

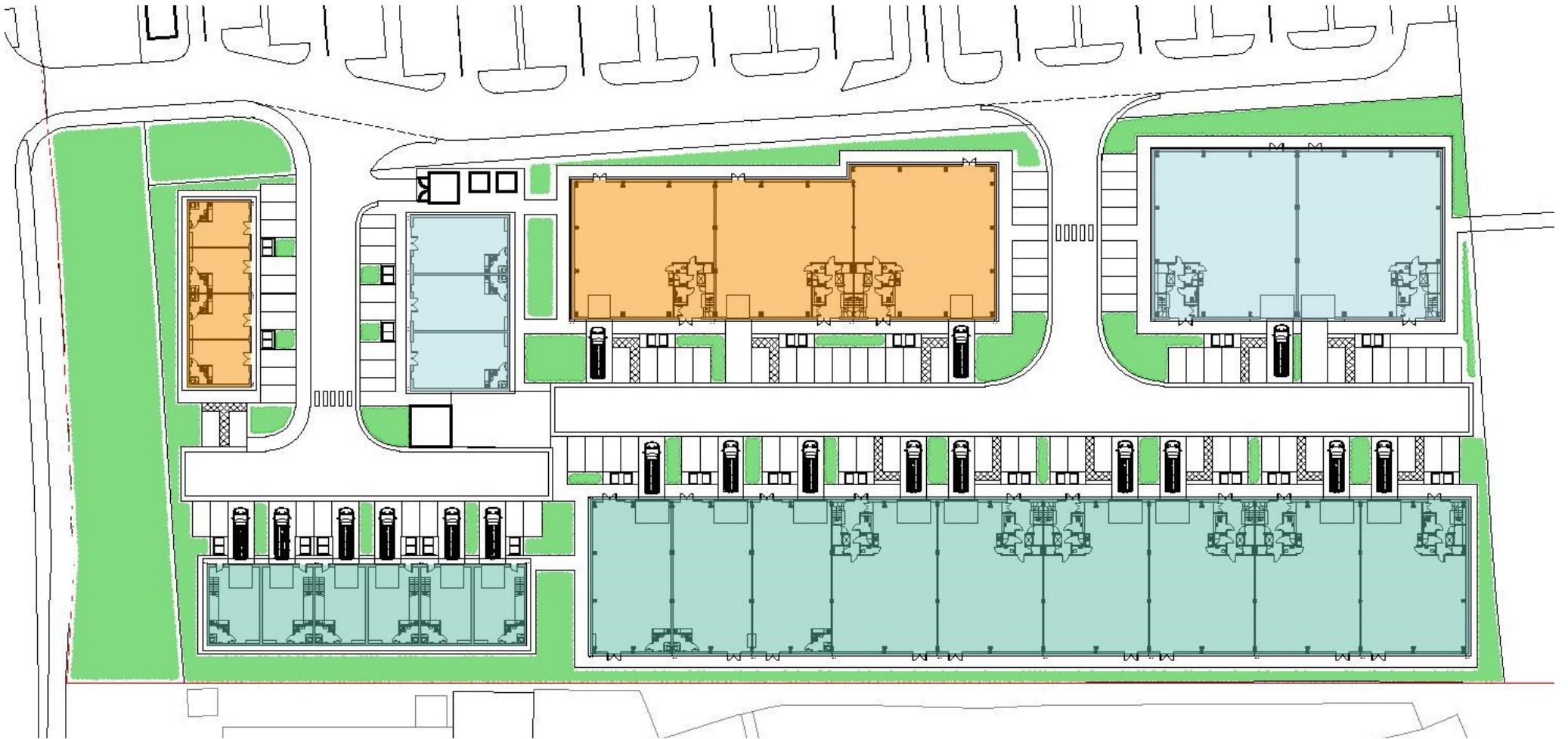
# Design Proposal

The site represents a sustainable location and is allocated for Employment Use in the Peterborough Local Plan. As such, proposals seek to deliver 27 commercial units ranging in size from 50 to 460m<sup>2</sup>. The site is arranged into two courtyards, one with smaller units closest to Lynch Wood, the other comprising larger units, screened from Wistow Way.

The units are sized to be attractive to start-up businesses, expanding local companies and those wishing to relocate to Peterborough.

The design seeks to retain the existing trees to the boundaries and improve biodiversity value through additional planting and the creation of bioretention rain gardens to store and treat surface water run off.

Access to the site will be via an existing access point on Lynch Wood. There will be no vehicular access from Wistow Way,



Site Layout



CGI of the proposals