

THE PROPOSED DEVELOPMENT

Applications for the development of **Plots 1-5** will be via **Reserved Matters Applications**, submitted in pursuance to the outline permission. The outline permission set the principle of development for employment use, and the Reserved Matters Applications will contain the detail of the proposed development.

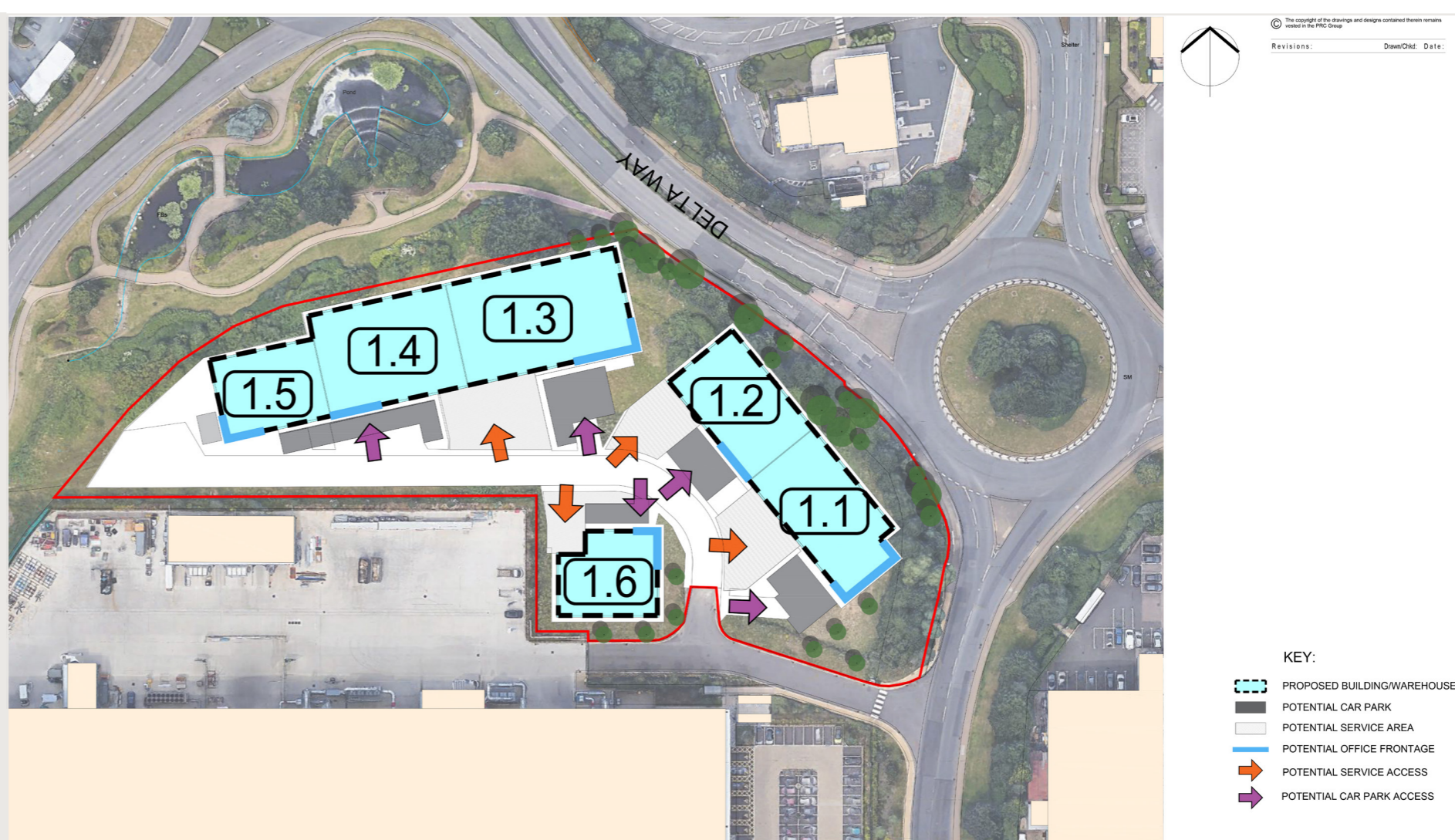
Plot 6, which is for a use outside of the permitted outline uses, will be submitted as a **Full Planning Application**.

Plot 1

Plot 1 will provide a mix of smaller units proposed for industrial / warehousing and ancillary office use. These will be accommodated within 3 warehouse buildings which will be accessed via Hurricane Road.

The provision of a mix of smaller units is intended to provide diversity in the provision across GBP and will assist in meeting the needs of a variety of small to medium size businesses.

The proposals for this plot have a total GIA of 54,365 sqft / 5,050 sqm. The buildings will be low rise in this location with an external ridge height of 11.5m.



Ecology and Landscaping

- The tree and scrub-lined boundary features along the site's northern boundary will be retained and enhanced to maintain habitat connectivity with the surrounding landscape.
- The street scene will be softened with hedgerows and shrubs and intermittent tree planting to provide interest.
- Opportunities to provide habitats for declining wildlife will be explored within the scheme, including the incorporation of bird and bat boxes.

Highways

- Access and egress for cars and HGV's will be via the access to Hurricane Road on the southern boundary of the site. HGV's will be directed north via Delta Way to exit the Business Park.
- Car parking (including provision for disabled users) and loading facilities will be provided and allocated to each unit.
- The Service Yard is sufficiently sized for HGV's to enter and exit the site in forward gear.
- Each Unit will also provide electric vehicle charging ports, covered, secure and well-lit cycle parking, and showers and changing facilities.

Drainage

- The use of SuDS features can be incorporated within the design, and surface water discharge will be attenuated via a combination of permeable car park bays and cellular storage.
- The site does not pose any increased flood risk to the site itself or adjacent developments, and is not susceptible to flooding by other means.

