



Notes

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KEY

- Planning Site Boundary

DEVELOPMENT PLOTS*

- Developable Plot - Parcel A
- Developable Plot - Parcel of Reduced Building Height
- Developable Plot - Parcel B
- Developable Plot - Parcel C
- Development Plot - F1/Sui Generis Use Class
- Maximum Extent of Building Footprints
- Development Restriction Zone
Development restricted to car parking, structures, service yards and buildings(s), up to a maximum 6m in height, within this zone

*Development Plots to include buildings, vehicle circulation, vehicle parking, service yards, ancillary landscape planting, pedestrian and cycle circulation, amenity areas, utilities, above and below ground drainage features and other associated infrastructure.

ACCESS AND MOVEMENT

- Proposed Road Access (Vehicular, Pedestrian & Cycles)
- Proposed Pedestrian Access
- Existing PROW Access
- Zone for Potential Future Improvements of the A453 (to be undertaken by others)
- Zone for Potential Proposed Link to Southern Parcel to include landscape planting, retained hedgerow and drainage features
- Principal Highway Access Corridor to include vehicle circulation, pedestrian and cycle circulation and ancillary landscape planting and drainage features and other associated infrastructure

*Principal Highway Access Corridor and southern roundabout will be compliant to service land to the south

- Area for PROW Diversion
- Existing Retained Services Easement

GREEN INFRASTRUCTURE

- Existing High Retention Value Trees (Including Buffer Zone)
- Strategic Landscaping Buffer (to include seating areas, existing mast and associated compound, retained ponds, pedestrian and cycle links)
- Existing Retained Pond
- Zone for Landscaping Bund
- Top of Proposed Bund (to be minimum 4m above adjacent development parcel level)
- Top of Proposed Bund / Fence (to be minimum 4m internal height with a max fence height of 2m above adjacent development parcel level)
- Top of Proposed Bund / Fence (to be minimum 3m internal height with a max fence height of 3m above adjacent development parcel level)

Max quantum of development for the whole site : 135,000 sqm

PARCEL	Min Building FFL AOD	Max Building FFL AOD	Max Building Height	Max Building Height AOD*
A1	81.75m	82.0m	22m	104.0m
A2	78.75m	81.0m	19m	98.0m
A3	78.75m	79.0m	19m	98.0m
B	84.5m	87.5m	22m	109.5m
C	88.6m	89.10m	16m	105.1m

*FFL together with building height will not exceed maximum building height m AOD.

10m SCALE 1:2000

P10	Dimensions removed from landscaping zone	DEC	MJH	22/07/25
P09	Detail outside of red line removed	DEC	MJH	21/07/25
P08	Updated with Mark Taylor comments received 16.07.25	DEC	MJH	21/07/25
P07	Parcel parameter text updated	DEC	MJH	16/07/25
P06	Bund and key updated. Designated Sparrow crossing in key	DEC	MJH	15/07/25
P05	Schedule Updated	LL	MJH	10/07/25
P04	Parcels A2 and A3 combined into single parcel. AOD Heights adjusted. Height of parcel C increased.	LL	MJH	04/07/25
P03	Zone for Potential Link to the South hatch amended, PROW hatch added, and key wording amended to reflect comments from Spawforths 30/04/25	JP	MJH	07/04/25
P02	Plot AODs updated, landscaping and bund amended	DEC	MJH	25/03/25
P01	First Issue	DEC	MJH	11/03/25

P14	Pedestrian access arrow added at pause area	DEC	MJH	22/10/25
P13	Parcel C text adjusted	LL	MJH	15/09/25
P12	Development Restriction Zone text moved	LL	MJH	11/09/25
P11	Updated with Spawforths comments received 04.09.25	LL	MJH	05/09/25

Rev | Description | By | Ckd | Date

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Client: **PROLOGIS**

Project: East Midlands Airport Land to South of A453

Title: Parameters Plan

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