

4.3 Illustrative Office Led Masterplan

The layout below illustrates the design approach to the business park masterplan option following the initial feasibility studies and appraisal of the site.

The layout incorporates the latest estate road design as submitted for planning as well as the comments received from the local authority in respect of the PROW crossing point over the road. This proposal demonstrates the masterplan can meet the

quantum of commercial space required in-line with the original Outline Planning Permission and how this can be achieved in a cohesive and integrated approach, that also seeks to make best of use of the available land and to ensure the potential for a future train station or further

residential development can be delivered. A new cycleway is also provided along the south edge of the site and connecting to PROW and other existing movement network elements, providing enhanced connectivity with the masterplan at selected points along its route.



Business Park masterplan showing retention of land for future train station for future development