

Plot 3

The proposed building on Plot 3 comprises a single building located proposed for industrial / warehousing and ancillary office use positioned to the south of the plot with the servicing and parking area to the north of the plot.

A maximum GIA of 46,060sqft / 4,279sqm GIA is proposed with an external ridge height of 15.4m and 14.4m to the top of the parapet.



Revisions: _____ Date: _____

KEY:
 PROPOSED BUILDING/WAREHOUSE
 POTENTIAL CAR PARK
 POTENTIAL SERVICE AREA
 POTENTIAL OFFICE FRONTAGE
 POTENTIAL SERVICE ACCESS
 POTENTIAL CAR PARK ACCESS

Ecology and Landscaping

- The existing wet woodland lining Wotton Brook tributary along the southern site boundary will be retained.
- The tree and scrub-lined boundary features around the northern edge will be retained and enhanced.
- 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 Hurricane Road on the northern boundary of the site. HGV's will be directed north via Hurricane Road and 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.
- 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 are 28m between the new building and the closest residential properties to the east.
- The building provides a very good degree of screening of noise from activities in the front yard.
- 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, specifying locations for external mechanical plant, as well as setting out minimum acoustic requirements for the building fabric elements (such as cladding, rooflights, etc.).

