

Rev	Date	Iss. By	App. By	Description
P01	14/07/25	RS	RS	Roundabout adjacent to A1 & A2 increased in diameter.
P02	22/07/25	SN	HS	Country park added as per RPS layout.
P03	22/07/25	HS	HS	Dimensions added in metres.
P04	12/08/25	KH	RS	Layout updated following internal review.
P05	22/08/25	RS	RS	Design development. Unit on Parcel A1 reduced, car parking and footpath updates.
P06	19/09/25	RS	RS	Accommodation schedule updated.
P07	20/10/25	MGS	MGS	Area schedule updated.



- KEY**
- Public Amenity Park
 - Proposed Strategic Landscaping and Public Amenity Area
 - Proposed Road Access
 - Proposed Pedestrian Access
 - Existing PROW
 - Parcel Boundaries in conjunction with Parameters Plan
 - Existing Retained Services Easement
 - Proposed Bus Stop

Site Boundary Schedule		
Name	Area (Hectares)	Area (Acres)
Planning Site Boundary	82.56 hectare	204.01 acres



SGP

Architects + Masterplanners

Prologis House,
Blythe Gate,
Blythe Valley Park,
Solihull, B90 8AH

t: +44 (0)121 711 6929

www.stephengeorge.co.uk

Prologis
MAG EMA
Castle Donnington

Drawing Name:
Illustrative Masterplan - Option 1

Drawing Stage: **Feasibility**
Status: **S0**

SGP File Ref: 25-060-SGP_XX_XX_MS_A_0020
25-060 08/07/25 RS RS As indicated @ A1 P07
SGP Project No. Date Drawn Team Scale Rev
Drawing Number: Project Originator/Functional Spatial Form Discipline/Number
25-060-SGP-MP-ZZ-DR-A-001010

1 Illustrative Masterplan - Option 1

1 : 2000

SCHEDULE OF ACCOMMODATION (Gross Internal Areas & Associated Parking*)

Unit	GIA m2	GIA sqft	Office GIA m2	Office GIA sqft	Haunch Height
DC60	5,575 m ²	60,005 ft ²	608 m ²	6,549 ft ²	10.00 m
DC90	8,386 m ²	90,267 ft ²	771 m ²	8,303 ft ²	12.50 m
DC100a	9,277 m ²	99,853 ft ²	771 m ²	8,303 ft ²	12.50 m
DC100b	9,277 m ²	99,853 ft ²	771 m ²	8,303 ft ²	12.50 m
DC110	10,244 m ²	110,263 ft ²	771 m ²	8,303 ft ²	12.50 m
DC204	19,026 m ²	204,790 ft ²	1,019 m ²	10,967 ft ²	15.00 m
DC578	53,772 m ²	578,802 ft ²	2,345 m ²	25,240 ft ²	18.00 m
Total:	115,556 m²	1,243,833 ft²			
Bus Interchange	36 m ²	387 ft ²			
Training Hub	205 m ²	2,205 ft ²			

* Parking to Local Authority standards

