

SA4 – Land N of A264 at Junction 10 of M23 (Employment Area)

St Modwen Developments (SMD) supports the site allocation reference SA4.

The site comprises 2.7ha and is identified for B1/B8 development. The site is part of a larger mixed use development with outline planning permission for a mix of new homes and employment uses.

The site is in an excellent location for employment land given its proximity to J10 of the M23 and with a recently constructed new access to the A264. SMD is in the process of building out existing employment on land to the north of the site for B8 use and has seen considerable market interest that reflects this excellent location. Phase 1 commercial unit is almost completed and SMD intends to commence Phase 2 later this year. SMD could look to deliver development at SA4 in 2021/2022.

Enclosed is an indicative site layout which has been produced for the draft allocation SA4. This shows a warehouse unit with ancillary office floorspace and associated parking/servicing areas.

Mindful of the draft policy seeking landscaping around any development a green landscaped buffer is incorporated to the east and southern sides in order to screen the development so that it does not appear dominant.

Also enclosed are indicative views of the scheme which show visuals of the proposals once planting has matured.

A strategic footpath is retained across the site connecting the wider development to a new footpath link to the A2220 to be delivered as part of the outline consent.

Attachments:

Drawing Nos: 19226 SK0001 Rev A & 19226 SK0002 Rev A

CGI 001, CGI 002, CGI 003