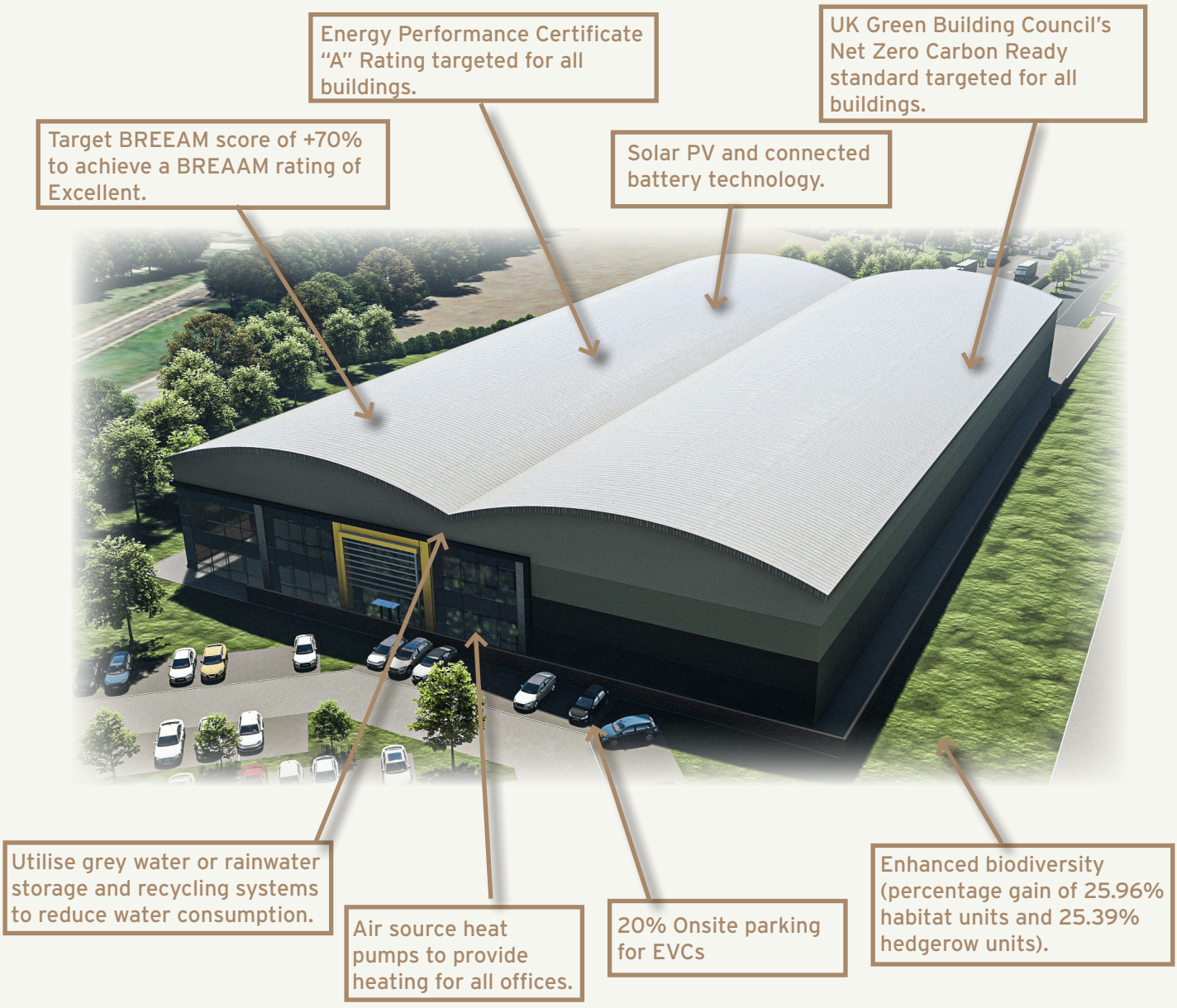
SUSTAINABILITY

The proposals place a strong emphasis on achieving sustainability and addressing the climate change emergency through a holistic low energy design concept and a fabric-first approach. The development will achieve an industry-leading Design Approach to far exceed the Policy requirements across the board.

The developments design and characteristics are geared towards not only meeting regulatory requirements but also exceeding them to achieve exemplary standards in sustainability and climate change mitigation. By aligning with local and national objectives, the development aims to contribute positively to social progress, economic wellbeing, and environmental protection.

Targeted Sustainability measures are shown (but not limited to) below:



WASTE MANAGEMENT

A Site Waste Management Plan (SWMP) will be prepared to minimise construction and operational waste from site. This document will provide a framework for the creation of individual Waste Management Plans bespoke to each building, as and when future reserved matters applications are submitted, in order to reduce operational waste and integrate recycling measures.

NOISE

Construction

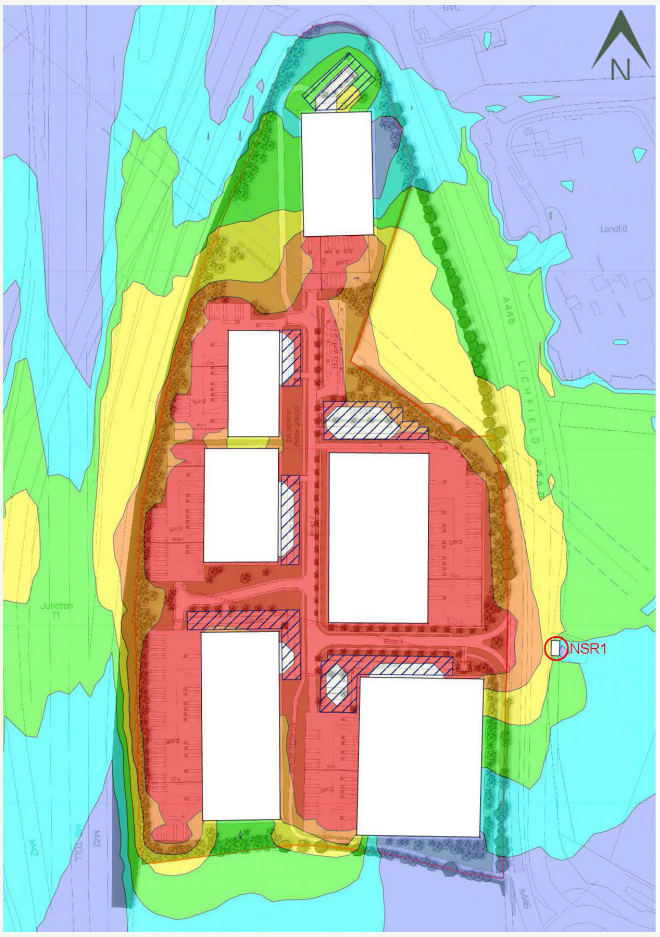
Construction plant operating near the site boundary will have the potential to affect noise-sensitive dwellings adjacent to the site. Further assessment can be undertaken when full site operations are known, i.e., plant type, numbers, locations and duration of works. Specific noise and vibration control measures can be defined by way of a Construction Environmental Management Plan. The principles of the "best practicable means" as defined in the Control of Pollution Act 1974 can be used to reduce emissions throughout the construction period.

Operation

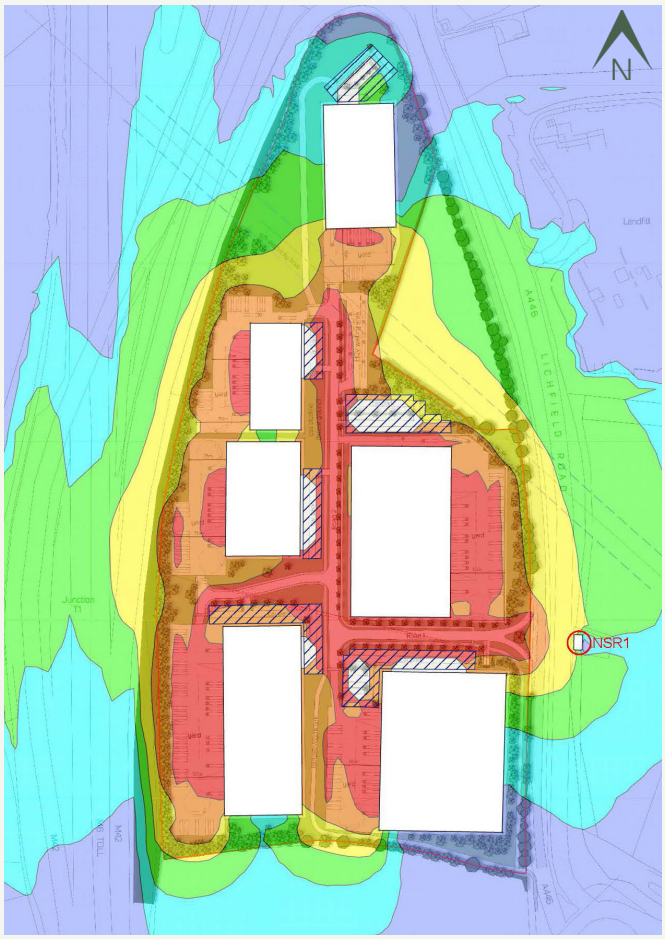
The following mitigation measures are provided to reduce impacts from site operations:

- Location of loading and unloading areas away from sensitive receptors with the proposed units providing screening to the nearest receptors from the operational sources.
- Where this is not feasible, the installation of appropriate acoustic screening around loading areas, should be considered.
- A Noise management plan could be implemented for each unit to control the noise as much as practicably possible. i.e. restrictions on number of chiller units, no idling engines, white noise reverse beepers, limits on fixed plant noise etc.

All measures can be secured by way of suitably worded planning conditions.



Daytime noise plan



Nightime noise plan

Examples Of Measures Taken To Reduce The Visual Massing Of Buildings Through Facade Treatments And Roof Form

Scale

Uses of the nature proposed inevitably require buildings of a significant scale. The mass is an unavoidable necessity of the function of the buildings.

It is anticipated that the form, size and height of buildings will be informed by the functional and operational requirements of end-users (Build-to-suit), or be built "speculatively" by a developer with knowledge of the current and anticipated future market requirements.

There are several industry standard internal clear heights (often referred to as "haunch height") that have informed the maximum building height parameter proposed here, with allowance also given to the potential that roof-mounted plant machinery may be required.

"Big box" logistics development is generally defined as being Grade A units of 100,000sqft and over. The overall heights of "big box" units tend to range between 15m and 20m. Therefore, the maximum height parameter for the employment development within the southern parcel of the site is 20m above Finished Floor Level ("FFL"). Chapter 6 of the submitted Environmental Statement assesses the effects of the proposed development on landscape character and visual amenity. It is concluded that there are no significant landscape or visual effects resulting from the development. This is due to the comparatively constrained visual envelope, the retention and enhancement of existing landscape features, the creation of new areas of habitat in the northern parcel, and the low sensitivity of the surrounding landscape.

It is anticipated that the form, size, and height of the buildings will be informed by the functional and operational requirements of end-users (Build-to-suit) or be built "speculatively" by a developer with knowledge of the current and anticipated future market requirements. However, the prospective built development will be no taller than the maximum height parameter (20m above FFL) set by the Parameter Plan.

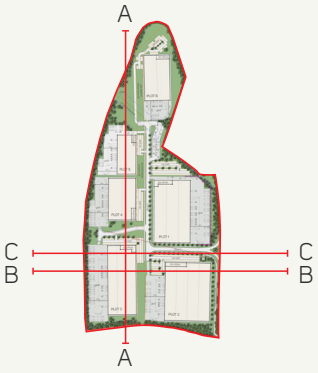
The Parameter Plan sets out a maximum building height of 20m, when measured from finished floor level, for development in the southern parcel.

Whilst no parameters are proposed for building footprint sizes (other than with regard to the total floorspace provided across the whole development), it is anticipated that buildings will have large footprints in order to provide appropriate space for the proposed uses.

The following features should be considered at detailed design stage to minimise the visual impact of the scheme both locally and from a distance:

- Colour, height and form could be used to respond positively to the context;
- Roofs form an important and major visual element of these buildings and could be considered as a 'fifth elevation"; and
- A horizontal emphasis to long façades can help to visually anchor buildings into the landscape and reduce their apparent mass.

The Parameter Plan establishes space at the edges of the site for planting, as shown on the Illustrative Layout and Landscape Masterplan. This will act to break up and soften the large building elevations and manage the visual impact of the scheme.

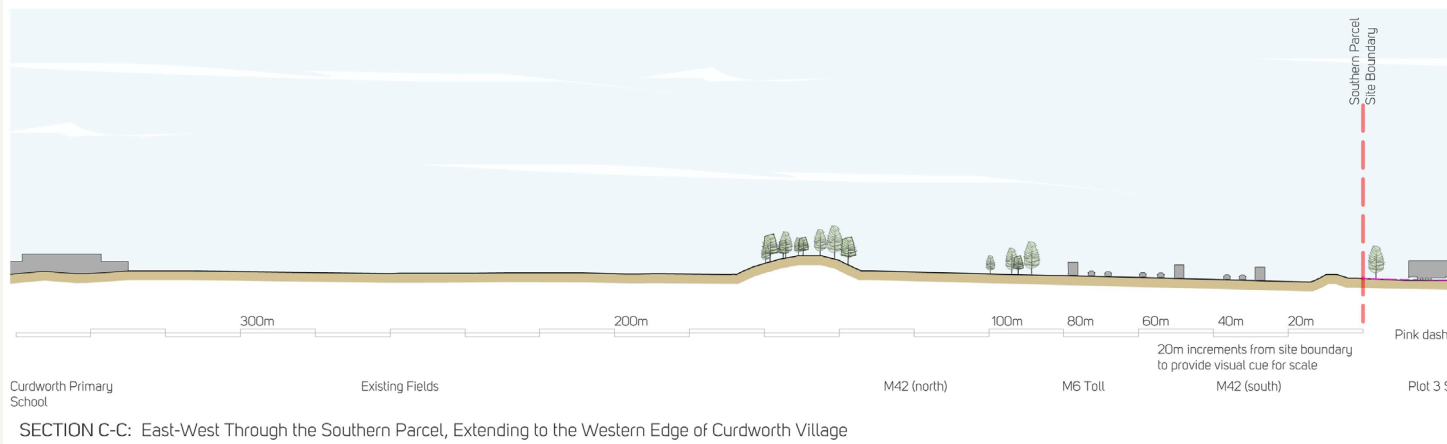


SECTION A-A: North-South Through the Southern Parcel, Extending South toward Marsh Lane

Section AA

SECTION B-B: East-West Through the Southern Parcel, Extending to the Western Edge of Curdworth Village

Section BB



SECTION C-C: East-West Through the Southern Parcel, Extending to the Western Edge of Curdworth Village

Section CC

TOPOGRAPHY AND LEVELS

Buildings of the anticipated footprint size require large level development plateaus. The Illustrative Layout has been development with a earthworks strategy that seeks to minimise earthworks and retaining features, but it is likely that detailed proposals will require some re-profiling of the existing site levels to accommodate buildings and yards; and some retaining features.