



SHEET 1
Document x.xxx
(pHp 4054-R010)

LEGEND

- Landscape open space including landscape screen bunding
- Existing woodland to be retained
- New road infrastructure and improvements to existing infrastructure including landscaping
- Limits of deviation
- Rail corridor including new rail line and landscaping
- Zone A development area
- Zone B rail interchange / rapid freight
- Order Limits
- Area for development signage
S1 = Sign Board max size (including supporting frame) 7.5m High x 18.3m Wide x 1.3m Deep
S2 = Totem Sign max size (including supporting frame) 15.5m High x 4.0m Wide x 4.0m Deep
- Farm buildings to be demolished
- Telecomms mast relocated position
- Telecomms mast existing position to be relocated

SCHEDULE OF PARAMETERS

Zone	Number of Units	Maximum Development Floorspace per Zone (Excluding Mezzanine Floorspace) m ²	Maximum Plateau level (in m Above Ordnance Datum)	Building Height Range measured to roof ridge / highest point
Zone A1	1 to 8	180,000 (1,937,520)	85.50	18.5m
Zone A2	1 to 4	152,000 (1,636,128)	91.00	18.5m
Zone A3	1 to 4	55,000 (592,020)	91.00	18.5m
Zone A4	1 to 4	126,000 (1,356,264)	91.00	18.5m
MAXIMUM TOTAL GROUND FLOOR FLOORSPACE (ZONE A EXCLUDING MEZZANINE FLOORSPACE)*				
Total	4 to 20	Total 468,000 (5,037,510sqft)		
In Addition To The Floorspace Figures Above, Up To 155,000sqm (1,668,420sqft) Of Floorspace Can be Provided In The Form Of Mezzanine Floorspace To Units Within Zone A				
Zone B	1 to 4	1858 (20,000sqft)	93.00	Buildings 10.0m Container Storage max height 12.0m Gantry Cranes 18.0 m max. ht
Total	1 to 4	Total 1858 (20,000sqft)		

* This total floorspace is the maximum floorspace (excluding mezzanine space) that will be developed across zone A notwithstanding that the maximum floorspace stated for each zone A1 to A4 combined would exceed this figure i.e it is the overall floorspace cap for zone A excluding mezzanine floorspace.

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PARAMETERS PLAN
KEY LAYOUT

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