

PLOT PARAMETERS

DEVELOPMENT PLOT 1

Developable Area:
15.56 hectare | 38.45 acres

Maximum Built Development Floor Space (GIA):
99,817 sq.m (1,074,421 sq.ft)
Proposed Use:
B8 (Storage and Distribution) with ancillary offices (E)

Maximum Gross External Area (GEA):
100,585 sq.m (1,082,697 sq.ft)

DEVELOPMENT PLOT 2

Developable Area:
8.26 hectare | 20.41 acres

Maximum Built Development Floor Space (GIA):
40,244sq.m (433,186 sq.ft)
Proposed Use:
B8 (Storage and Distribution), B2 (General Industrial), ancillary offices (E)

Maximum Gross External Area (GEA):
41,049 sq.m (441,851 sq.ft)

DEVELOPMENT PLOT 3

Developable Area:
9.53 hectare | 23.55 acres

Maximum Built Development Floor Space (GIA):
41,251 sq.m (444,026 sq.ft)
Proposed Use:
B8 (Storage and Distribution), B2 (General Industrial), ancillary offices (E)

Maximum Gross External Area (GEA):
42,076 sq.m (452,906 sq.ft)

DEVELOPMENT PLOT 4

Developable Area:
1.45 hectare | 3.59 acres

Maximum Built Development Floor Space (GIA):
4,000 sq.m (43,056 sq.ft)
Proposed Use:
E (Commercial, Business and Service), B2 (General Industrial), B8 (Storage and Distribution)

Maximum Gross External Area (GEA):
4,080 sq.m (43,917 sq.ft)

TOTAL
Gross Built Development Floor Space (GIA)
185,312 sq.m (1,994,689 sq.ft)

Maximum Gross External Area (GEA)
187,790 sq.m (2,021,371 sq.ft)

- Application Boundary
- Development Plot
- Infrastructure Zone
- Proposed Ladscape Buffers
- Proposed SuDS
- Principal main site access
- Construction/Emergency access
- Existing PROW
- Proposed Bus Stop
Bus Turning loop to be provided with new bus stop infrastructure in accordance with the standard specification of the Local Highway Authority



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1 Parameter Plan
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