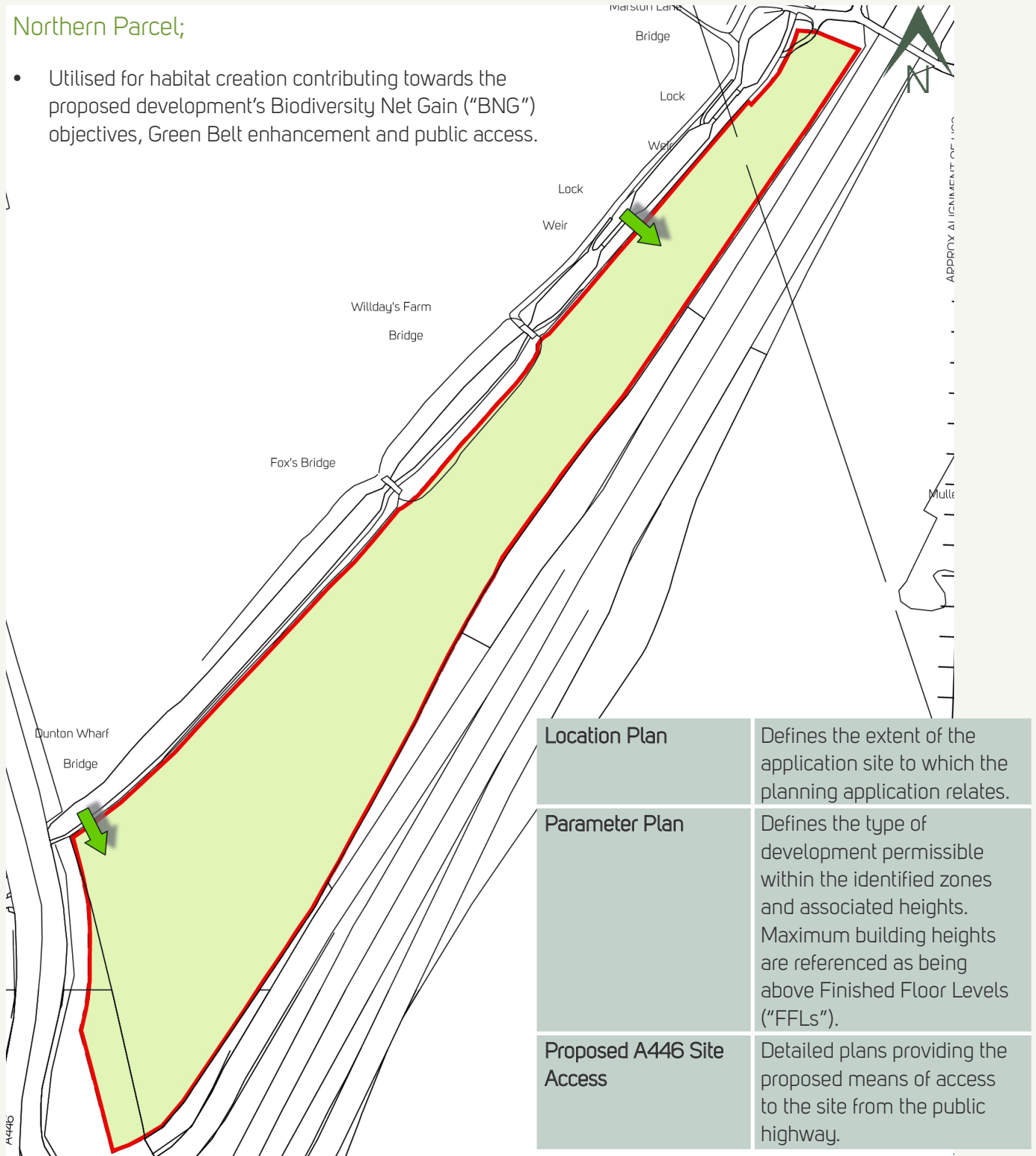


Design Proposals

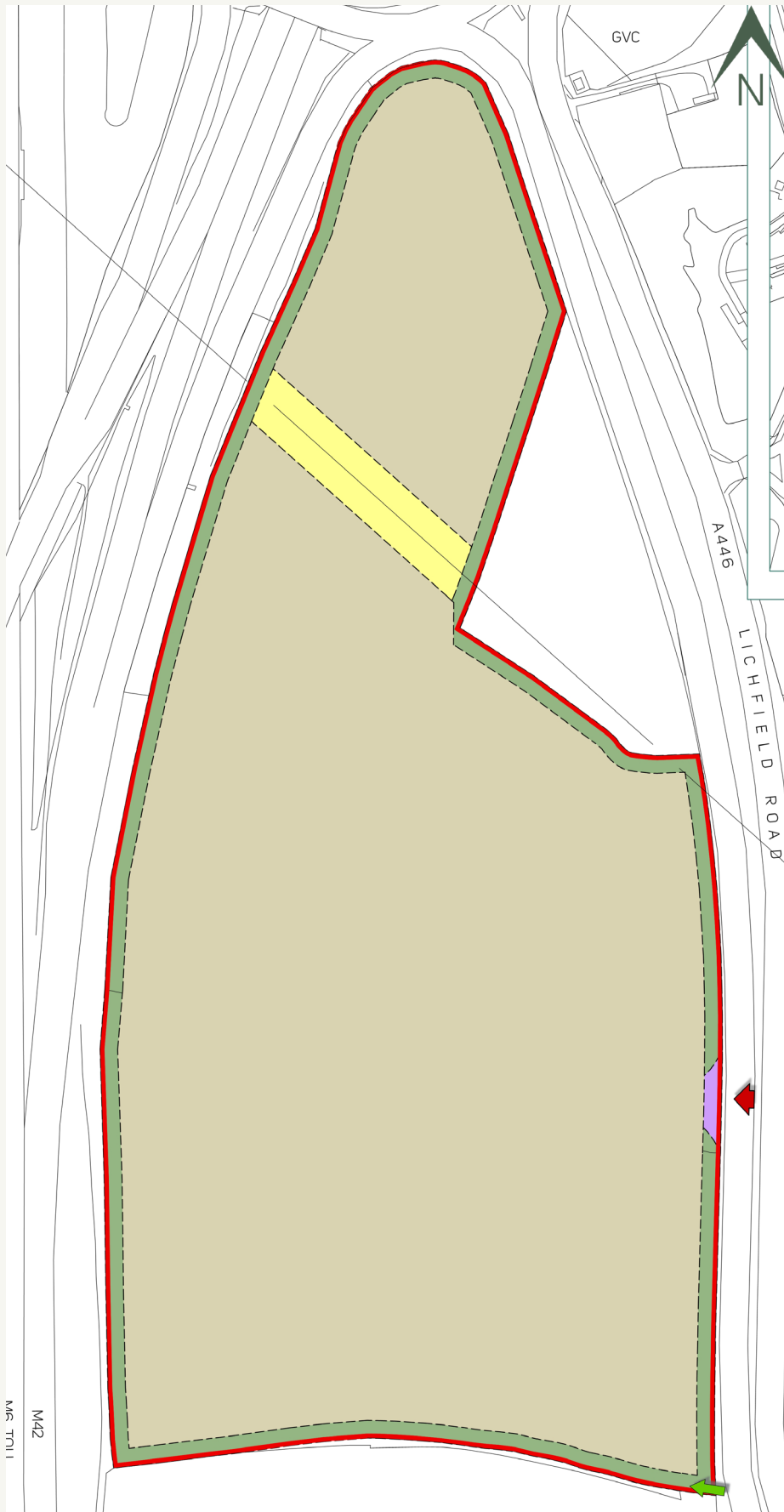
The technical assessments accompanying this planning application are based on the land use/maximum quantum of development and maximum building heights for which planning permission is sought, as illustrated on the Building Heights and Land Use Parameter Plan. The Building Heights and Land Use Parameter Plan is for approval and should be conditioned should planning permission be granted. Applications for the approval of the reserved matters (layout, scale, appearance and landscaping) will be required to comply with the approved parameters. The parameters of the proposed development are discussed below which are based on the following plans submitted for approval:

Northern Parcel;

- Utilised for habitat creation contributing towards the proposed development's Biodiversity Net Gain ("BNG") objectives, Green Belt enhancement and public access.



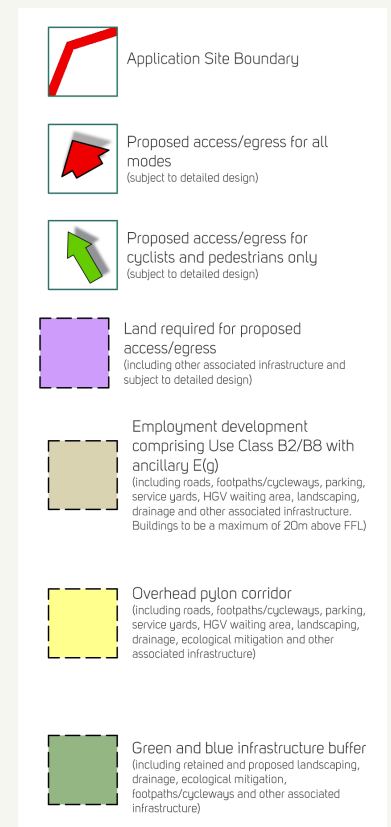
Parameter Plan - Northern Parcel



Parameter Plan - Southern Parcel

Southern Parcel;

- Land Use – B2/B8 floorspace with ancillary E(g) floorspace (up to 700,000 sqft / 65,032 sqm) and land for habitat creation.
- Building Height – Up to 20m.
- Access – Vehicular access from Lichfield Road (A446) and pedestrian/ cycle connection.
- Landscaped zone around the edges of the site
- Restriction of permitted land uses in the corridor below the overhead power lines



An **Illustrative Masterplan** (not for approval) and an **Illustrative Landscape Strategy Plan** (not for approval) are also submitted alongside the planning application to show how the proposed development could be accommodated in accordance with the Parameter Plan, but are not intended to do so prescriptively. Matters of appearance, landscaping, layout and scale will be reserved for future determination.



Illustrative Masterplan - Northern Parcel

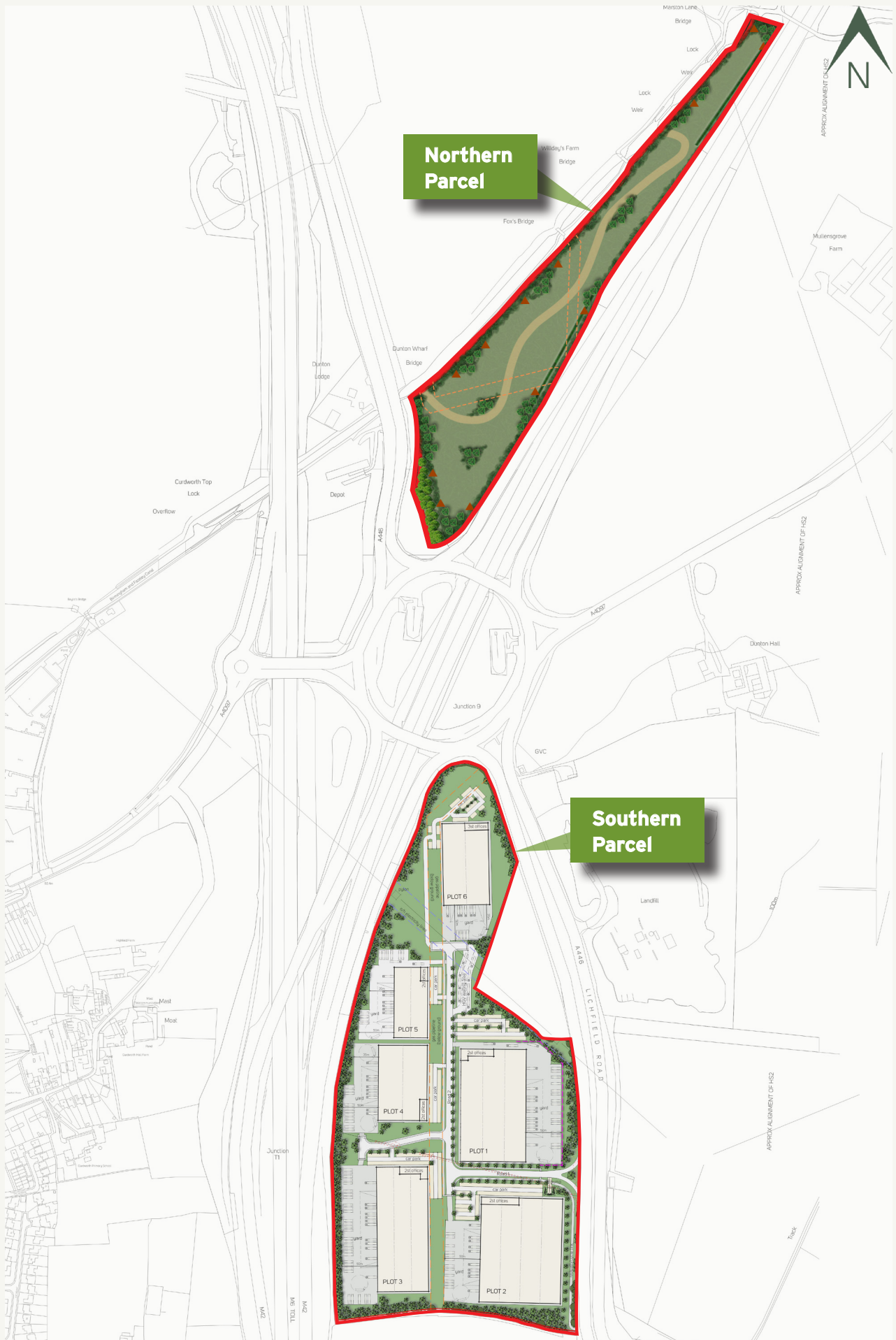


Illustrative Masterplan - Southern Parcel



Overview of Illustrative Proposals from above Junction 9





Combined Illustrative Masterplans

Use and Quantum

Measuring approximately 7.23ha, it is proposed that the northern parcel will be utilised for habitat creation contributing towards the development’s Biodiversity Net Gain objectives, Green Belt enhancement. Again, the Illustrative Masterplan and Illustrative Landscape Masterplan demonstrate how this could be set out on the site in accordance with the Parameters Plan, but it is not intended to do so prescriptively.

Measuring approximately 19.51ha, the exact quantum of development proposed on the southern parcel will be defined during detailed design stage, but this outline application seeks approval for up to 700,000 sqft / 65,032 sqm of B2/B8 floorspace with ancillary E(g) floorspace.

Areas of planting around the edges of the site are proposed, as is explained later in the document. Incidental open spaces are also anticipated within the development area, providing opportunities for workers and visitors to take breaks and operate within a pleasant environment.

The Illustrative Masterplan for the southern parcel demonstrates one way in which this quantum of development could be accommodated on the site in accordance with the Parameters Plan, but it is not intended to do so prescriptively. It demonstrates how three large footprint buildings could be accommodated in south, which is the widest part of the site. Where the site narrows and becomes more constrained by underground and overhead services, buildings of smaller footprints are shown which make efficient use of the land available.

The Employment Land Assessment prepared by LSH discusses the need for smaller industrial sites in the Coventry and Warwickshire Housing and Employment Development Needs Assessment (“HEDNA”), and the supply of smaller sites in North Warwickshire. LSH have undertaken an assessment of the past completions trend of general industrial sites in North Warwickshire, which has broadly corroborated the findings of the HEDNA with regard to the need for general industrial in North Warwickshire. This identifies a need of 56.1ha. LSH have undertaken an assessment of the supply of general industrial sites (excluding sites for larger uses to avoid double counting with the strategic B8 supply analysis). This has identified a supply of only 17.3ha. Overall, this identifies a shortfall of 38.8ha of general industrial land in North Warwickshire and, therefore, there is an identified need for units of less than 100,000sqft.

The Illustrative Masterplan for the southern parcel has been developed with due regard given to the site’s constraints, including the gas main and pylons, and shows one way that the proposed development could come forward in compliance with the Parameter Plan, which is submitted for approval. However, it is important to note that approval is not sought for the layout of the proposed development and, thus, alternative layouts could come forward, as long as they were in compliance with the Parameter Plan.





Features of the layout - Northern & Southern Parcels

Layout

The Illustrative Masterplan for the southern parcel shows how buildings of a scale appropriate for the identified need could be accommodated with the context of the constraints and opportunities of the site.

- A building is located to address the view toward the site from the M42 roundabout in the north of the site, announcing the presence of the development and acting as a legible feature of the area.
- Development plateaus have been tested by an indicative levels assessment such that the use of retaining features could be minimised.
- An internal road structure responds to the route of an existing gas pipeline that runs north-south through the site.
- The existing overhead power lines and associated pylons are retained, with buildings located with consideration of the swing and sag of the cables.
- Development is set back from the boundaries of the site to allow screening/integration of the development into the wider context.

TURNING CORNERS AND FRAMING VIEWS

The Illustrative Masterplan for the southern parcel shows how office accommodation could be positioned to address views along internal roads to provide interest upon arrival and within the site. Entrances to offices could be positioned to address key views into the site and provide a strong visual cue for visitors. They could be designed so that they are also located to overlook public routes, car parking areas and entrance spaces to create interest and contribute to designing-out crime.



Dual Aspect Offices Located at Prominent Corners of the Illustrative Layout