

Watchmoor Park Regeneration Public Consultation Leaflet

Anglesea Capital

Introduction

Anglesea Capital is excited to present plans to reinvigorate Watchmoor Park. The proposal is a phased industrial and logistics redevelopment of the empty office buildings. These plans reflect the evolution of working practices, which has resulted in the existing office buildings being largely underutilised. The regeneration proposals will ensure the park meets the needs of existing and future occupiers, maintaining and generating new jobs for local people. Before the planning application is submitted to Surrey Heath Borough Council, we are keen to listen to the community to shape the future of Watchmoor Park.

About Anglesea Capital

Anglesea Capital specialises in industrial and logistics projects, with an extensive track record in developing and managing industrial and logistics parks. Anglesea Capital are seeking to bring forward exciting plans for the phased redevelopment of the park to provide new industrial and logistics buildings which will significantly boost the local economy and create new jobs for local people.

Watchmoor Park

The site is located to the east of the A331, approximately 2.4 miles from the centre of Camberley. The Subject Site currently consists of seven large office buildings which were built in the early 1990s.

The adopted Surrey Heath Borough Council Local Plan identifies the majority of Watchmoor Park as a 'Core Employment Area' with local policies supporting the redevelopment of the site for industrial and logistics uses.

Why Regenerate Watchmoor Park?

National trends, in part, as a result of the global pandemic, have resulted in significant structural changes to both the office and industrial markets, transforming the way we work and how we use spaces. For instance, increased levels of homeworking has resulted in reduced demand for non-prime office locations such as the Subject Site. On the other hand, there has been an increase in demand for industrial and logistics buildings, with the pandemic accelerating recent growth trends in the sector.

The proposals for Watchmoor Park represent the opportunity to provide modern, fit for purpose employment floorspace that better meets the needs of the local economy.

The Proposals

Layout

Anglesea Capital are proposing to redevelop seven office buildings at Watchmoor Park in phases, providing modern industrial and logistics buildings totaling 29,392 square meters of floorspace. Riverside Way will be retained in order to continue serving the remaining Watchmoor Park office buildings. Subject to a full planning application, the area to the north of Riverside Way will be developed in Phase One to provide a single industrial unit. The area to the south of Riverside Way will be subject to an outline planning application and will be developed as a later Phase Two.

The lakes adjacent to the A331 will also be retained and the green spaces around them will be enhanced and used for amenity purposes.

The proposed development seeks to create a low carbon, mixed-use commercial park offering state-of-the-art modern facilities across a range of building sizes to attract new and existing businesses to the park.

Design

The new buildings will provide industrial and logistics floorspace with ancillary offices. The office elements of the buildings will present a contemporary and activated frontage addressing Riverside Way.

The warehouse and industrial elements of the buildings will use a simple design, utilising high quality cladding and recessed loading doors. When viewed together, the new buildings will have a modern, contemporary design, appropriate for the commercial park setting.

Highways

The site will continue to be accessed from the A331 / Riverside Way junction. No works to the primary highway network are expected to be required as part of the planning application, with only localised junction alterations along Riverside Way.

Car and cycle parking will be provided in accordance with Surrey County Council's standards, including electric charging points and associated infrastructure. Appropriate service yards and HGV parking will be provided for each building.

The site currently benefits from very good pedestrian and cycle connections which connect the site to a number of services, facilities and the surrounding residential areas. Anglesea Capital is committed to creating a sustainable development and encouraging people to walk, cycle and use public transport to access their place of work.

Landscaping

The existing landscaping will be retained where possible, including the tree-lined route along Riverside Way. The planting of new trees, hedges, meadow grasses and flowers is proposed to further enhance the setting of the new buildings and improve biodiversity.

Proposed site plan



Ecology

Ecology surveys of the site have been undertaken to understand the presence of any protected species. The development proposals will include mitigation and enhancement for any species identified and on-site biodiversity will be optimised.

Sustainability

Anglesea Capital is committed to sustainability and targeting a BREEAM Excellent standard across the development.

The proposals will target net zero carbon in operation, adopting a fabric first approach to reducing energy demand, an all-electric energy strategy and the use of roof-mounted PV panels and air-source heat pumps.

During construction, a Life Cycle Assessment will compare the embodied carbon represented by different materials and will allow the design team to prioritise lower-carbon choices. The design of the development will allow for energy storage facilities to be installed in the future.

The drainage strategy seeks to incorporate additional sustainable drainage systems, to improve water quality, ecological and amenity value, while ensuring flood risk is not increased elsewhere.



Illustrative sketch of Phase One building

Key Benefits



Utilising brownfield,
previously developed land



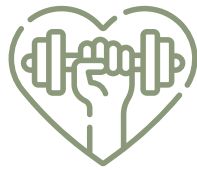
New and enhanced
planting across the site



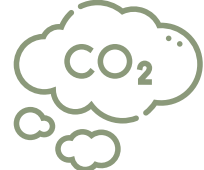
Targeting a 10%
Biodiversity Net Gain



Providing an estimated
526 full time jobs



A focus on health and
wellbeing



Targeting Net Zero
Carbon in operation



Reducing the number
of total vehicle trips
generated



Targeting BREEAM
Excellent



Regeneration of the site to
provide new, high quality
modern employment
space

Next Steps

Your feedback is essential in shaping our proposals. We would like to hear your views ahead of the submission of a full planning application to Surrey Heath Borough Council.

It is anticipated that the planning application will be submitted in Autumn 2023 and is likely to be determined by the council in 2024. We look forward to continuing to engage with local residents throughout the planning process.

You can have your say by:

- Completing the form below and returning it to **FREEPOST – CRATUS COMMUNICATIONS**
- Providing your comments and feedback via the project website:
watchmoorparkconsultation.co.uk
- Emailing us directly at consultation@watchmoorparkconsultation.co.uk
- Calling **0203 026 3143**

Name:

Address:

Email Address:

Please provide your comments on the proposals for Watchmoor Park.