Plot 4

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Two buildings are proposed on plot 4 for industrial / warehousing and ancillary office use, these are 52,665sqft / 4,832sqm (unit 4.1) and 84,250 sqft / 7,827sqm (unit 4.2). Both buildings have an external ridge height of 15.9m and 14.4m to the top of the parapet.

The narrowest point between the new industrial buildings and the existing residential buildings to the south is 29m, many of the residential buildings are much further away.

Revisions: Drawn/Chkd: Date:

Ecology and Landscaping

- The existing wet woodland lining the Wotton Brook tributary along the southern boundary will be retained.
- The tree and scrub-lined boundary features around the northern edge will be retained and enhanced.
- The landscape proposals will result in an enhanced sense of enclosure along Lobleys Drive, whilst filtering views towards the new development.
- Opportunities to provide habitats for declining wildlife will be explored within the scheme, including the incorporation of bird and bat boxes etc.

Highways

- Access and egress for cars and HGV's will be via Lobleys Drive on the northern boundary of the site. HGV's will be directed north via Hurricane Road / Pioneer Avenue 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 29-40m between the new building and the closest residential properties to the south and 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.).