

Explanatory Statement

McMullen Barracks, Marchwood, Hampshire – Revised Scheme

Introduction

New Forest District Council granted planning permission in July 2021 for the reprovision of some of the facilities on the Sea Mounting Centre to McMullen Barracks under application reference 20 11456.

The approved scheme is part of the planned re-organisation of the Military Port by the Ministry of Defence (MOD).

The MOD have undertaken a review of their organisational requirements and seek changes to the scheme to meet functional needs.

The revised siting and arrangement of the proposed new buildings and parking within the McMullen Barracks site are shown on the indicative masterplan on the webpage. As with the approved scheme, the revised proposed development would affect the southern part of the Barracks only.

Your views are welcomed on the revisions to the approved scheme.

Please note that planning permission has now been granted separately for the construction of a Multi-Use Games Area (MUGA) in the walled garden area to the north of the site. The approved MUGA is not the subject of this consultation.

The Approved Scheme

Full details of the approved development can be located on the New Forest District Council planning application webpage using reference 20 11456. In summary consent was granted for the following development:

McMullen Barracks

- Erection of four new buildings to house technical workshops; storage; offices and training classrooms; welfare and support accommodation.
- A two-deck car park and surface car parking (for the Green and White Fleets)
- The Cracknore Hard access was altered to provide the main Barracks access with new guardhouse infrastructure.
- Drainage infrastructure and landscaping

Quayside enclave

- Erection of a two storey building for welfare and support

The Revised Scheme Proposed

The revised proposals provide for a reduced quantum of development (set out in Table 1 below).

Amount of Development
Table 1. Revised scheme showing % reduction against Approved Scheme

| Proposed development | Facility Number | Indicative Masterplan Colour block Identification | Revised Scheme Approximate gross internal floor area (square metres) | Approved Scheme % gifa reduction compared to revised scheme |
|--|---|---|---|--|
| BARRACKS SITE | | | | |
| Storage QM | Facility 01 | Orange | 2559 sq. m. | 33% reduction |
| Workshops and store | Facility 02/ 08 | Purple | 3262 sq. m | 17% reduction |
| Garage/Store | Facility 09 <i>(on site of approved facility 05 to provide new welfare building)</i> | Purple/ Orange | 485 sq m | 68% reduction |
| Offices /Training classrooms & facilities | Facility 03 | Blue Yellow | 2310 sq. m. | 0.03% reduction |
| Infrastructure <i>Guards room</i> | Facility 07 | Turquoise | 129 sq. m. | As approved |
| Two deck car park | | | Not provided | 100% reduction |
| Container storage | | Annotated maroon | Capacity up to 8 containers | As approved |
| Surface car park to store the Green Fleet vehicles | | Annotated green | 112 spaces | Numbers as approved |
| Surface car park to store the White Fleet vehicles | | Annotated/spaces shown in white | 14 spaces | Numbers as approved |
| QUAYSIDE | | | | |
| Welfare and life support | Facility 04 <i>Now in a refurbishment of retained building 313</i> | Building Outlined Green | 490 sq m | Floor area as approved |
| TOTAL | | | | |
| | | | 10,497 | 37% reduction |

The reduced floor area will be contained largely within three new main buildings, a reduction in those approved. (Facility 03; Facility 09; and combined Facilities 01,02 and 08 within a single building - as described on the webpage).

Overall the total gross internal floor area (gifa) proposed would be reduced by 37% from 16,751 sq m to 10,497 sq m.

Facilities 01 and 02/08 would be combined into one building and reduced in overall footprint.

The gross internal floor area of Facility 01 (QM stores) would be reduced by 33% to 2559 sq m and Facility 02/08 Workshops/ associated storage would be reduced by 17% to 3262 sq m.

Building 313 would be retained and refurbished to provide for welfare and support instead of being provided in a new building (approved Facility 05) within the Barracks.

Facility 09 Garage and Store would be provided on the site of approved Facility 5 with a reduction of 68% gifa.

Facility 03 (offices/training) would be provided on a reduced footprint over three storeys. The two-deck car park building is no longer proposed resulting in a reduction of 349 parking spaces. The reorientated and reduced floor area Workshop building allows for the provision of 54 surface car parking spaces.

Access/ Transportation

The access arrangements remain as the approved scheme (as set out on the main webpage).

Appearance of the Revised Development

An indicative 3D visual of the site is attached to the webpage. It provides an indication of the view of the new buildings across the site from the south-west across the junction of Cracknore Hard with Cracknore Hard Lane leading to Byams Lane.

The 3D visual shows the massing of the approved scheme (at planning application stage) compared with the current revised proposals. The visual demonstrates the overall reduction in built form across the Barracks site under the revised scheme. The visual shows the reorientation of the Workshop Facility 02 aligned and attached to Storage Facility 01. Detailed designs are being worked up which will provide articulation to the building elevations in a similar manner to the approved scheme design.

The facing materials for the building elevations will remain as approved - brick faced (colour to match existing buildings with contrasting brick in some areas).

The design of the new buildings remains consistent with the approved design parameters - flat roofs with parapets to allow safe access and maximise the area available for the installation of photovoltaics. In line with government policy where practicable renewable energy will be generated on site as part of a Net Zero Carbon policy for the estate. The amount of photovoltaics to be installed is in the process of being determined through energy modelling and cost evaluation.

The proposed main QM Storage building, now combined with the revised Workshop building, will remain cut into the existing site with a retaining wall along the south-western edge of the internal access and loading area as per the approved scheme.

Biodiversity/ Trees/ Landscaping

There are no designated sites of significance to nature conservation within the site. The Barracks site lies close to the designated Solent and Southampton Water Special Protection Area/Ramsar and to the New Forest Special Protection Area.

The Habitats Regulation Assessment (HRA) will be updated to reflect the revised scheme and mitigation anticipated as the same as the approved scheme.

Habitats on site were identified as potentially suitable for bats, reptiles and great crested newts. Field surveys have not found evidence of reptiles or great crested newts to be present on the parts of the site affected by the development. Bats were found to use trees and hedgerows on the site for foraging and commuting and measures were included in the approved scheme to mitigate the impact on bats. Ecology surveys will be updated where necessary but the findings of the assessments are not anticipated to differ in any material respect

The approved proposals resulted in the need to fell some trees which was kept to the minimum possible within the necessary security arrangements for the site. Replacement planting was provided in suitable places around the site. It is not anticipated that the revised proposals would lead to the loss of any further trees. The approved landscape scheme provided woodland enhancement, native shrub planting, tree planting, species rich grass, and specimen shrubs/species rich grass around the potential sustainable drainage basins.

The revised pre-application landscape plan attached to the webpage updates the approved landscape scheme slightly where required by the revisions including taking the opportunity provided by the removal of the approved two deck car park to provide additional planting on the eastern side of the Barracks.

Biodiversity Net Gains were achieved on the approved scheme. The BNG report is being reviewed as part of the revised scheme which is considered to have a lesser impact on biodiversity than the approved scheme. The revised scheme will be also be policy compliant.

Flood Risk and Drainage

The eastern extent of the site falls partly within Flood Zone 2 and 3 and the Environment Agency (EA) model data confirms that the source of flood risk in these areas is a combination of both extreme tides and fluvial flows within the adjacent Cracknore Hard Stream. Land for military use is considered water compatible in flood risk terms, however notwithstanding this the approved scheme adopted a sequential approach to flood risk, locating the majority of the proposed development in the areas at lower risk.

The revised scheme will maintain a similar approach to provide the required flood storage volumes, previously agreed with the EA, tailored to the revised scheme which no longer includes the two-deck car park within the functional flood plain area of the site. The approved FRA will be updated and submitted to EA for approval in relation to the revised scheme.

Fleet parking will be at ground level. Any raising of levels within the Flood Zone 3 area is to be compensated to ensure that flood risk elsewhere does not increase as a result of the proposals.

As with the approved scheme a similar revised drainage scheme will be put in place to manage surface water runoff from the new buildings and hard standings. In line with planning policy, the rate of runoff will not exceed the current brownfield rates and will be controlled to rates which are as close to greenfield rates as possible. Excess surface water will be stored on site within tanks and sustainable drainage basins to protect the site and adjacent land from flooding. The drainage system will be designed to the 1 in 100 year standard and will include an additional allowance of 40% for climate change.

Archaeology

The site falls within an area of archaeological potential (WWII). The potential has been assessed as low given the post-war development of the Barracks. As submitted with the approved scheme a Written Scheme of Investigation will provide for a watching brief during development.

Sustainable Development

The principle of this development which is sustainable in terms of location and design has been approved under application 20 11456.

Sustainability principles would be employed in the design and construction of the revised development and follow the Design and Access Statement for the approved scheme which referenced potential for rainwater harvesting energy conservation, use of sustainable materials, use of energy efficient building services such as Air Source Heat Pumps and on-site generation of renewable energy with photovoltaic panels.

Future application

Detailed work is underway to update the technical assessments submitted under the approved scheme to take account of the revisions where necessary. These included flood risk and drainage, ecology, lighting, noise, transport and landscape visual impact. Updated appropriate assessments will be submitted in support of the application for the final scheme.

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