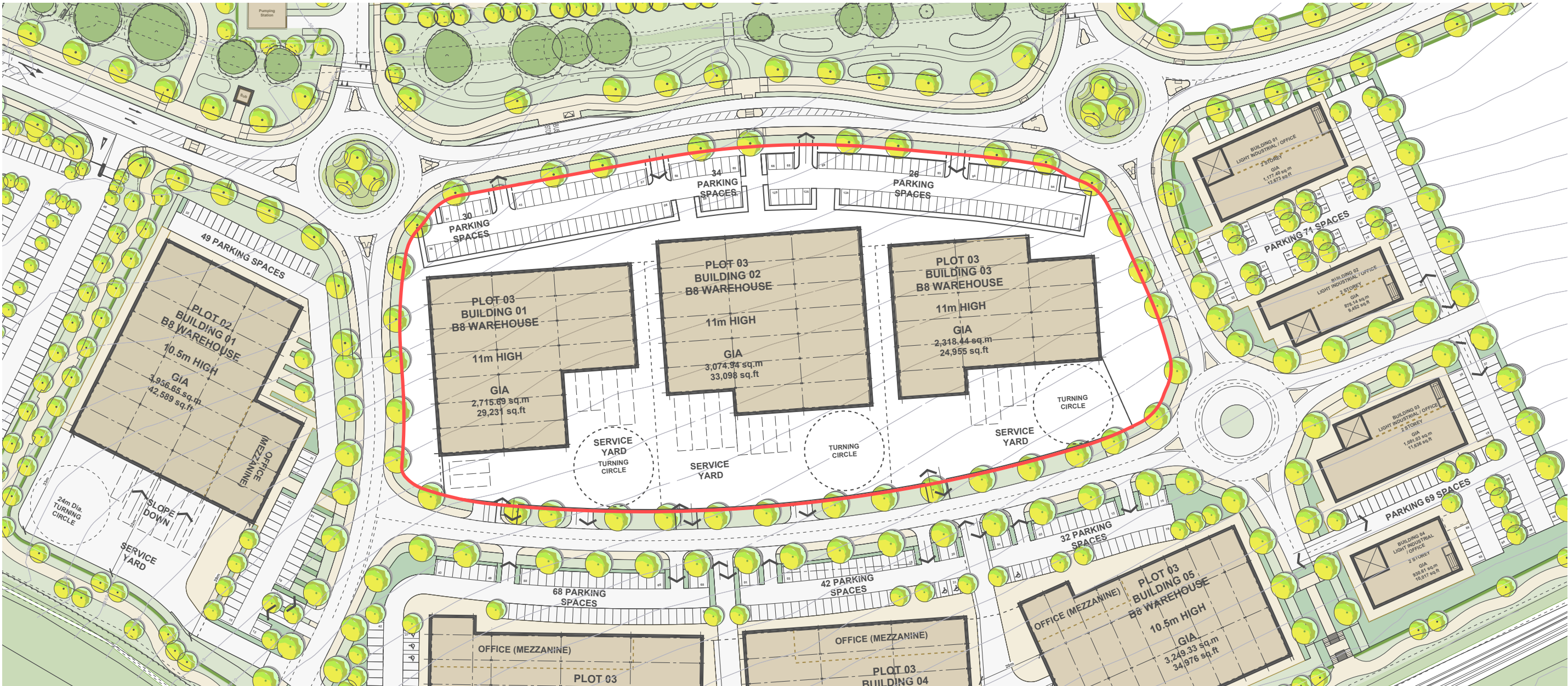


PLOT 03B OPTION B LAYOUT

This option provides a layout which introduces the potential for shared service yards and demonstrates an alternative approach on how the buildings could create a different active response to the street's infrastructure.

Plot 03B Option B:



PLOT 03B OPTION A LAYOUT

This is also the current approach adopted in the illustrative logistics led masterplan. This option provides parking accessed directly from the secondary road network with offices providing active frontage on to street, all service yard areas secreted to the rear. Each building is individually demised to providing flexibility for the market.



PLOT 03B OPTION B LAYOUT

The current approach adopted in the illustrative masterplan provides two similar sized buildings providing a presence on to the 'new estate road', with parking accessed off the secondary road network, associated office space creating active frontage both east and west on to the street scene with service yards secreted to the south of each building. This plot is currently demised for two buildings but as demonstrated flexibility to accommodate a single building or a series of smaller buildings.



PLOT 04 (BUFFER ZONE) LAYOUT OPTIONS

Both approaches retain access through to the future train station land to the east to ensure appropriate vehicle and pedestrian access is provided.

The proposed development on Plot 04 acts as a transitional use building typology and massing to create an appropriate buffer to future development on the station land.

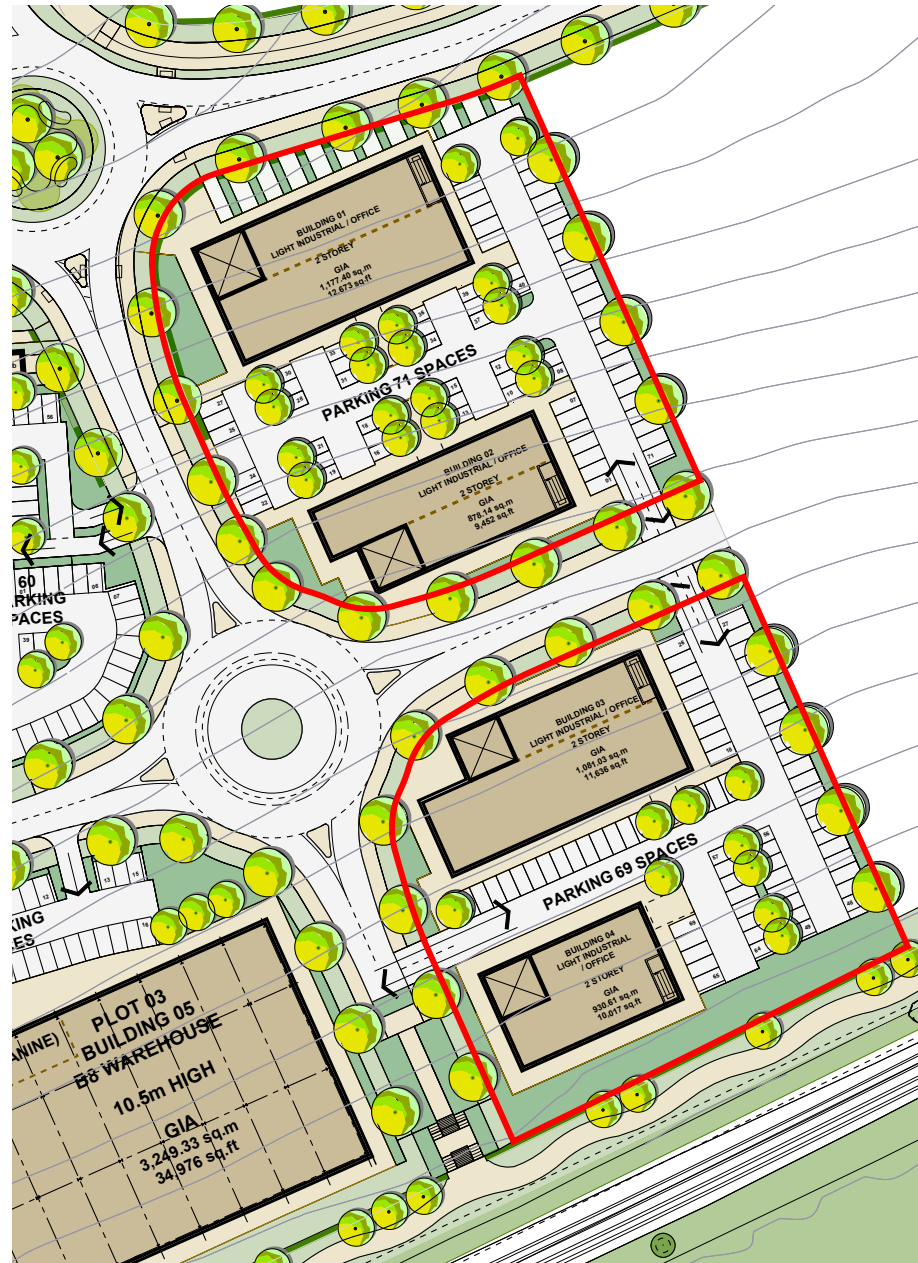
Plot 04 Option A

This option demonstrates the potential to incorporate a small office development on Plot 04 providing additional commercial space within the masterplan.



Plot 04 Option B

This option illustrates how a mix of light industrial and office buildings could be accommodated. This building typology provides flexibility for office, manufacturing and storage.



6.0

HYBRID EMPLOYMENT MASTERPLAN APPROACH

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6.1 Design Narrative

The hybrid employment masterplan is comprised predominantly of light industrial floorspace, with an integrated element of commercial office accommodation in the north section of the site. This masterplan option seeks to deliver a high-quality, flexible employment environment that supports a diverse range of businesses and promotes sustainable economic growth.

The scheme seeks to offer maximum flexibility of land use in order to respond to ever changing market trends, with modern employment spaces that encourage innovation, collaboration and adaptability, whilst establishing a framework that accommodates both production-based and knowledge-based employment within a cohesive and well-connected setting.

As such, the vision is to create a contemporary employment destination that combines the robustness of light industrial activity with the vibrancy and amenity of commercial office space.

Key objectives include:

- Delivering a flexible mix of employment uses to attract a broad spectrum of occupiers.
- Supporting local job creation and economic resilience.
- Establishing high-quality built form and public realm, reflecting modern design and sustainability principles.
- Promoting integration and accessibility, ensuring the site connects well to surrounding infrastructure and communities.
- Providing adaptable buildings capable of evolving with changing business needs.

