



A Quod project sheet

Proxima Park, Waterlooville

Role

Quod are advising Equation Properties Limited on the redevelopment of this 11 hectare greenfield site to provide up to 700,000 square foot of logistics, distribution and industrial floorspace. The site forms the employment phase of a wider strategic development at the West of Waterlooville Major Development Area which crosses Winchester and Havant Councils. Quod acted on behalf of Equation Properties Limited at a very early stage and provided an innovative planning strategy, working very closely with Winchester City Council and the local Development Forum

Quod advised Equation Properties Limited on the redevelopment of this 11 hectare greenfield site to provide up to 700,000 square foot of logistics, distribution and industrial floorspace. Benefitting from an outline consent which spans two local authority boundaries of Havant Borough Council and Winchester City Council, the site forms the employment phase of a strategic development at Berewood, Waterlooville..

Following a period of due diligence reviewing the outline consent, including the Environmental Statement and complex Legal Agreement, Quod provided an innovative planning strategy to ensure that our client could bring forward a Class B1c/B2/B8 development on this site within the parameters of the outline consent.

As the outline consent allowed for an office and business park in this location, which was reflected in the approved parameter plans, EIA and Design Code, amendments were required to some of the approved documents. Strong relationships were formed with the Council and an acceptable planning strategy was agreed, which meant that an industrial, logistics and warehouse development could be delivered within the parameters of the outline consent. Quod provided advice on all planning matters including conformity with the Environmental Statement, amendments to the approved

Description

Industrial

Client

Equation Properties Limited

Planning Authority

Winchester City Council

Expertise

Planning



CIL

Environmental Planning

Development Economics

Socio-economic

Infrastructure

Strategic Land Promotion

Regeneration

CPO

Project Type

Infrastructure

Major Mixed Use

Residential

Retail & Commercial

Industrial, Logistics and Warehousing





Design Code, Phasing, Reserved Matters, Conditions and Deed of Variation to the S106 Agreement. Quod's planning strategy allowed our client to commence work on site within 12 months of first approaching Quod for advice on its acquisition.

Quod have maintained strong working relationships with the local authority and continue to advise on the site, with our client intending to bring forward a comprehensively planned 700,000 square foot industrial, logistics and distribution development covering the whole 11 hectares, over the next 3-4 years.