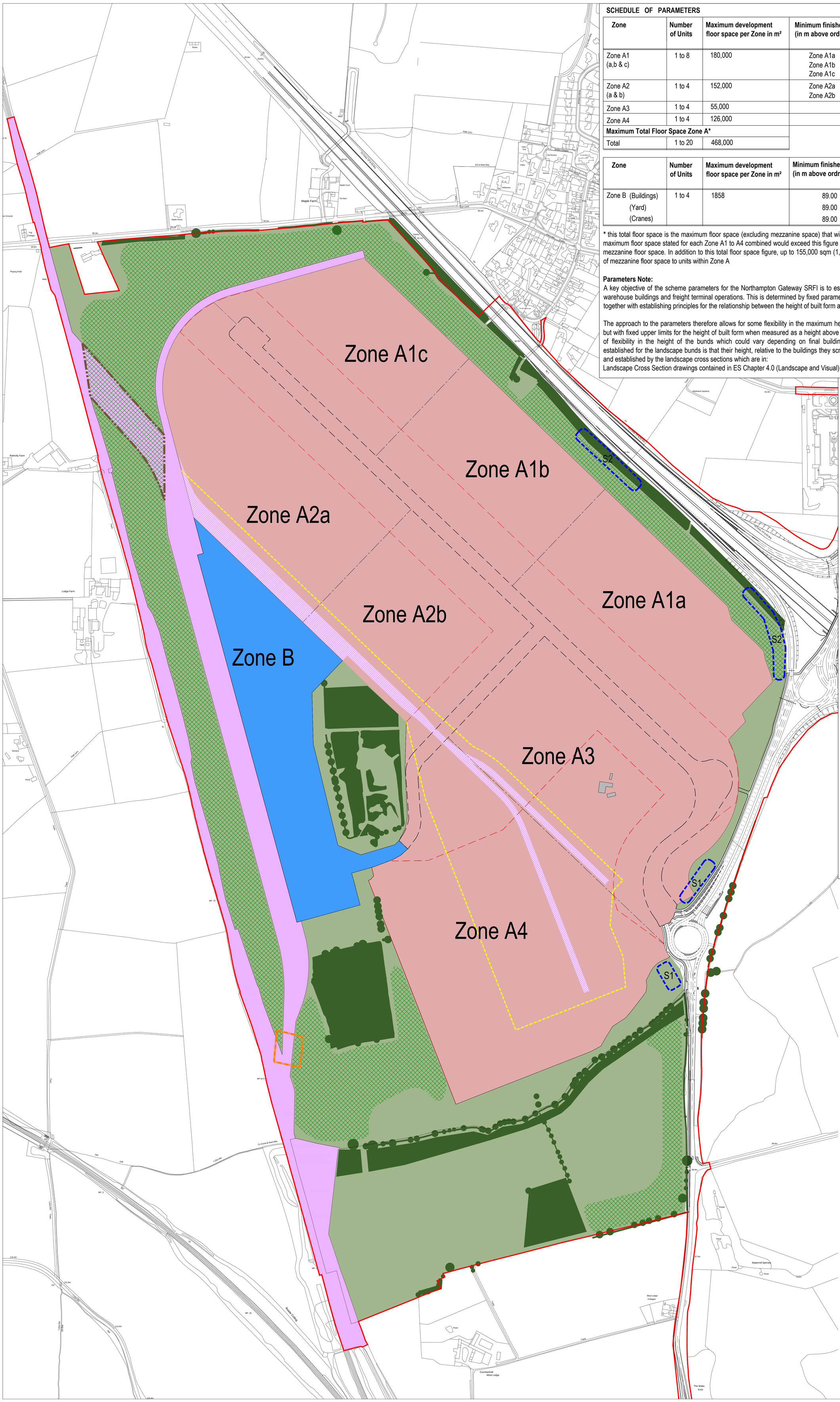

SCHEDULE OF PARAMETERS

Zone	Number of Units	Maximum development floor space per Zone in m²	Minimum finished floor level (in m above ordnance datum)	Maximum building height measured to roof ridge / highest point (in metres above ordnance datum)
Zone A1 (a,b & c)	1 to 8	180,000	Zone A1a 81.50 Zone A1b 83.50 Zone A1c 84.00	104.00 104.00 104.00
Zone A2 (a & b)	1 to 4	152,000	Zone A2a 90.00 Zone A2b 89.50	109.50 109.50
Zone A3	1 to 4	55,000	89.00	109.50
Zone A4	1 to 4	126,000	88.50	109.00
Maximum Total Floor Space Zone A*				
Total	1 to 20	468,000		

Zone	Number of Units	Maximum development floor space per Zone in m²	Minimum finished ground level (in m above ordnance datum)	Maximum height measured to roof ridge / highest point (in metres above ordnance datum)
Zone B (Buildings)	1 to 4	1858	89.00	Buildings 103.00
(Yard)			89.00	Yard 105.00
(Cranes)			89.00	Gantry Cranes 110.50

* this total floor space is the maximum floor space (excluding mezzanine space) that will be developed across Zone A notwithstanding that the maximum floor space stated for each Zone A1 to A4 combined would exceed this figure i.e. it is the overall floor space cap for Zone A excluding mezzanine floor space. In addition to this total floor space figure, up to 155,000 sqm (1,688,420 sqft of floor space can be provided in the form of mezzanine floor space to units within Zone A

Parameters Note:
A key objective of the scheme parameters for the Northampton Gateway SRFI is to establish principles which control the visual effects of the warehouse buildings and freight terminal operations. This is determined by fixed parameters for finished floor levels and the height of built form together with establishing principles for the relationship between the height of built form and the height of landscape screen bunds.

The approach to the parameters therefore allows for some flexibility in the maximum height of buildings depending on the finished floor levels, but with fixed upper limits for the height of built form when measured as a height above ordnance datum (AOD Level). In turn there is a degree of flexibility in the height of the bunds which could vary depending on final building heights measured at AOD levels. The parameters established for the landscape bunds is that their height, relative to the buildings they screen, will be in accordance with the principles shown on and established by the landscape cross sections which are in:
Landscape Cross Section drawings contained in ES Chapter 4.0 (Landscape and Visual)

LEGEND

- Open Land / Landscaping including landscape screen bunding, attenuation ponds & retained agricultural land
- Existing woodland to be retained
- Estate roads
- Limits of deviation to Estate roads
- Rail corridor including new rail line and landscaping
- Rail corridor within development zones
- Limits of deviaition to rail corridor within development zones
- Zone A development area
- Zone boundaries within development area
- Zone B rail freight interchange
- Order Limits
- S1 — **S1** = Sign Board max size (including supporting frame) 7.5m High x 18.3m Wide x 1.3m Deep
- S2 — **S2** = Totem Sign max size (including supporting frame) 15.5m High x 4.0m Wide x 4.0m Deep
- Farm buildings to be demolished
- Areas within which strategic screen bunding is to be provided
- Corridor for rail tunnel through strategic screen bunding
- Corridor for pedestrian footbridge over new rail line

N

0 50m 100m SCALE 1:2,500

Rev	Date	Details of issue / revision	Drw	Rev

ISSUES & REVISIONS

ROXHILL

NORTHAMPTON GATEWAY
STRATEGIC RAIL FREIGHT INTERCHANGE

THE NORTHAMPTON GATEWAY RAIL FREIGHT INTERCHANGE ORDER 201X

Drawing Title
PARAMETERS PLAN

Scale	1:2,500	Drawn	RM
Size	A0	Reviewed	SH

Regulation
Reg 5(2)(o)

Document
ES Figure 2.1

Drawing Status
SUBMISSION

Drawing No.
4054 - R007

Revision
S1