

06 Site Preparation

Site Preparation

6.1 For the purposes of this application, the following plans set out the approach to developing within the existing site constraints.

6.2 Later in this document, an illustrative scheme is presented which indicates how the site could be developed in more detail.

Site Location Plan

6.3 This site location plan indicates the site (outlined red) and adjoining land in the same ownership (outlined blue).

KEY:

Site boundary (outline application) - 4.630 ha

Additional land in applicant's ownership - 5.806 ha

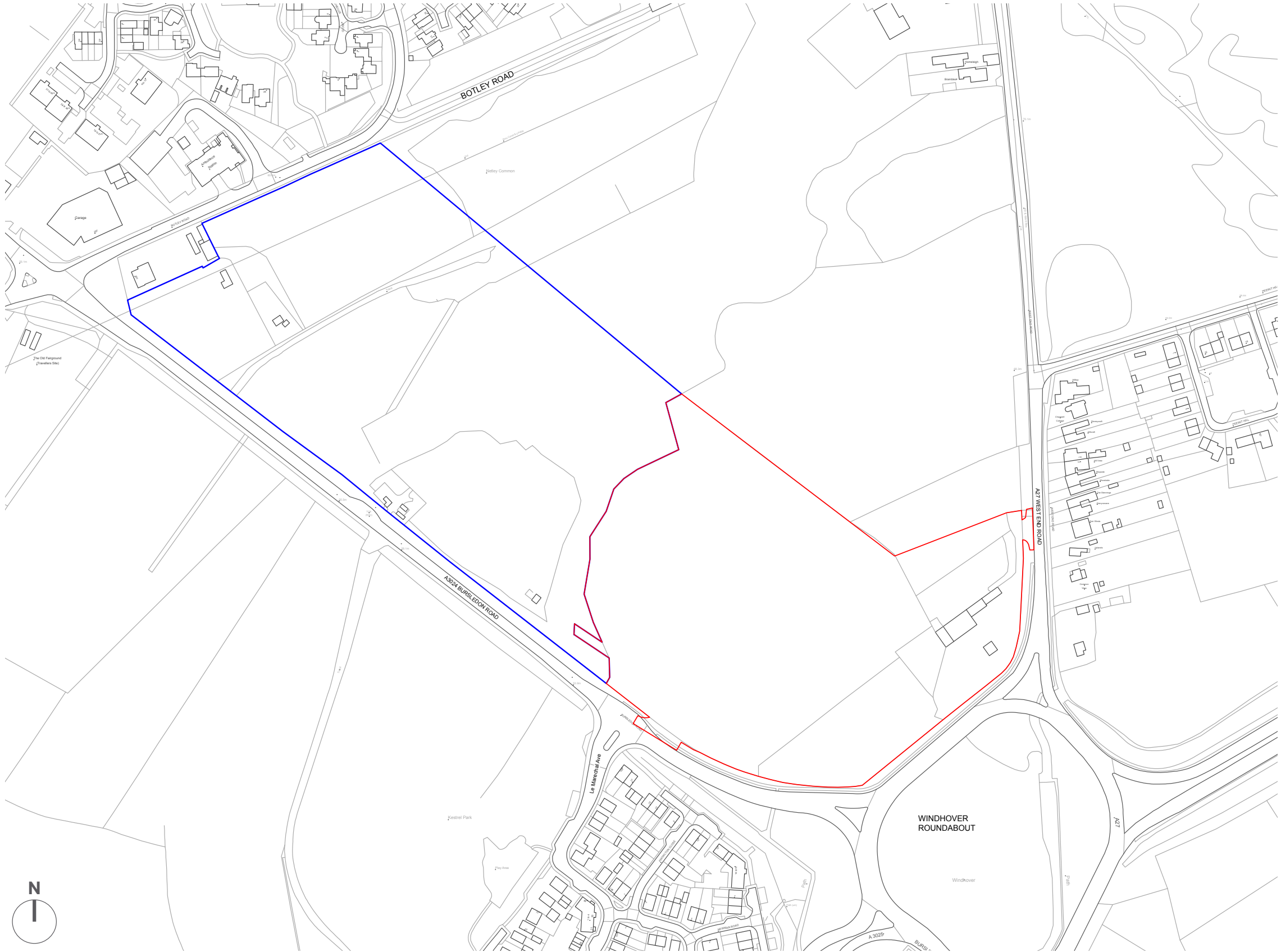


Figure 6.1 Site Location Plan

Site Preparation

Demolition Plan

6.4 The site is part previously developed land, with a collection of agricultural type buildings near the eastern boundary. These would be demolished to enable the development. Demolition materials would be re-used on-site where viable.



Fig 6.3 - Buildings to be demolished

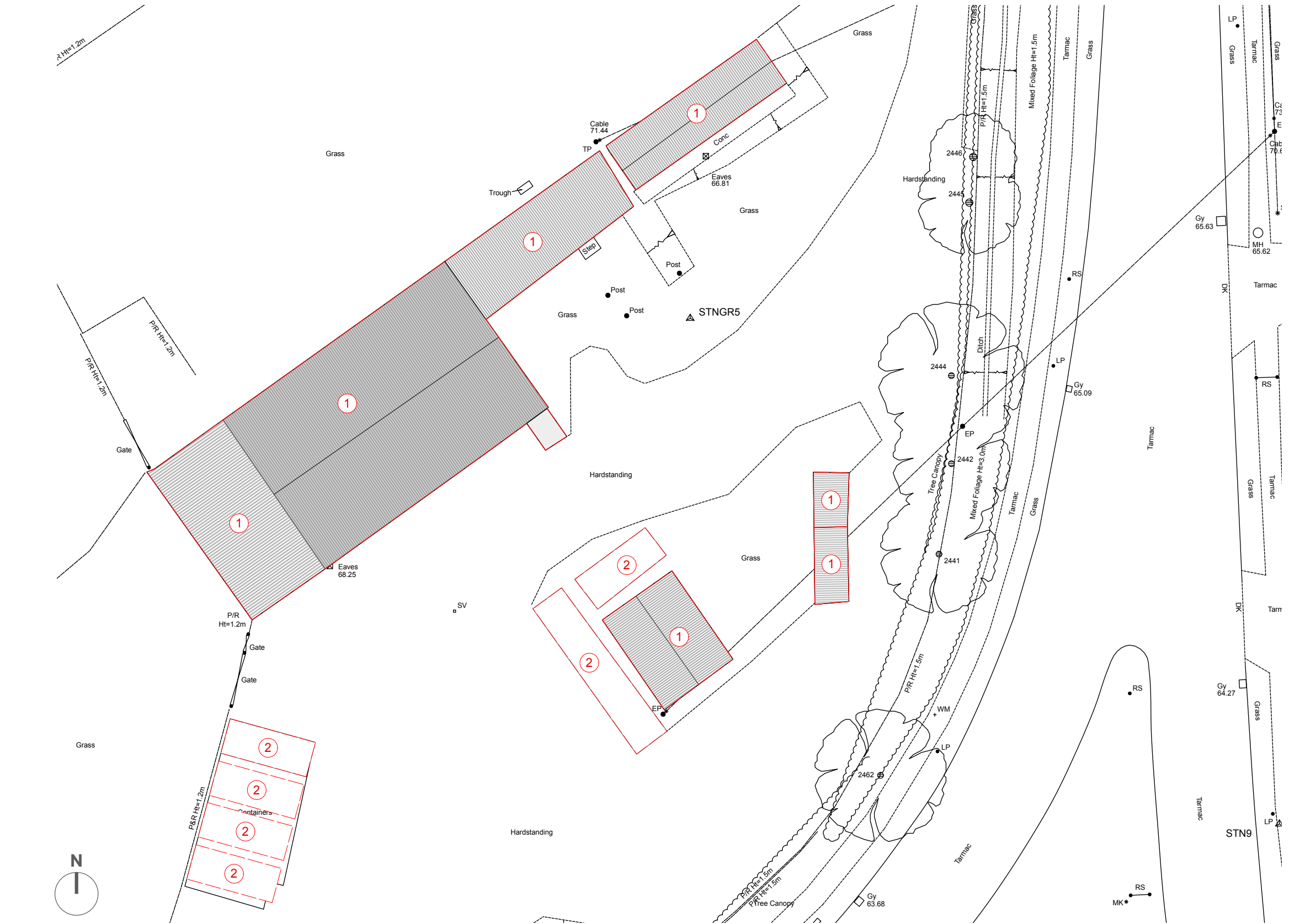


Figure 6.2 Demolition Plan

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Plateau Levels and Building Heights

6.5 The site is sloping, with an approximately 12m fall from north east to south west. In order to develop the land for employment use, the formation of a level plateau will be required. The plateau indicated effectively balances the need for acceptable access gradients, tie in with surrounding ground levels, protection of existing trees and visual landscape impacts in wider views.

6.6 Buildings for industrial and warehouse uses are typically simple structures with high internal clearance to accommodate large vehicle loading doors and flexible uses including high racking. Proposed eaves and ridge heights (13.7m and 15m +/- 0.5m) are typical of this building typology.

6.7 The proposed levels should be read alongside accompanying levels, drainage and earthworks produced by the Civil Engineers.

- KEY:
- Development zone
 - Structural landscape
 - New vehicle accesses
 - +XX.x Existing road levels

NOTE:
All matters other than access subject to detailed design as part of future reserved matters applications.

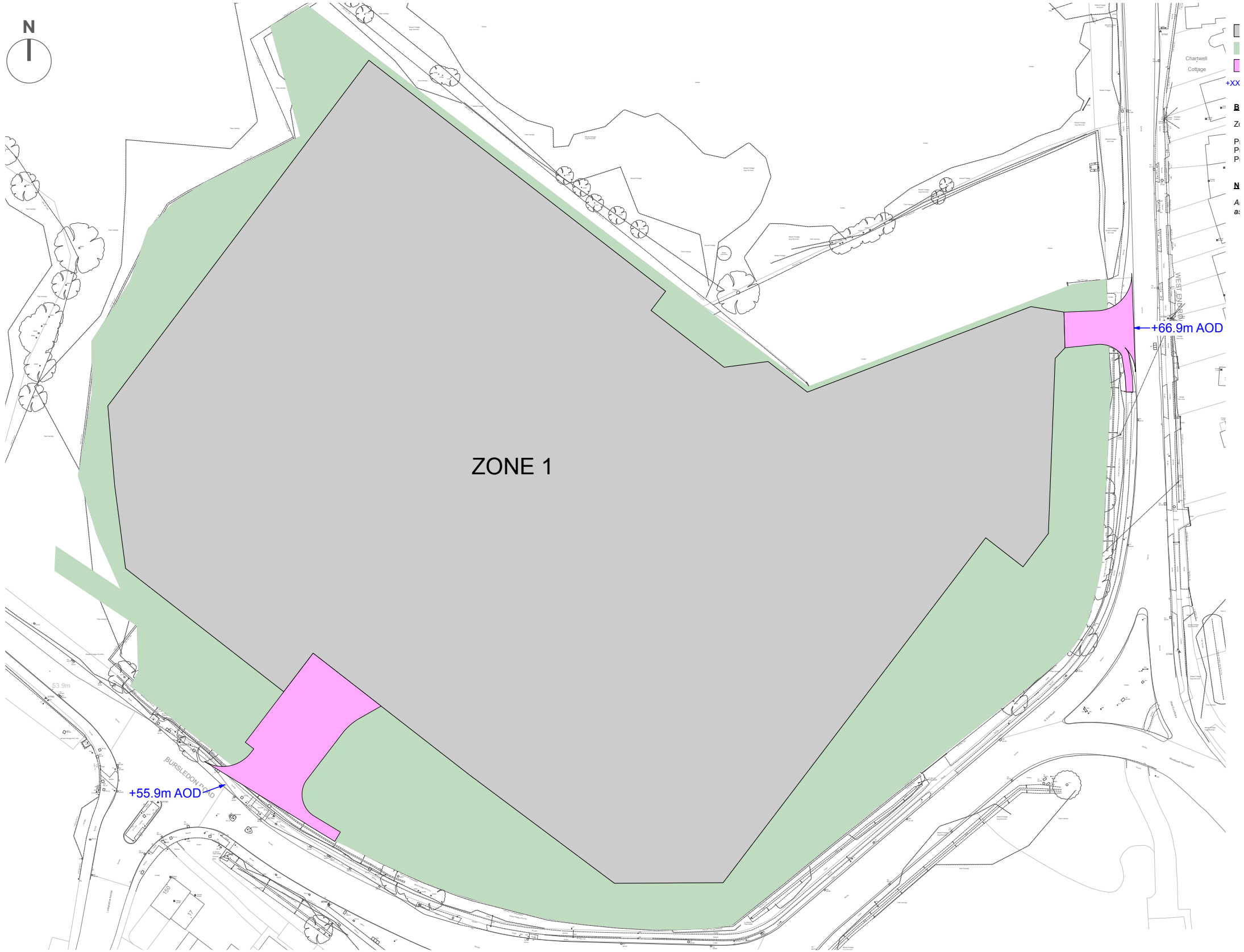


Figure 6.4 Plateau Levels & Building Heights