeological report is not considered necessary.

17 – POLICY ASSESSMENT

NATIONAL PLANNING POLICY¹

- 17.1 The latest National Planning Policy Framework (NPPF) was adopted in December 2024.
- 17.2 The NPPF emphasises that development should be pursued in a positive way with the presumption in favour of sustainable development being at the heart of the framework. Proposals that accord with the relevant local development plan should be approved without delay.
- 17.3 Paragraph 7 confirms that the purpose of the planning system is to contribute to the achievement of sustainable development and Paragraph 8 confirms that the planning system has three overarching objectives to achieve this, which are interdependent and need to be pursued in mutually supportive ways. The three objectives are:
 - 1. Economic – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.
 - 2. Social - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
 - 3. Environmental - to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
- 17.4 Paragraph 39 of the NPPF states that for decision making, Local Planning Authorities should “should approach decisions on proposed development in a positive and creative way” and “work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area.” Decision-makers at every level should seek “to approve applications for sustainable development where possible.”
- 17.5 Within Section 6: Building a Strong, Competitive Economy; paragraph 85 states that planning policies and decision should help create the conditions in which businesses can invest, expand and adapt. The NPPF is also clear that within this paragraph significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.
- 17.6 Paragraph 124 within Section 11: Making Effective Use of Land identifies that planning policies and decision should promote an effective use of land in meeting the need for homes as well as other uses whilst improving the environment.

¹ National Planning Policy Framework: https://assets.publishing.service.gov.uk/media/67a610df6006e4154dc498a0/NPPF_December_2024

LOCAL PLANNING POLICY²

- 17.7 Local planning policy for Eastleigh Borough Council was adopted in April 2022.
- 17.8 The Local Plan recognises that across the plan period Eastleigh will be a growing district and recognises the need to provide new homes, facilities, and infrastructure to meet this growth. This proposal provides temporary office accommodation which will support a prosperous local economy which in term will help the district meet this growth.
- 17.9 The Local Plan identifies within policy S1 that to be sustainable, new development in the Borough should: maintain and help to grow a high-performing local economy that benefits the Borough, south Hampshire and the wider economy, without adverse impact on south Hampshire's city, town and other centres, the quality of the local environment or local transport networks.
- 17.10 Policy S4 Employment Provision recognises and focuses on ensuring contribution towards sustainable economic growth. To achieve this, provision will be made for additional floorspace for uses within the B2, B8 and E(g) use classes. As a temporary office block this is the latter and its installation will allow the continued growth of Workdry International and Selwood Limited, thereby contributing towards future employment needs.
- 17.11 General Criteria for New Development as defined within Policy DM1 sets out the standards in which any new development should meet:
- a. not have an unacceptable impact on, and where possible should enhance:
 - i. residential amenities of both new and existing residents; the character and appearance of urban areas, the countryside and the coast;
 - ii. biodiversity (avoiding significant adverse impacts); and
 - iii. the significance of heritage assets;
 - b. make efficient use of the site, maximise opportunities to increase density and have regard to potential development opportunities on adjoining land;
 - c. take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbourhood, and be compatible with adjoining uses and be well integrated with these in terms of mass, scale, materials, layout, density, design and siting, both in itself and in relation to adjoining buildings, spaces and views. Where adjoining development is poor in urban design terms, new development should contribute to improving the character of the area;
 - d. not involve the loss of or damage to trees, woodlands, hedgerows, ponds, priority habitats or other landscape features of value to the character of the area, for appearance or biodiversity unless they can be replaced with features of equivalent or enhanced value, (recognising that some species and habitats may be irreplaceable);
 - e. include a landscape scheme covering the design and layout of external space;
 - f. protect and enhance public rights of way and National Trails and provide fully connected green infrastructure that interlaces the development and connects into the wider network;
 - g. provide satisfactory management arrangements for all landscape, green infrastructure and biodiversity enhancement;
 - h. incorporate provision for people with disabilities and create accessible communities that cater for all;
 - i. incorporate design measures to inhibit criminal and anti-social behaviour;
 - j. incorporate provision for on-site waste management; and
 - k. include provision for public art associated with new large scale development in accordance with the Council's adopted Public Art Strategy.

It is seen that this development would comply with this policy in totality.

17.12 Policy DM15 outlines the need to safeguard existing employment sites, predominantly in employment with use classes B2, B8 and E(g). The policy allows the Borough Council to permit the redevelopment and intensification of sites for Use Class B2, B8 and E(g). Our proposal will see the installation of a temporary building that will be used in line with the above classes. As this site falls within the Local Plan as a designated existing employment site this application should not be refused on this basis as it would be contradicting said Local Plan

18 – CONCLUSION

- 18.1 This application is for the siting of a three-storey modular building, at Selwood Limited. The growth of Workdry International and Selwood Limited has seen a greater number of employees that cannot be accommodated within the existing buildings on site. The installation of the temporary *Portakabin* building will meet the immediate need whilst an opportunity is being explored for a permanent head office building on an adjoining site.
- 18.2 Workdry International and Selwood Limited are established in this location and require their accommodation to be in the Chandler's Ford area, reflecting the location of current employees, and are keen to continue the company legacy in the area.
- 18.3 This temporary accommodation would be provided in a high-quality modular building which would be brought prefabricated onto site. This modern modular building will allow the immediate demand to be met for the short term, and once the permanent building is planned, designed and constructed the employees can be transferred and carry on with little impact.
- 18.4 The proposed is considered to be appropriate in this highly sustainable location and makes use of the existing infrastructure resulting in minimal impact to the surrounding area.
- 18.5 The requirements for the installation of this building far outweigh any constraints on this application.

APPENDIX 1 – PREVIOUS MODULAR BUILDING FOR CONTEXT



APPENDIX 2 – SITE PHOTOGRAPHS

