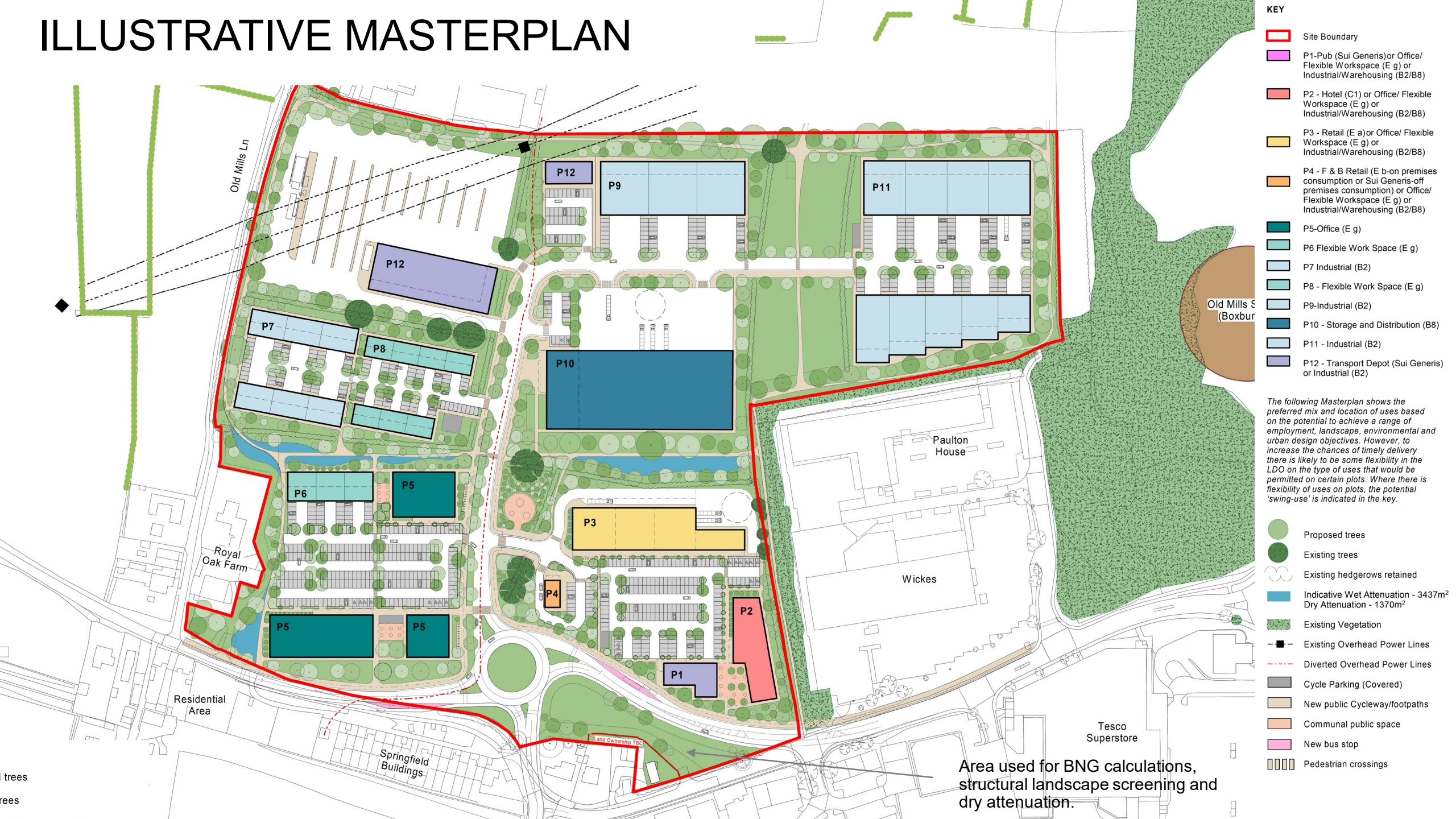


ILLUSTRATIVE MASTERPLAN



- KEY**
- Site Boundary
 - P1-Pub (Sui Generis) or Office/ Flexible Workspace (E g) or Industrial/Warehousing (B2/B8)
 - P2 - Hotel (C1) or Office/ Flexible Workspace (E g) or Industrial/Warehousing (B2/B8)
 - P3 - Retail (E a) or Office/ Flexible Workspace (E g) or Industrial/Warehousing (B2/B8)
 - P4 - F & B Retail (E b-on premises consumption or Sui Generis-off premises consumption) or Office/ Flexible Workspace (E g) or Industrial/Warehousing (B2/B8)
 - P5-Office (E g)
 - P6 Flexible Work Space (E g)
 - P7 Industrial (B2)
 - P8 - Flexible Work Space (E g)
 - P9-Industrial (B2)
 - P10 - Storage and Distribution (B8)
 - P11 - Industrial (B2)
 - P12 - Transport Depot (Sui Generis) or Industrial (B2)

The following Masterplan shows the preferred mix and location of uses based on the potential to achieve a range of employment, landscape, environmental and urban design objectives. However, to increase the chances of timely delivery there is likely to be some flexibility in the LDO on the type of uses that would be permitted on certain plots. Where there is flexibility of uses on plots, the potential 'swing-use' is indicated in the key.

- Proposed trees
- Existing trees
- Existing hedgerows retained
- Indicative Wet Attenuation - 3437m²
Dry Attenuation - 1370m²
- Existing Vegetation
- Existing Overhead Power Lines
- Diverted Overhead Power Lines
- Cycle Parking (Covered)
- New public Cycleway/footpaths
- Communal public space
- New bus stop
- Pedestrian crossings

Area used for BNG calculations, structural landscape screening and dry attenuation.

trees
trees