

Plot 5

The building is proposed for industrial / warehousing and ancillary office use and is to be located to the west of the plot with the main vehicular access to the site from Gambet Road.

A building of 75,075sqft / 6,974sqm (GIA) is proposed with a 15.7m ridge height. There is a separation of 50m to the closest residential property with a strong retained landscaped buffer between the new building and the existing residential buildings.



Ecology and Landscaping

- A continuous, undisturbed and unlit vegetated buffer of at least 5m will be provided between the development and the area of wet woodland lining the stream along the western boundary.
- The tree and scrub-lined boundary features around the southern and south-eastern edges will be retained and enhanced
- 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 etc

Highways

- Access and egress for cars and HGV's will be via Pioneers Avenue from the eastern 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 is 50m between the new building and the closest residential properties to the west.
- 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.).

