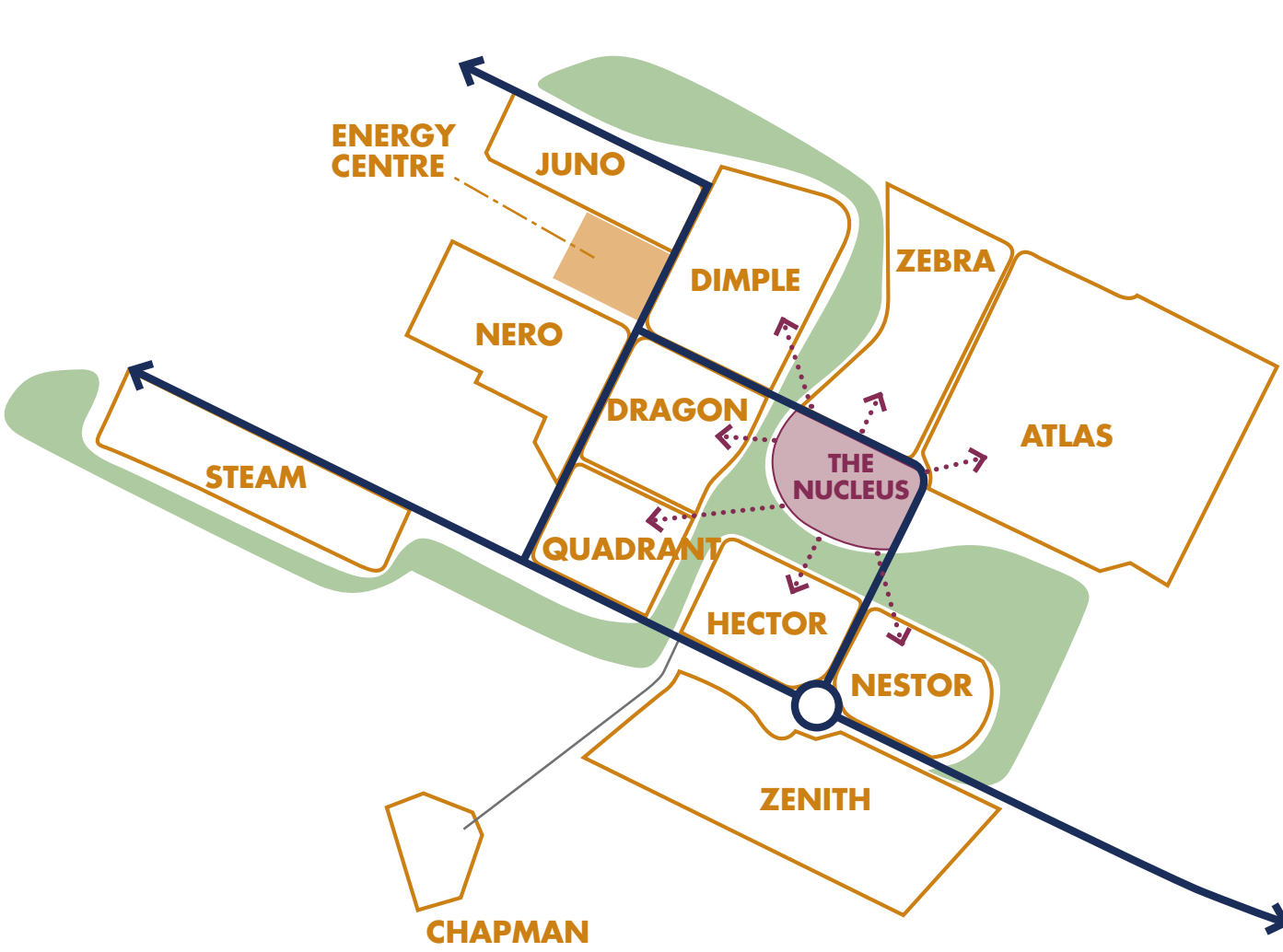


PLOT ZONING PLAN:



KEY:

- Existing building/structure retained
- Proposed building (B1a: offices)
- Proposed building (B1b: Light industrial)
- Proposed building (B1c: R+D)
- Proposed building (B2: Industrial)
- Proposed building (B8: Distribution)
- Proposed building (Other uses - catering/conference etc)
- Existing tree retained
- Proposed tree (indicative locations)
- Area for proposed landscaping (inc. grasses, shrubs, attenuation etc. as required)
- Existing water feature
- Landscape spine
- Shared spaces (pedestrian and vehicular)
- Plot zone (refer to zoning plan above)
- LDO boundary

AREA SCHEDULE (BY PLOT):

Main Plot	Sub-Plot	B1(a) Offices (GEA)	B1(b) R+D (GEA)	B1(c) Light Ind (GEA)	B2 Industrial (GEA)	B8 Distribution (GEA)	Other (social, collaborative space etc) (GEA)	Total Floor Area per Plot	Car parking spaces	HGV parking spaces	Storey height	General notes
Steam	STE-01					3,720		5,150	16	15	1.2	Assumed to be a double height volume.
	STE-02				1,430			59	6	1		Assumed to be a double height volume.
Nero	NER-01				4,180			139	17	1		Assumed to be a double height volume.
Juno	JUN-01				2,800			98	11	1		Assumed to be a double height volume.
	JUN-02							0	0	1		Assumed to be a double height volume.
Dimple	DIM-01		5,530					8,005	184	0	1	Assumed to be a double height volume.
	DIM-02	2,475						92	0	3		Brownsea House (QinetiQ)
Zebra	ZEB-01		3,100					103	0	2		Assumed to be a double height volume with some mezzanine space.
	ZEB-02			2,560				88	0	1.1		
Dragon	DRA-01		2,090					75	0	2		
	DRA-02	2,160						78	0	2		
Hektor	HEC-01		4,800					154	0	2		
Nestor	NES-01			3,400				149	0	1		Assumed to be a double height volume.
Zenith	ZEN-01				2,580			82	10	1.2		Assumed to be a double height volume with some mezzanine space.
	ZEN-02					3,745		24	15	1		Assumed to be a double height volume.
Quadrant	QUA-01		2,400					64	0	1		The Quadrant
Chapman	CHA-01			450				15	0	1		Assumed to be a double height volume.
	CHA-02		515					965	0	0	1	Chapman House
Atlas	ATL-01		14,875					21,215	0	0	1.75	Main Atlas Building
	ATL-02		2,100					0	0	1		All assumed to be double height volumes. New parking for the Atlas developments are not considered here.
	ATL-03		825					0	0	1		
	ATL-04		825					0	0	1		
	ATL-05		2,590					0	0	1		Recently built Atlas building
The Nucleus	NUC-01	2,540						85	0	2		2 storeys sitting over NUC-02
	NUC-02							4,760	30	0	1	Single storey sitting underneath NUC-01
Pavilion	PAV-01						2,220	1,300	41	0	2	Small containerised units over 2 levels.
TOTALS (masterplan end state)		7,175	37,250	8,810	10,990	7,465	3,520	75,210	1,576	74		
Uses as % of overall total		10%	50%	12%	15%	10%	5%	100%				

SUMMARY (inc Other uses)	
EZ Baseline	17,865 sqm
Already Built	4,990 sqm
Proposed	52,355 sqm
TOTAL	75,210 sqm

NOTES ON THE SUMMARY TABLE ABOVE:

- "EZ Baseline" refers to the buildings that existed within the Park prior to the Enterprise Zone being established. These include the main Atlas Building, Chapman House and Brownsea House.
- "Already Built" refers to those buildings that have been built since the Enterprise Zone has been established. These include The Quadrant and the latest Atlas building.
- "Proposed" refers to all new buildings that are proposed in the masterplan.
- "Total" refers to all development that will exist throughout the whole Park at the end of the life of the masterplan.

Secure site under licence to Magnox

Potential off-site acid grass translocation site

Potential acid grass translocation site

Potential acid grass translocation site

CHA-01

CHA-02

Area for ecological enhancement

Agricultural land

The Pavilion can provide flexible space for teaching and training, start-up units, meeting rooms and conference facilities set within the landscape

Potential for the pond to be enlarged with edge variations (e.g. marshlands) and open up the southern side for more light

Current planning application submitted for residential development on this site

New gatehouse

Development potential for a building with a creche or other community-focused uses

RESPONSIBILITY IS NOT ACCREDITED FOR ERRORS MADE BY OTHERS FROM SCALING FROM THIS DRAWING. ALL CONSTRUCTION INFORMATION SHOULD BE TAKEN FROM FIGURED DIMENSIONS ONLY.

STATUS	REVISION	DATE	DESCRIPTION
FOR INFO	B	09.03.18	Introduction of B2 use on Steam. Retention of Brownsea House and Chesil House. Labelling of ATL04 and CHA-02 added. Revisions to the Spine. Landscape graphics key revised. Floorspace schedule expanded.
FOR INFO	C	27.04.18	Detailed uses mix adjusted to 70%(B1), 15%(B2), 10%(B8), and 5% for other uses. Introduction of B1a Offices uses. Main Atlas building area added. Area schedule simplified. Potential off-site areas for translocated acid grassland identified.
FOR INFO	D	30.04.18	Revised area for ATL-01. Adjustment of B2 & B8 uses to maintain 70:15:10:5 split.
FOR INFO	E	27.06.18	Plot CHA-01 revised. Off-site translocation areas omitted.

Gate assumed to be retained for maintenance only

Proposed ATLAS ELEKTRONIK UK developments as per approved outline planning consent

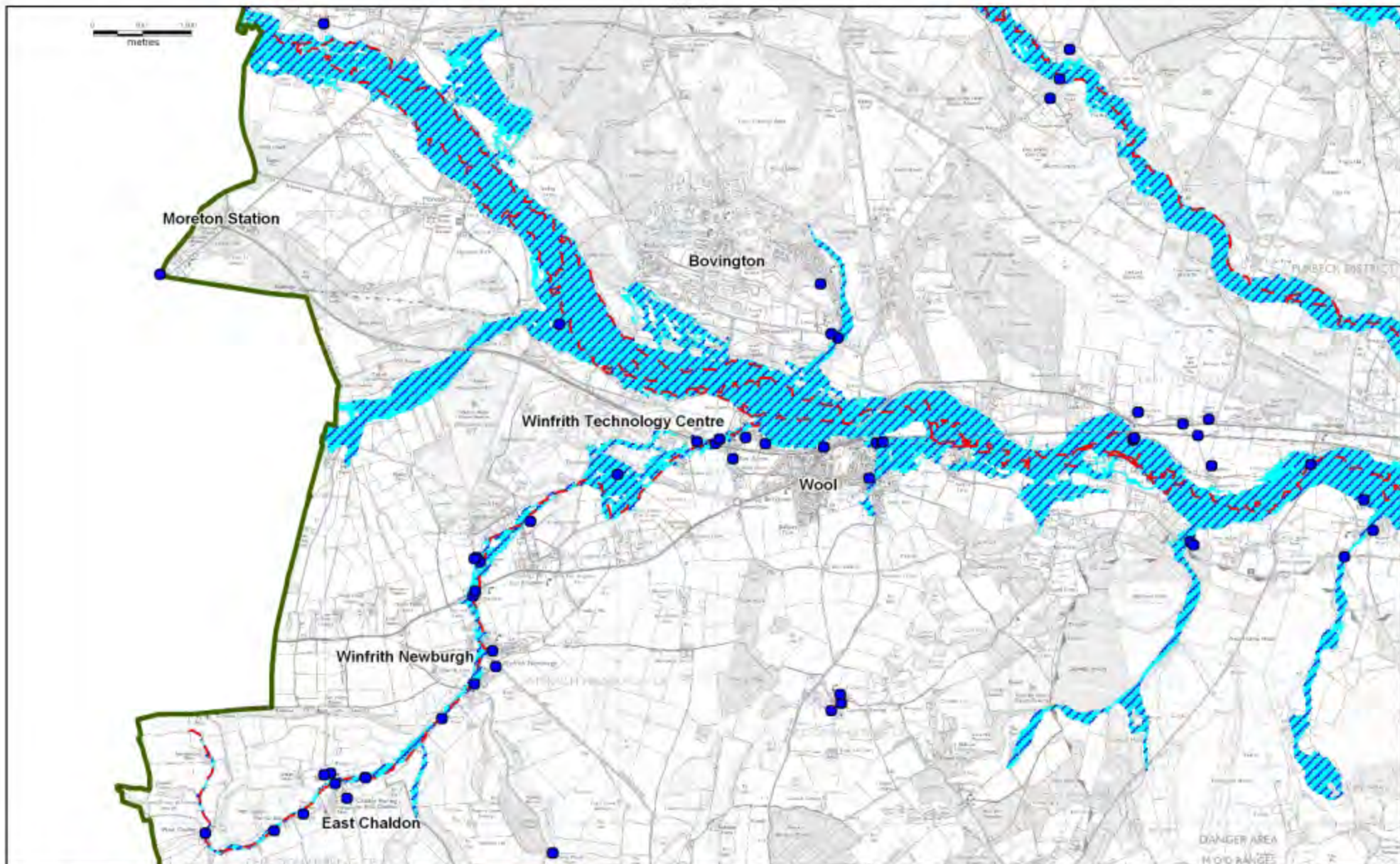
Dorset Police



## Appendix D

### *Strategic Flood Risk Assessment*

Reference	Title
Map 3 Moreton, Winfrith Technology Centre, Wool and Bovington	Purbeck District Council Level 1 Strategic Flood Risk Assessment (Sept, 2011)



**Map 3: Moreton, Winfrith Technology Centre,  
Wool and Bovington**

- |   |              |   |  |
|---|--------------|---|--|
|  | Flood Zone 2 |   | Main River Centre Line                       |
|  | Flood Zone 3 |  | Reported Flooding Incident (Indicative only) |
|  | Tidal        |   | Purbeck District boundary                    |

  
 Scale 1:50,000

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## Appendix E

### *Addendum Technical Note*

Reference	Title
DIP-HYD-XX-XX-RP-D-5002 S2	Technical note to address the Sequential Test and minimum Finished Floor Levels (FFLs) relative to local planning policy

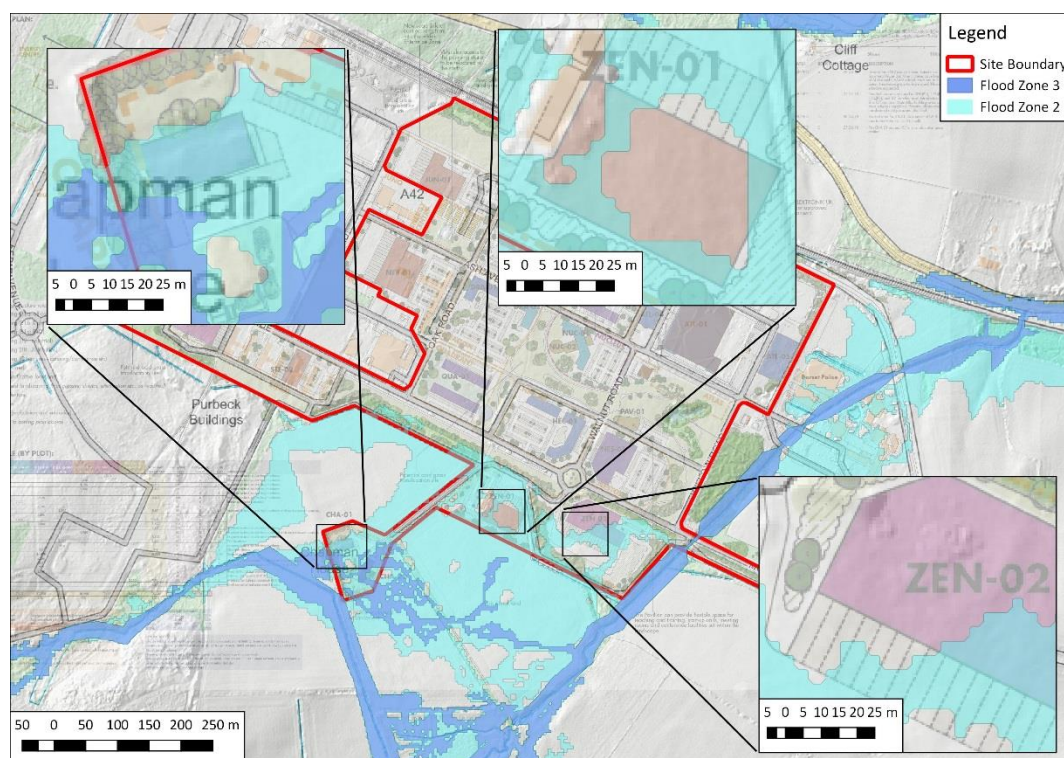


Project name	Dorset Innovation Park
Design note title	Addendum Technical Note
Document reference	DIP-HYD-XX-XX-RP-D-5002 S2
Author	Iain Hissett
Revision	P01
Date	24 September 2018

This Technical Note forms an addendum to the Flood Risk Assessment prepared in support of the Local Development Order (DIP-HYD-XX-XX-RP-D-5001 S2 P03, Hydrock, 2018) to specifically address the Sequential Test and minimum Finished Floor Levels (FFLs) relative to local planning policy.

The proposed development is at the allocated 'Dorset Green Innovation Park' Policy E - Employment Land site of the Purbeck District Council Adopted Local Plan (Purbeck District Council, 2012, Map 6). Specifically, this is Policy CZ: Consultation Zones under Spatial Objective 8 for the promotion of a prosperous local economy. On this basis Hydrock understands the proposed development is not subject to the Sequential Test by the Local Authority, Purbeck District Council. It is noted that proposed buildings have been located, following the principles of the Sequential Approach, in areas at as low a flood risk as is practicable to minimise flood risk.

The Purbeck District Council Adopted Local Plan also states under Policy FR: Flood Risk that 'Finished Floor levels must be set at an agreed level above ordnance datum which should include 600 millimetres freeboard' (Purbeck District Council, 2012, Section 8.12 Flood Risk, p90). There are three new buildings proposed within areas currently designated as Flood Zone 2 (Medium Risk), two of which are significantly offset from the nearest Flood Zone 3 (High Risk Extents).



The following minimum FFLs are therefore recommended to provide a reasonable level of flood protection from this extreme fluvial event and from the residual risk of surface water above surrounding ground levels.

Building Reference	New building adjacent to Chapman House	ZEN-01	ZEN-02
Minimum Finished Floor Level (mAOD)*	26.4	24.0	23.7
LiDAR DTM Level at Extent of Flood Zone 2 (medium risk - equivalent to 0.1% (1000yr) AEP event)	25.8	23.4	23.1

\*These levels are based on providing a 600mm freeboard to the 0.1% (1000yr) AEP flood level at the location of the proposed buildings.

All other buildings are located within Flood Zone 1 (Low Risk) and it is not considered necessary to provide a minimum FFL to Ordnance Datum. All building FFLs should be a minimum of 300mm above surrounding ground to mitigate any residual risk of surface water adjacent to them.

Following these recommendations, it is considered that the development will be in accordance with Local and National Planning Policy and Environment Agency requirements.

