

[REDACTED]

[REDACTED]

[REDACTED]

Subject: Fw: site map Bottesford

Jorge,
Introductory email and basic map for additional employment land Bottesford, more details soon.
Don Pritchett
MBC Ward Councillor - Bottesford

[REDACTED]

[REDACTED]

Subject: RE: MBC contacts for site map

Good Morning All,
Please find attached a rough copy of the land that we would like considered for the local plan. I will get some more detailed drawings done next week.
You will see one drawing has a blue line around the total area of land that we see as Industrial development going forward. And the second drawing highlights our proposals For vehicle entry to the site. As I mentioned at yesterdays meeting, I would be keen to keep the lite and heavy industrial areas separated so that the lite industrial area is Un effected by the heavy industrial so that it can continue to expand in an environment that is welcoming to public visitors, so that we can continue to generate interest from Business such as those I mentioned yesterday, gyms, swimming pool, shops, vets, and some units allocated to housing multiple occupants for shared officing and meeting rooms Who have outgrown working from home, but don't want to commit to larger buildings. Also by keeping the lite & heavy industrial separate it allows us to tailor development to the Requirements at the time, which we can usually gauge ourselves from enquiries coming in for

existing units we rent out in both Bottesford & Staunton. (Staunton is heavy Industrial)
Should further Lite industrial land be allocated within the local plan, and we made the decision to proceed with an application, and it were to be permitted, we would like to close off the current entrance to Winterbeck Industrial estate, and for it to be serviced via the entrance on my attached drawing. Except for the use of emergency vehicles if and when required. By servicing both

The lite & heavy industrial areas using the entrances on my drawing, and with Norris Plant Hire & Midland Skip Hire both also using the heavy industrial entrance to service the new Plant Hire yard and existing Acrelands site, this would completely remove all traffic relating to Orston Lane business from Orston Lane itself, taking a tremendous amount of pressure off the dangerous junction at the top of Longhedge Lane on the approach bridge. There is also an area allocated to additional car parking for Bottesford FC. The football club has been a tremendous success and is a credit to all those

Involved with running it. However, at times they do have issues with car parking and sometimes end up with vehicles parked outside the FC on the gras verge, and again this development will help

Ease that going forward.

With the above being said, and as a resident of Bottesford myself, I believe that the attached land parcel is the only land that is feasible for further business development in the area, and there is enough land contained within the parcel to service Bottesfords and the surrounding areas needs progressively for many years to come, with very little, if any impact to residents and road users in the

Area, both once completed, and during any construction phases.

Should you have any further questions please feel free to drop me an E-mail, pop in and see me, or give me a call on [REDACTED],

Kind Regards,

Andy Norris

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