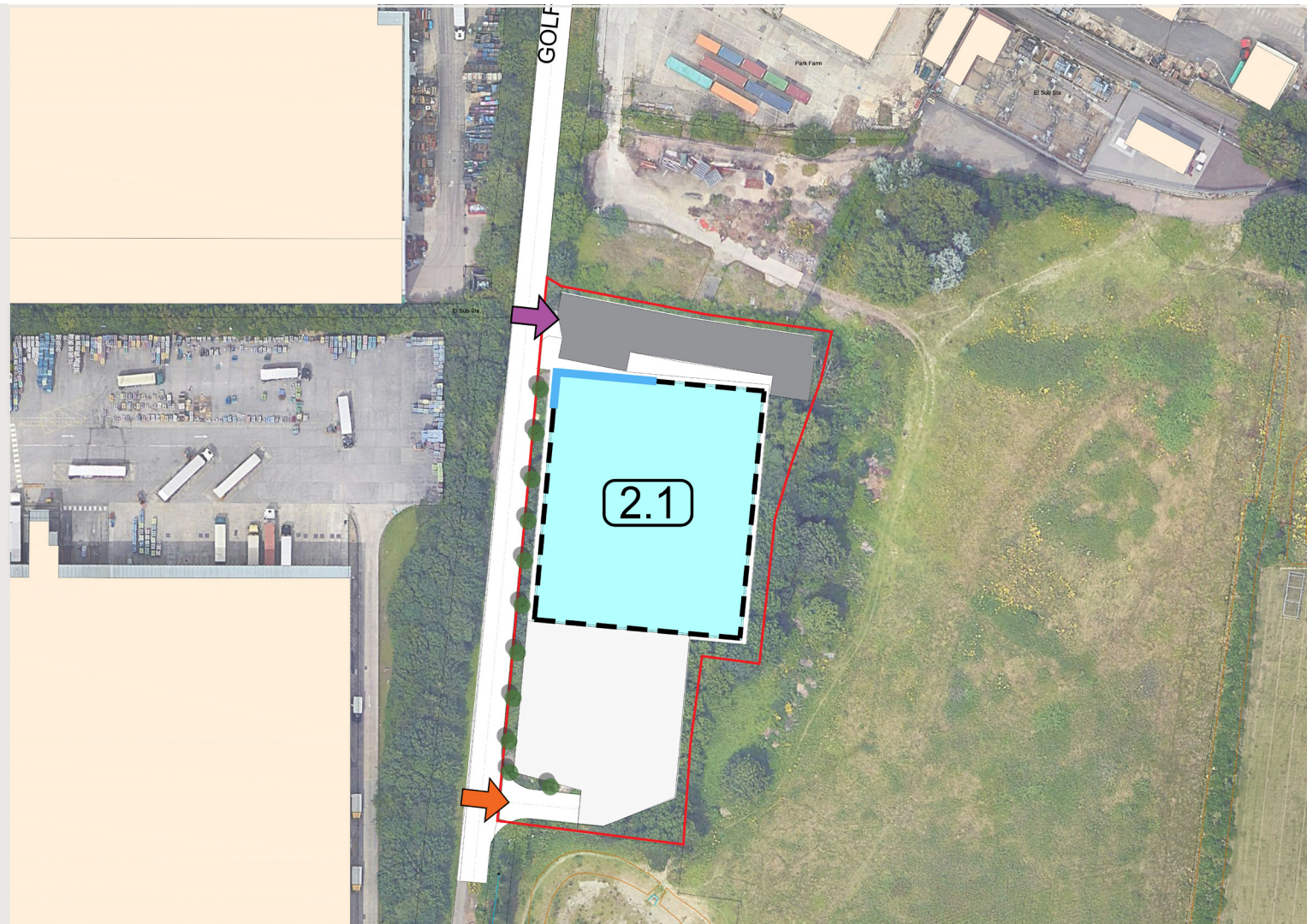


## Plot 2

One warehouse building comprising of a maximum of GIA 36,400 sqft / 3,381sqm, with an external ridge height of 13.5m is proposed for Plot 2.

The plot will be accessed off Golf Club Lane via Delta Way and is proposed for industrial / warehousing and ancillary office use.



### Ecology and Landscaping

- This plot is small-scale so integrating nature into the development plot is important. The proposals for the site will include site-specific enhancements to achieve biodiversity net gains.
- Green corridors around the plot will be used to extend and enhance ecosystems. Native boundary trees and hedgerows will be used as a soft and visually permeable means of defining the plot.
- 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 Golf Club Lane to the west of the site. HGV's will be directed through the estate roads to exit the Business Park in the north.
- Golf Club Lane will be improved to a standard equivalent to the rest of the business park, and provide access to the site to connect to the Delta Way roundabout to the north.
- 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.
- The building 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. Surface water will be designed to cater for storm events up to 1 in 100 year plus 30% climate change.

### Noise / Amenity

- There is 250m between the new building and the closest residential properties to the east.
- Good acoustic design will ensure appropriate insulation and separation to prevent disturbance to residential neighbours. This will include at-source noise control for any external mechanical plant equipment, as well as setting out minimum acoustic requirements for the building fabric elements (such as cladding, rooflights, etc.).

