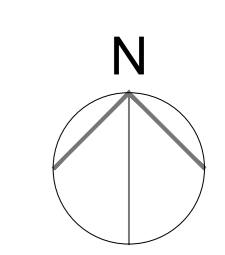
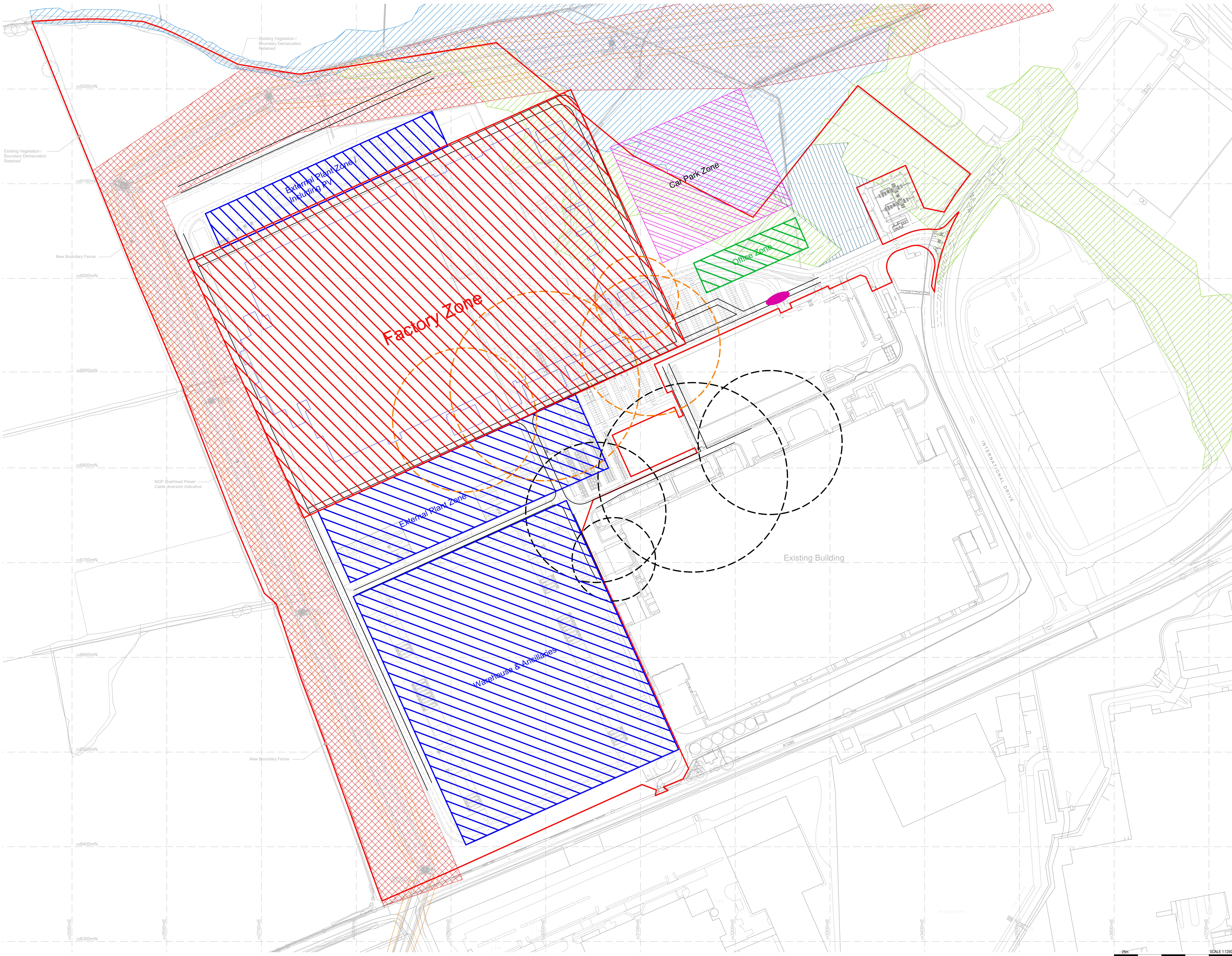


- Notes
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- Key
- Planning Application Boundary
  - Lease Boundary
  - National Grid Powerlines Exemption
  - Flood Zone 2 (Initial/Historic)
  - Flood Zone 3 (Initial/Historic)
  - Specific/Targeted Suvey Zones GIGA 1 - Plot 1
  - Specific/Targeted Suvey Zones GIGA 3 - Plot 2
  - Car Parking Zone
  - Head Office Zone
  - External Plant Zone, Warehouse and Ancillaries
  - Plot 2 Factory Zone
  - Area Subject to current evaluation of flood plane catering for climate change
  - Gatehouse

- Impact Study:
- Rotating the GIGA 3 Factory 90 degrees
1. There is insufficient land width available to provide the functionality of the development taking into account the National Grid easement, firefighting near overhead powerlines inclusive of the National Grid developers guidance
  2. The development would be located within and impacting upon the flood zones
  3. Insufficient number of car parking spaces located central to the site (warehouse, GIGA factories) to meet the required provision per staff numbers
  4. Circulation route within the site between the warehouse, GIGA factories and office block does not satisfy the required operational and process needs
  5. An isolated and detached office block to the northern side of the site would not provide suitable and safe escape routes, emergency vehicle access past the factories and inadequate connectivity to car parking, GIGA 1 factory and warehouse
  6. The layout arrangement does also create various redundant spaces mainly due to logistical constraints regarding vehicular flow within the site



P01	First Issue	HH	TR5	12/07/23
Rev	Description	By	Ckd	Date

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Client: **AESC Wates**

Project: **AESC Giga Factories Plot 2 Planning**

Title: **Spatial Evaluation - GIGA 3 factory rotated 90 degrees - Proposed Site Plan**

RPS Project Number: NK020439P | Scale: @ A0 | Date Created: 12/07/23  
 Task Team Manager: JAT | Information Author: HH | Task Information Manager: TRS

Status: **S2 (Suitable for Information)**

Document Number: **ENV3-RPS-ST-XX-SK-A-000084** | Revision: **P01**

Project Code - Originator - Function - Space - Type - Risk - Number

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SCALE 1:1250