

6.2 Illustrative Hybrid Masterplan

The masterplan is employment-led, with the majority of the site dedicated to light industrial. These spaces are designed to accommodate small and medium-sized enterprises involved in manufacturing, research, logistics,

or creative production. A proportion of the site is allocated for commercial office accommodation.

Both uses would follow the design principles and objectives stated in the Business Park and Employment Park sections included above in this document.

Office and frontage buildings address key site edges and entrances, establishing a strong visual identity and active frontage to the public realm and the approaches from the estate road roundabouts.

The proposed hybrid employment masterplan delivers a modern, flexible, and sustainable employment

environment. By combining light industrial uses with complementary office and amenity spaces, the scheme creates a dynamic business ecosystem that supports production, innovation, and enterprise.



6.3 Schedule of Accommodation

Masterplan Option 03: Office, Logistics, Light Industrial, Health & Leisure Approach

Office: 18,000sq.m

Logistics: 26,615sq.m

Light Industrial / Office: 4,300sq.m

Leisure Facility: 5,300sq.m

Health Centre: 1,900sq.m

Parking Provision: 1,466 parking spaces therefore providing a median of parking between masterplan options 01 & 02

Potential Jobs / Employment: 2,500 to 3,000 local jobs on site

20967 MOWBRAY EMPLOYMENT PARK: Option 03 Warehouse Lead plus Commercial Office Masterplan Approach

Rev E
Date 23/03/2026

Commerical brief outline consent				
	sqft	sqm	Parking Requirement 1 space per 30/sq.m GIA	
	499,983	46,450	1548	77
Building	Target Brief GIA for Each Building		Target Parking Spaces / Building	5% Accessible Spaces Required
A	94,992	8,825	294	15
B	94,992	8,825	294	15
C	31,000	2,880	96	5
D	23,756	2,207	74	4
E	81,999	7,618	254	13
	30,494	2,833	94	5
F				
G	88,501	8,222	274	14
H	30,494	2,833	94	5
I	23,756	2,207	74	4
Total	499,984	46,450	1548	77

Formulas do not delete				
Net to Gross Assumption	Cycle Space Requirements BREEAM & BCO	Breeam Occupancy	BCO Occupancy	
10.76391 sq.m to sq.ft conversion	85% NIA is equal to % of GIA	10% 11.1% of Total Net Area (NIA)	10% 10% of Total Net Area (NIA)	
Warehouse GEA equal to GIA x 103%	Typical B8 Warehouse Occupancy 1 person per 77sq.m GEA	B2 Industrial Occupancy 1 person per 36sq.m GIA	E(g) Light Industrial / Office Occupancy 1 person per 10sq.m office or 1 person per 70sq.m Warehouse	
B8 Warehouse up to 50k sq.ft Occupancy 1 person per 66sq.m GIA	B8 Warehouse 50k sq.ft to 75k sq.ft Occupancy 1 person per 70sq.m GIA	B8 Warehouse up to 100k sq.ft Occupancy 1 person per 80sq.m GIA	B8 Warehouse up to 150k sq.ft Occupancy 1 person per 105sq.m GIA	B8 Warehouse up to 200k sq.ft Occupancy 1 person per 120sq.m GIA
55	70	80	105	120
	Family Leisure facility Occupancy 1 person per 65sq.m GIA	Health Centre Occupancy 1 person per 30sq.m GIA		
	40	30		

BCO REQUIREMENT NOTES (OFFICE BUILDINGS)	EMPLOYMENT DENSITY GUIDE REQUIREMENTS (WAREHOUSES)
BCO Cycle Parking requirements: 1 space per 10 Staff. 1:10 occupancy. NIA 85% of GIA	Occupancy density for B8 Warehouse (Regional Distribution) 1 person per 77sq.m GEA (GEA equals GIA x 103%)
BCO Occupancy density for an office including reception area is 0.10 of Total Net Area.	Occupancy density for B2 Warehouse (Regional Distribution) 1 person per 36sq.m GIA

BREEAM REQUIREMENT NOTES (OFFICE BUILDINGS)	BREEAM REQUIREMENT NOTES (WAREHOUSES)
Breeam Cycle Parking requirements: 1 space per 10 Staff. 1:10 occupancy. NIA 85% of GIA	Breeam Cycle Parking requirements: 1 space per ?? Staff.
Occupancy density for an office including reception area is 0.111 of Total Net Area.	Occupancy Density is ???

Planning Policy Notes Parking & Cycle Requirements based on GIA			
Use Class	Car Parking (sq.m per space)	Cycle Spaces (sq.m per space)	Visitor Cycle Spaces (sq.m per space)
E Commercial Offices	30	150	500
B2 General Industrial	40	200	500
B8 Warehouse / Storage	100	500	1000

										PARKING PROVISION				CYCLE PARKING PROVISION								
Plot	Building	Use / Storey	Proposed GIA for Each Building		Proposed GEA for Each Building		Approximate NIA for each Building (sq.m)	BREEAM Occupancy Density for each Building (11.1% of NIA)	BCO Occupancy Density for each Building (10% of NIA)	Occupancy Density for Light Industrial / Office Buildings	Occupancy Density for each Warehouse Building	Required Parking Spaces for Each Building	Actual Parking Spaces Provided for Each Building	Proposed Parking Spaces Difference to Requirement (+ or -)	Required Accessible Parking Spaces for Each Building (5%)	BREEAM (EXCELLENT) CYCLE PARKING REQUIREMENTS Cycle Parking Spaces are 10% of occupancy for Each Building	PLANNING POLICY CYCLE PARKING REQUIREMENTS Cycle Parking Spaces for Each Building			BCO CYCLE PARKING REQUIREMENTS 1:10 STAFF Cycle Parking Spaces for Each Building		
			sqft	sqm	sqft	sqm											STAFF CYCLES	VISITORS	TOTAL			
01	A	3 & 4 Storey Office	97,195	9,039	102,934	9,563	7,683	853	768	0	0	301	304	3	15	85	0	15	101	77		
	B	3 & 4 Storey Office	97,195	9,039	102,934	9,563	7,683	853	768	0	0	301	302	1	15	85	0	15	101	77		
02	01	B8 Warehouse with 2 Storey Office	42,589	3,957	44,490	4,133	3,363	0	0	0	72	40	49	9	2	8	4	12	8			
	01	B8 Warehouse with 2 Storey Office	58,421	5,428	60,717	5,641	4,613	0	0	0	78	54	62	8	3	11	5	16	8			
03	02	B8 Warehouse with 2 Storey Office	58,693	5,453	60,684	5,638	4,635	0	0	0	78	55	60	5	3	11	5	16	8			
	03	B8 Warehouse with 2 Storey Office	51,709	4,804	53,995	5,016	4,083	0	0	0	69	48	68	20	2	10	5	14	8			
	04	B8 Warehouse with 2 Storey Office	40,090	3,724	42,067	3,908	3,166	0	0	0	68	37	42	5	2	7	4	11	7			
	05	B8 Warehouse with 2 Storey Office	34,975	3,249	36,702	3,410	2,762	0	0	0	59	32	32	0	2	6	3	10	6			
04	01	E(g) 2 Storey Light Industrial / Office	13,341	1,239	14,690	1,365	1,054	0	0	74	0	41	39	-2	2	8	2	11	8			
	02	E(g) 2 Storey Light Industrial / Office	10,047	933	11,309	1,051	793	0	0	56	0	31	32	1	2	6	2	8	6			
	03	E(g) 2 Storey Light Industrial / Office	12,233	1,137	13,576	1,261	966	0	0	68	0	38	36	-2	2	8	2	10	8			
	04	E(g) 2 Storey Light Industrial / Office	10,727	997	11,878	1,103	847	94	85	0	0	33	33	0	2	9	0	11	7	9		
Total			527,217	48,999	555,977	51,652	41,649	1,800	1,621	197	423	1,012	1,059	47	51	180	75	66	321	163		
			check		check		41,649	Most Onerous Requirement		Main Parking Provision				1,059		OVERALL CYCLE PROVISION		321				
										Current Surplus Parking				47								

Other Buildings	Proposed GIA		Proposed GEA		Approximate NIA (eq.m)	Occupancy Density
	sq.ft	sq.m	sq.ft	sq.m		
Health Centre	20,470	1,902	22,148	2,058	1,617	63
Leisure Facility	57,049	5,300	59,503	5,528	4,505	133
Sub Total	77,519	7,202	81,651	7,586	6,122	196
SUB TOTALS / USE CLASS						
E Office	194,589	18,078	205,868	19,126	15,366	1,706
B8 Warehouse	286,478	26,615	298,656	27,746	22,622	423
E(g) Light Industrial / Office	46,349	4,306	51,453	4,780	3,660	291
check	527,416	48,999	555,977	51,652	41,649	persons
Approximate Overall Development Total	604,935	56,200	637,628	59,238	47,770	2,615
	sq.ft	sq.m	sq.ft	sq.m	sq.m	persons

Note: Employment land accommodation schedule does not include any development on the retained station land or the residential development on Phase 2D

7.0

MASSING AND VIEWS STRATEGIC APPROACH

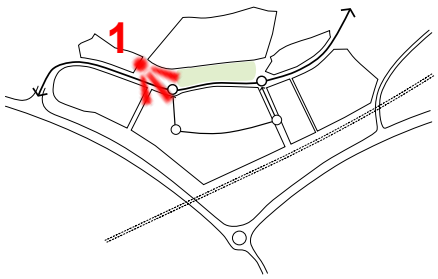
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7.1 Views Comparison

The proposed heights explored in the current designs are aligned with the principles established in the Outline Planning Permission which allowed for heights of up to 16m, with an allowance for an FFL variation of +/- 2m from existing ground level Above Ordinance Datum (AOD), to account for the sloping nature of the site.

The business park scheme inherently utilises most of this height due to the characteristics of the office buildings and the need to provide 46,450 sqm of GIA floorspace (500,000 sqft) of this use.

Conversely, the employment scheme can provide lower buildings as the sort of B8 use warehouse typologies tend to be lower in height. This is reflected in the comparison views below where the OPP heights are shown in red dashed lines.



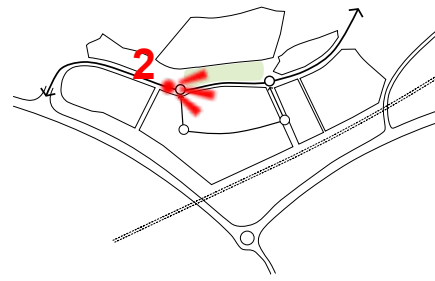
View 1 Comparison

Business park masterplan

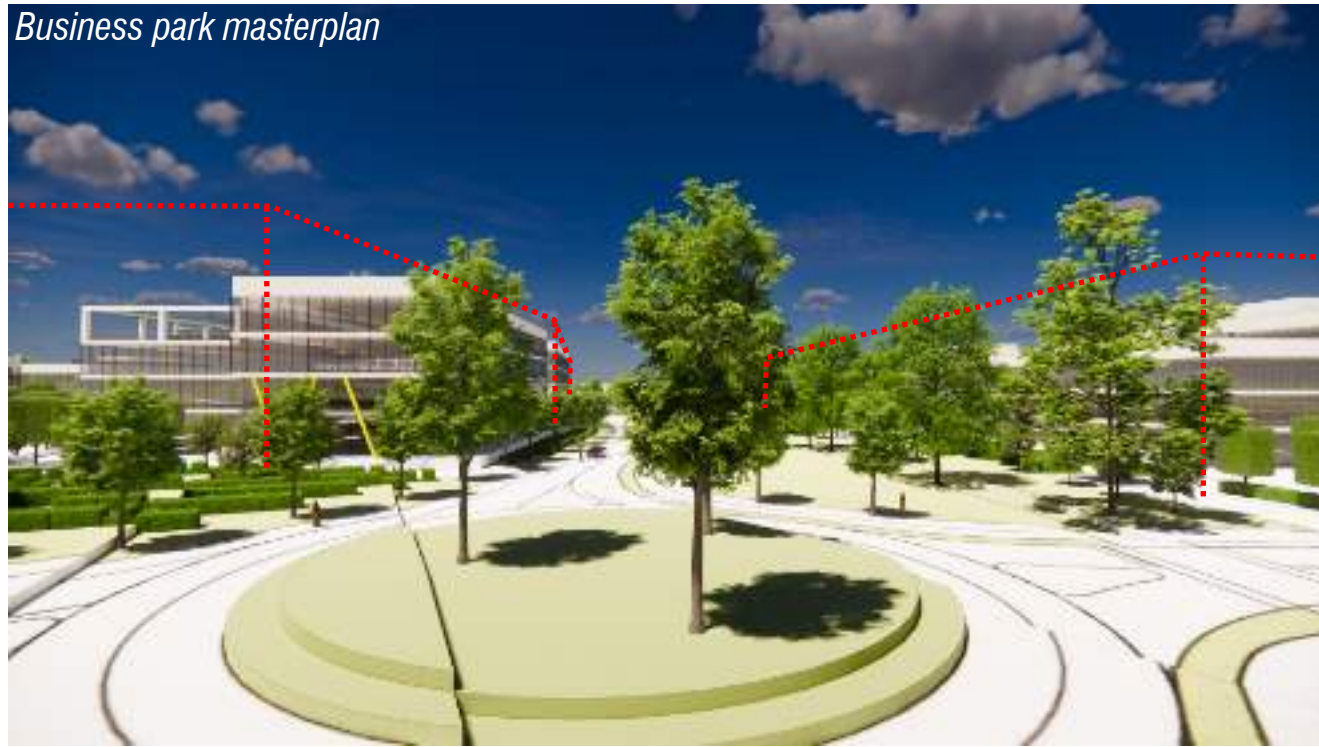


Employment park masterplan

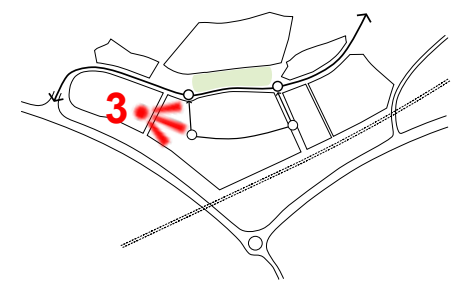




View 2 Comparison (red dashed lines represent the OPP heights)
Business park masterplan



Employment park masterplan

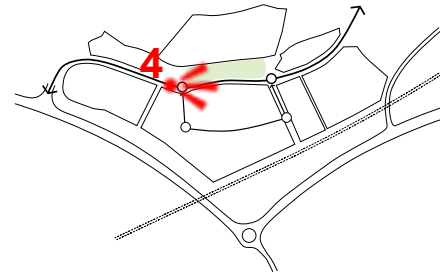


View 3 Comparison
Business park masterplan

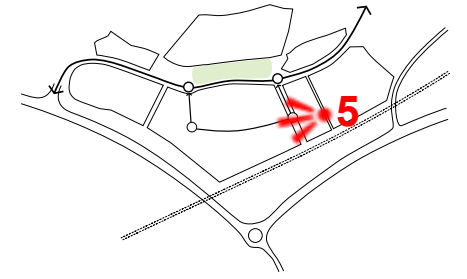
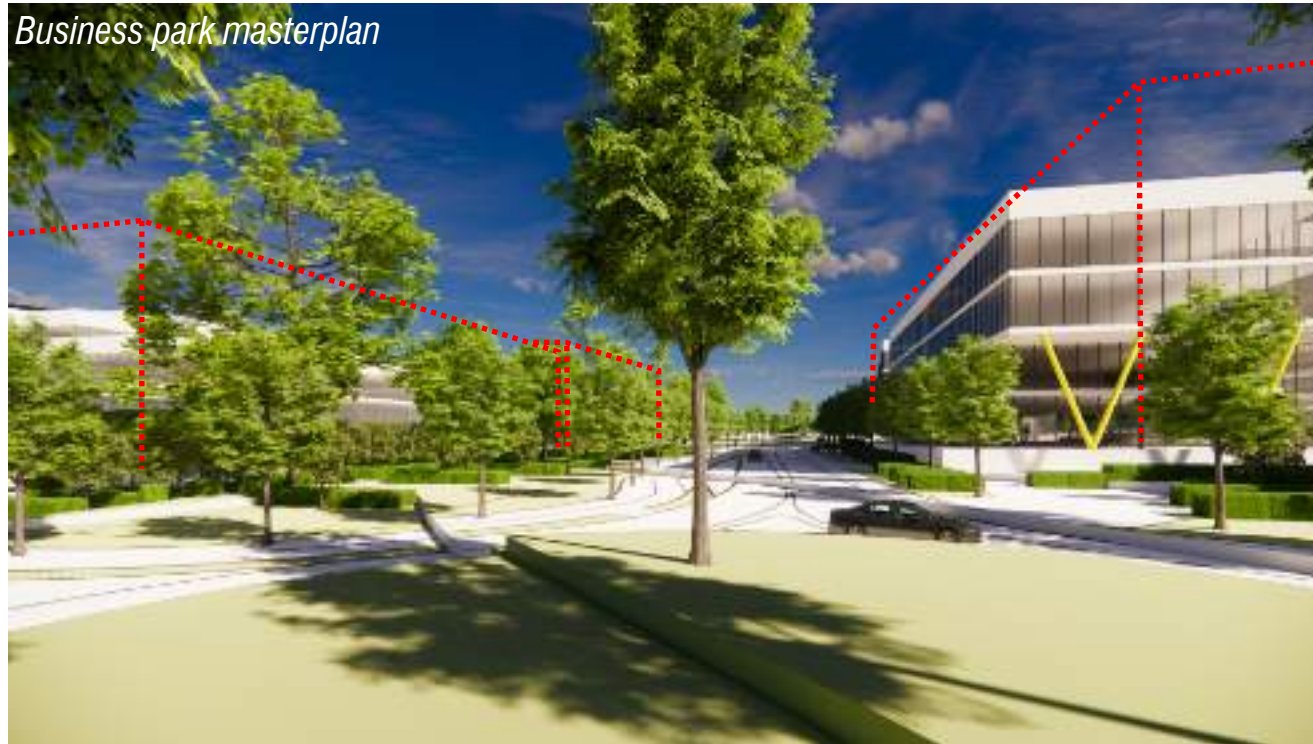


Employment park masterplan





View 4 Comparison (red dashed lines represent the OPP heights)
Business park masterplan



View 5 Comparison
Business park masterplan



Employment park masterplan



Employment park masterplan

7.2 Typical Industrial Shed Diagrams

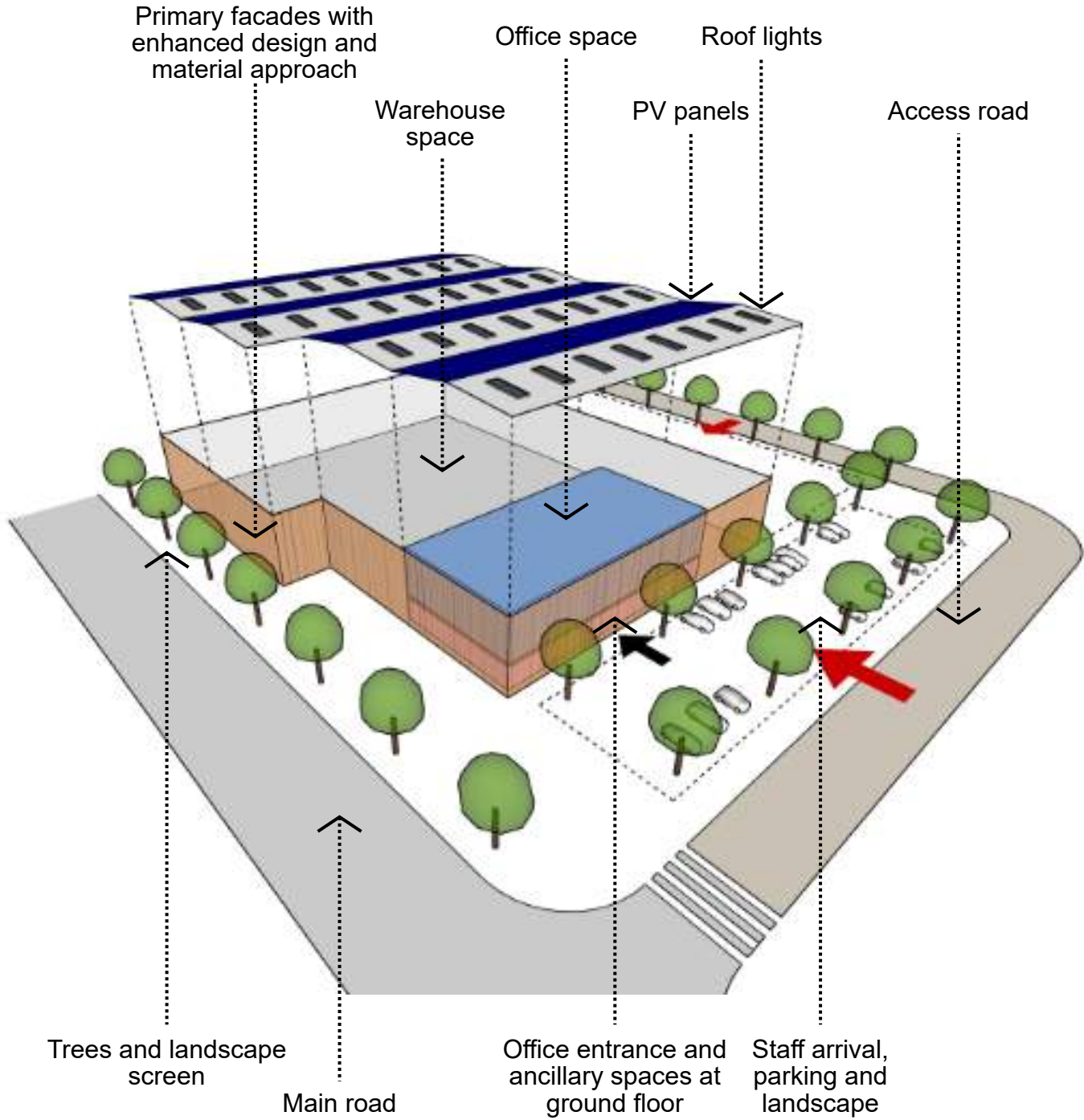
The diagrams below illustrate the essential functional aspects a typical light industrial warehouse.

Strategically, the office element is located in the prominent corner of the site for improved visibility and wayfinding. This element is positioned above an entrance level that can also

contain ancillary and plant areas.

Externally, the arrival and staff parking area is located immediately adjacent to the office entrance and separate from the yard, including a significant amount of soft landscape to soften the impact of the built elements.

The service yards are typically accessed from secondary roads and located behind the buildings, generally concealed from the main approach routes. Where possible, these are also screened by soft landscape features such as trees and hedges.

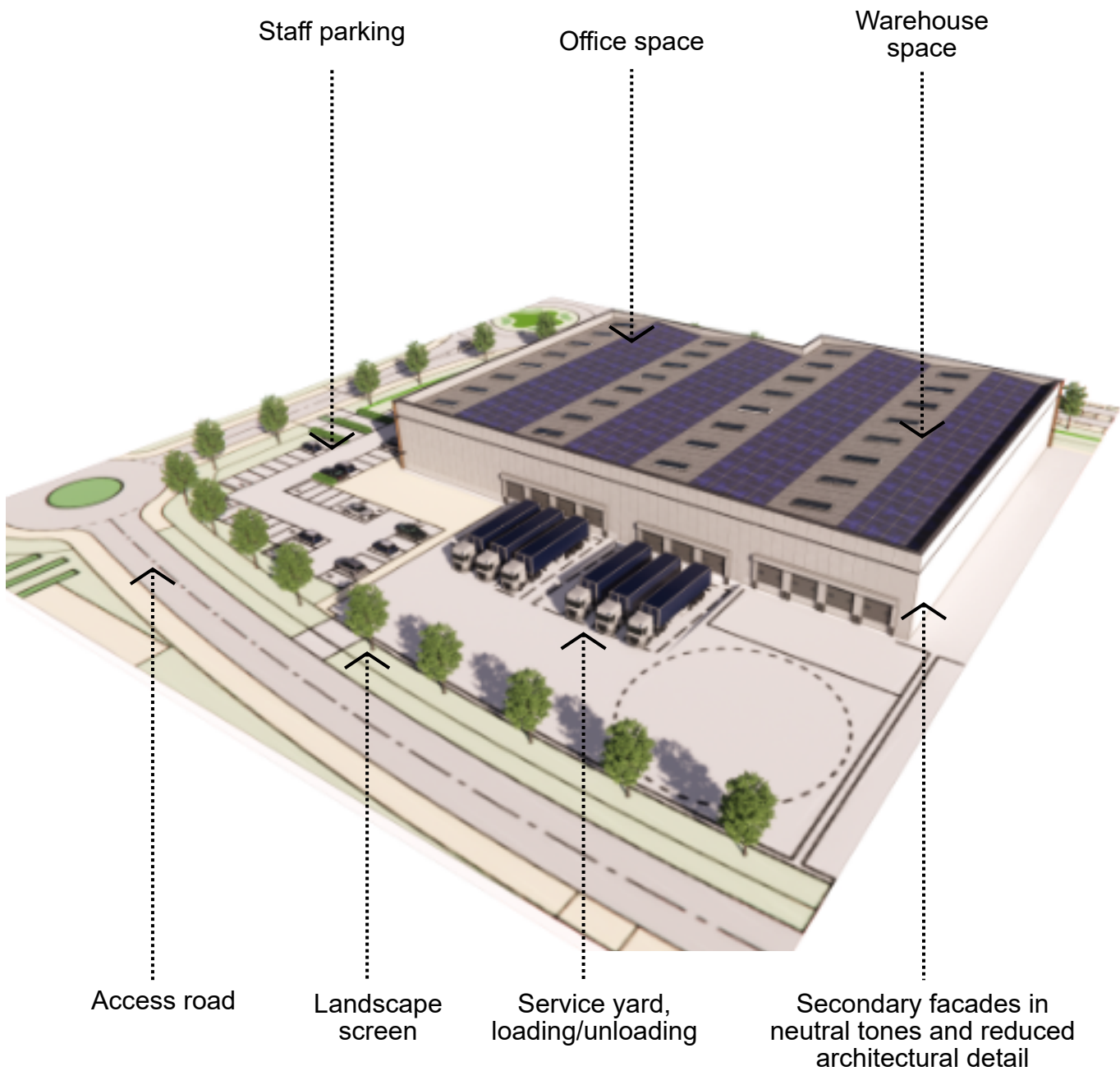
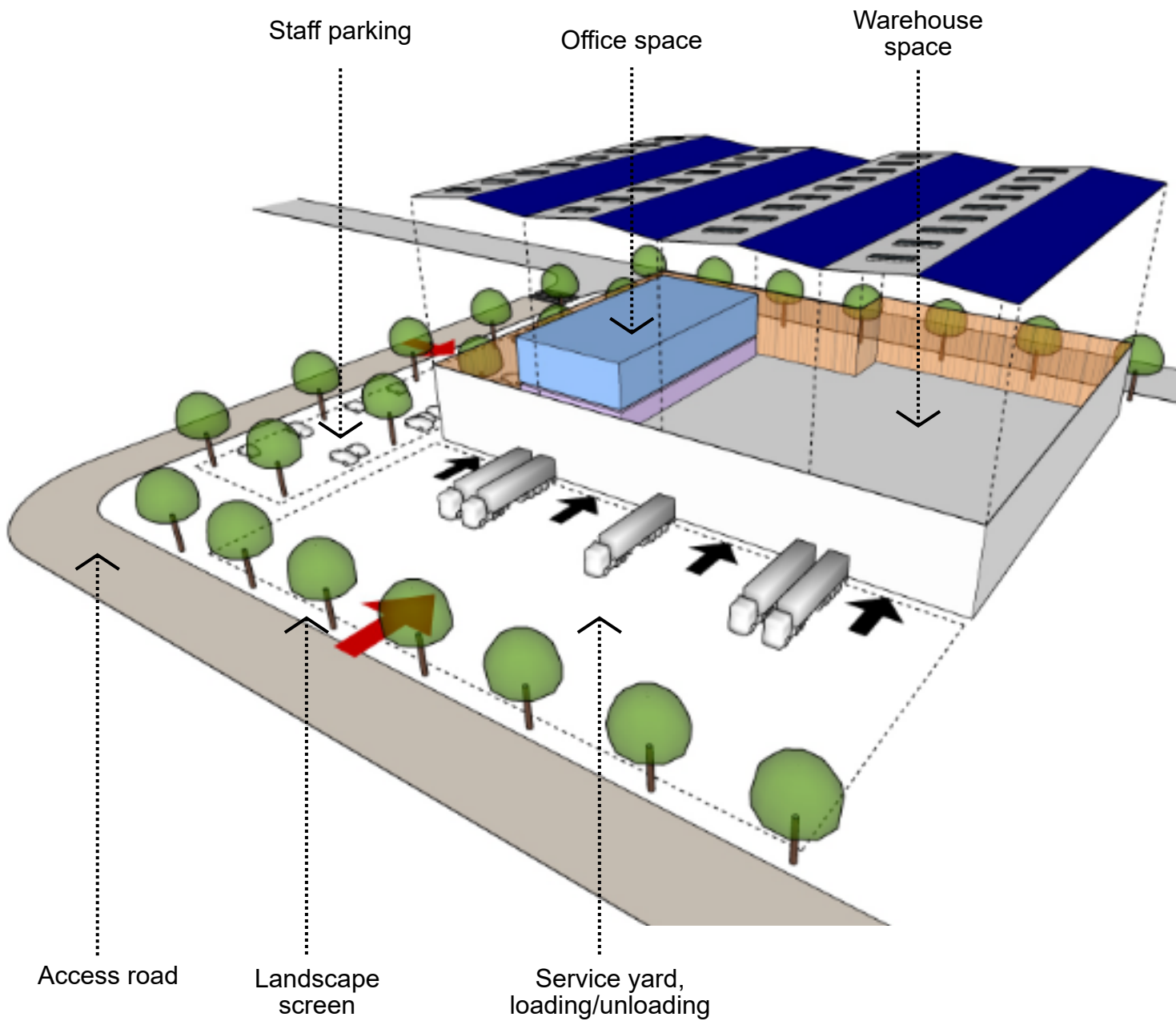


The facades addressing the key approach routes adopt a more articulated and richer design approach, material selection and fenestration, in order to enhance the appearance of the elements of the buildings immediately adjacent to the public realm, using the office element fenestration as to create architectural interest.

Conversely, the secondary facades are paired back with neutral tones and limited architectural interest, which reflects their essentially utilitarian nature.

The roofs can accommodate PV panels to provide energy towards the buildings' needs.

The design seeks to maximise opportunities for the integration of soft landscape, both as visual amenity and landscape screens around the building, aiming to enhance the building setting and limit visual impact.



8.0

LEISURE USE AND HEALTH CENTRE

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