

B Former GSK Site (north and west land parcel)

Permission CR/2014/0415/ARM relates to the north and west land parcel. It permits development of 2 data storage halls (Buildings 1 and 2), an emergency power building (Building 3), and a business hub building comprising café at ground floor with offices above (Building 4). Building 1 is complete and occupied - it provides 13,431sqm B8 on a 2.106 ha plot and is no longer included in the ELT.

Building 2 provides approx. 1,521sqm B1a and 19,391sqm B8 on a 2.59ha plot. Work is yet to commence on this building. Building 3 provides 2,696sqm plant o 6 (di)16.1 (n)25 (g 3 pr)2 (r2(a.019 (2,TT2 1 Tf0 Tc 0 Tw 4.8 -0 0 4.8 53.76 510.48 Tm(C2Tg 2 pr)1.9 (ov)19 (i)16 (des)19 (appr)2 (o4)19 (qm)-23 (B)-14 (8 on)25 (a)J03(391s)19 (qm)-23 (B)-14 0 -1.225 TD[abov)19 (e (j2 (8 on)25.87(391s)19 (qm)-219 (t)3 (n)25

| Allocated in Reg. 19 | Yes | Yes | Yes | 44 | 41,315 | N/A | 41,315 | N/A | 0 | 13.73 |
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land supply requirement, which equates to a minimum of 41,315sqm B8 floorspace.

A total area of 44ha land is included in the allocation boundary - however, any industrial floorspace or ancillary uses beyond the identified 13.73ha need must be justified by appropriate evidence. The identified site is larger because of the need for the strategic development to provide comprehensive supporting infrastructure, appropriate landscaping and to protect the amenity of neighbouring properties. There may be scope, where justified by evidence, for further industrial uses and supporting uses catering for the needs of employees.

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| 21,020 | 50,305 | 71,325 | 5.32 | 9.17 | 14.49 |
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