

## Plot 6

This plot previously accommodated the marketing suite for GBP and there is an existing access in place.

The proposed Drive Thru includes 2,315 sqft / 215 sqm of floorspace, it includes a Drive-Thru as well as the option of sitting within the café. ARA Europe is in discussions with a well-known café operator, and the application will be submitted within their format.



### Ecology and Landscaping

- The dense belt of trees flanking the northern aspect of the site will be retained.
- Hedge and woodland scrub planting along the north boundary will mature to form established corridors and ecological enhanced biodiversity.
- Opportunities to provide habitats for declining wildlife will be explored within the scheme, including the incorporation of bird and bat boxes.

### Highways

- The Drive-Thru is located in a prominent position as vehicles drive in to the Business Park and as such the largest proportion of vehicles using the café are by people already undertaking their journey for another purpose such as going to work within the Business Park or visiting the retail area.
- The number of new vehicle movements is likely to be low and well within the daily fluctuations in vehicle movements along Delta Way.
- The café will provide cycle parking to ensure all those who choose to cycle can securely park their bike. Pedestrian provision will ensure designated routes with dropped kerbs and tactile paving to encourage Business Park users to walk to the café once already on site.

### 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

- The noise assessment will consider any noise from vehicles passing through the drive-thru lane, vehicle activity within the car park, order points, mechanical plant and deliveries.
- Good acoustic design will ensure appropriate mitigation measures will be implemented to prevent disturbance to residential neighbours. This will include at-source noise control for any external mechanical plant equipment, as well as installing acoustic screening and setting out operational limits where necessary.
- The aim is to ensure that the use will have a suitably low noise impact at all times for nearby residents.

