



9 Security Strategy

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As part of the overall site security strategy, all unit service yards will be enclosed by 2.4m high gated paladin fencing. This enables each unit to be individually secured for the tenants, while all other areas, including staff and visitor car parks, will remain open and accessible at all times, thus enabling flexible operating hours, site permeability, and seamless transition with the overall site landscaping strategy.

The maintained access to northern car park, where the Public right of way traverses the site, will also be gated by 2.4m high paladin fencing.

The paladin fencing to the northern car park continues to enclose the northern boundary of the site where it is most secluded along the edge of the Ancient Woodland and Public right of way. This boundary fencing also acts as a safety barrier to the Public right of way against the steep embankment to this part of the site.

Security design features include:

- Glazed unit entrances and offices overlook car parking and cycle store.
- Use of CCTV to all units.
- 24hour operation – physical on site staff presence.
- Sufficient lighting to all entrances and car parking areas.
- Large signages to all units to increase legibility of entrances.
- Ongoing maintenance and management regime.

Other types of boundary treatment are discussed in the landscape section 6.17 Boundary Strategy.



Illustrative precedent image of 2.4m high paladin fencing





10 Summary & Conclusion

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This Design and Access Statement has demonstrated that the scheme has been well considered and has taken into account varied requirements from both a design and planning policy perspective.

- The proposed development will provide modern, high-quality flexible employment floorspace in a range of sizes suitable to meet current and future market demands. The proposed units have been designed to institutional standards and will be capable of accommodating a wide range of different employment uses and occupiers. As the Site is within a Major Development Location and an established employment site, it is entirely appropriate to accommodate the proposed uses.
- The proposed layout has been very carefully curated to ensure it is functional whilst also responding to the surrounding constraints in an appropriate and sympathetic manner.
- The scheme aims to deliver a quantum of employment floorspace which makes the most effective and efficient use of previously developed land but which is also sensitive to the surrounding context, without compromising operational practicalities. Where possible, the height of the proposed buildings has been minimised, utilising level changes to ensure the buildings sit comfortably within the Site and in the context of surrounding uses.
- The buildings have been designed to achieve a high-quality finish with the considered use of materials and detailing to add interest and activity and to break up massing on key elevations. The proposed development will be both aesthetically pleasing and distinctive whilst also supporting a functional working environment.
- The proposed landscape builds on the Site's existing assets, adding to boundary planting to soften edges and provide more generous buffers to the north-east and north-west. The use of landscaped links and features adds to create an accessible, attractive and quality working environment for employees and site visitors. The development also presents an opportunity to enhance the section of public right of way which crosses the Site to create a more spacious and attractive route to/from Nores Hill Wood.
- The scheme has been designed to be fully accessible for all and provides flexibility for future occupiers to adapt the buildings to meet their operational requirements.
- The scheme has been designed to provide spaces where employees and site visitors feel safe through the use of natural surveillance, security fences, appropriate levels of lighting and by limiting opportunities for conflict between pedestrians and vehicles.
- The scheme has been designed from the outset to deliver highly sustainable buildings which will achieve BREEAM 'Excellent' and EPC A rating.

As a result of a thorough and considered process of evaluation, design and engagement, the proposal has been designed to a very high standard which is sympathetic to its surroundings and offers a number of enhancements. The scheme will positively contribute towards revitalising a vacant employment site and deliver important economic benefits to the local area in line with policy aspirations at both the local and national level.



