

5.3 Illustrative Employment Masterplan

The layout below illustrates the design approach to the employment 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 site's potential for a mixed employment masterplan led by Logistics Use B8 and Light Industrial E Use small scale portions of B2 and Commercial

Use E, and how this can be achieved in a cohesive and integrated approach, while also seeking to make best of use of the available land to ensure the potential for a future train station or further residential development can be delivered.

A per the business park option, the 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.

