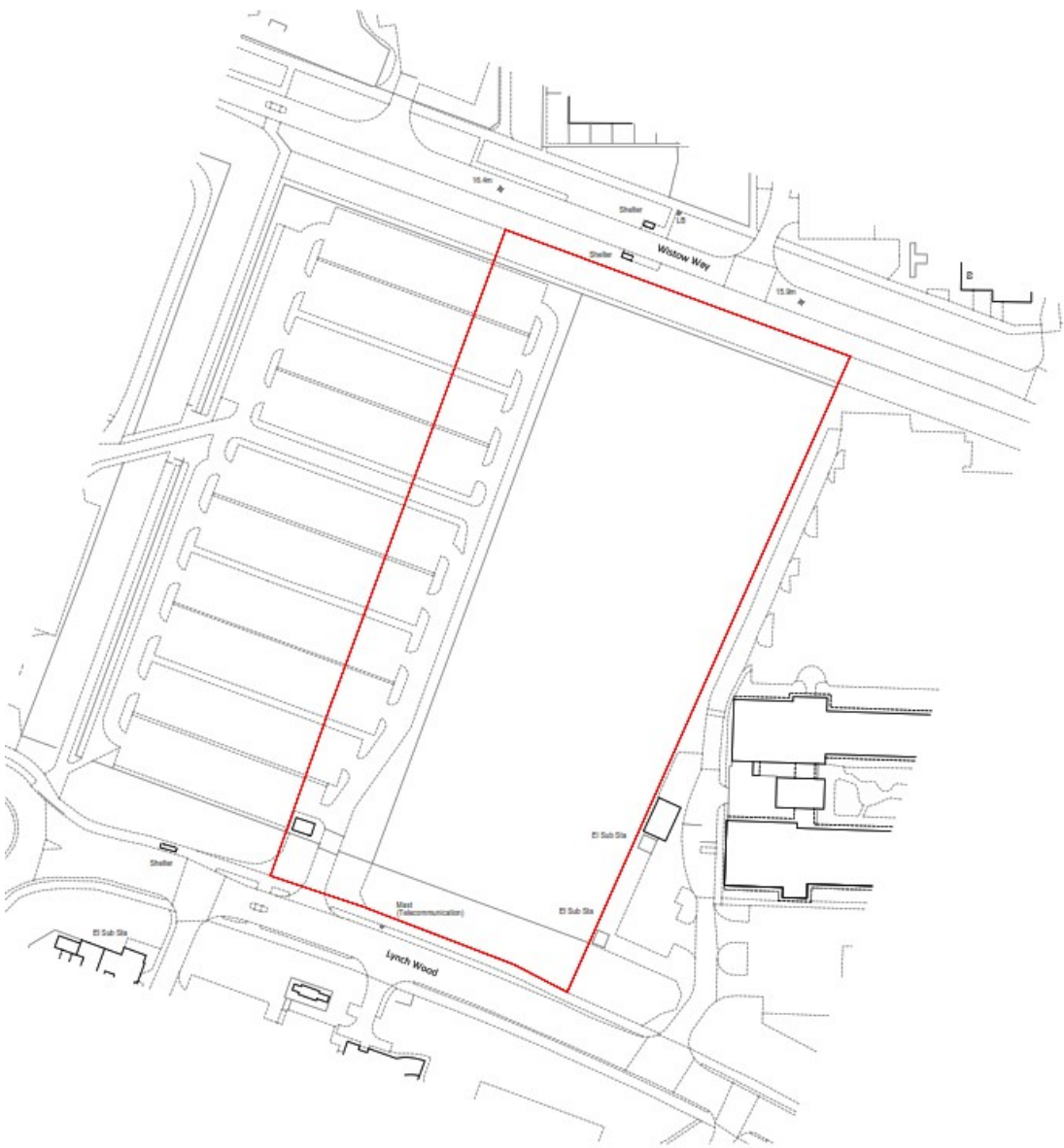


Site



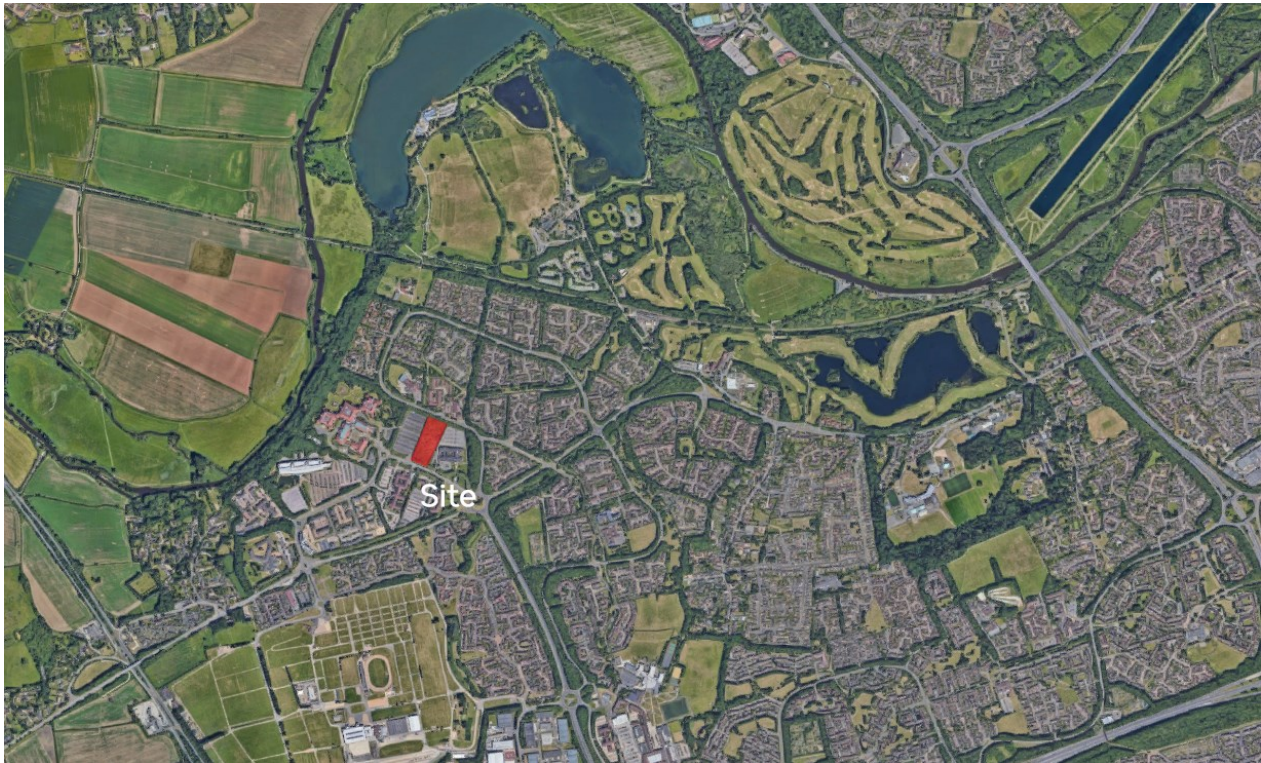
Site Location (Edged Red)

The proposed site is a rectangular shaped plot of land totalling 2.2 Ha within the Lynch Wood Business Park. It is located in the North West corner of the business park and sandwiched between a surface car park serving the Pearl Centre and the former Yorkshire Building Society offices.

The site is bounded by the highways of Lynch Wood to the south and Wistow Way to the north. The boundaries of the site are lined and screened by trees and vegetation. The Pearl Centre to the west itself operates as its own business park and includes a number of connected office buildings. These large buildings have separate entrances and parking areas, but all buildings are similar in appearance. Tenants include Kidney Research UK and TATA Consultancy Services.

To the north of the site beyond Wistow Way lies residential units and Orton Wistow Primary School. The former Yorkshire Building Society office building to the east stands relatively centrally within its own plot, with surface car parking to both the north and south of this two-storey building. Located to the south and east of the subject site are existing offices within the Peterborough Business Park.

The site is allocated for Employment Use in the Peterborough Local Plan.



Site Location (Shaded Red)

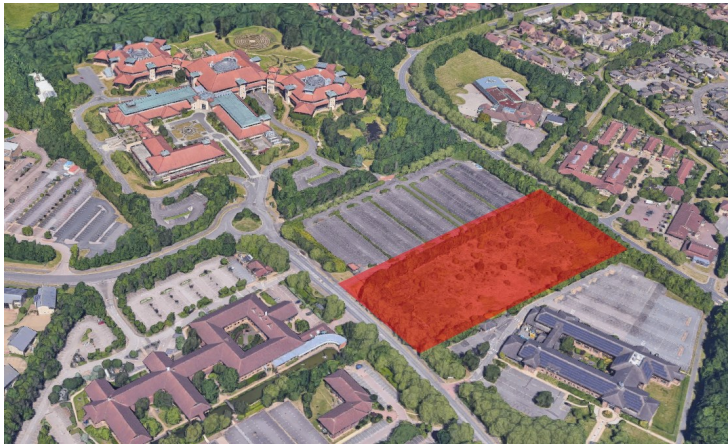


Image of site as existing