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Order Limits

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Open land / landscaping, including bunding, attenuation ponds, public footpaths and bridleways, estate road infrastructure, A47 Link Road and any land to be restored to agricultural use.

Historic woodland protection zone

Area of existing highways and land reserved adjacent to existing and proposed highways for highways and engineering works including construction and laydown of materials compounds. Watercourse

Existing rail corridor

Rail freight interchange including A47 Link Road and bridge infrastructure

Rail corridor within development zones

New bridge over rail line

Development zone for site hub

Line of A47 Link Road and estate roads

Deviation Potential of A47 Link road and estate roads. The boundaries of zones through which a limit of deviation runs will change depending on the final alignment of the infrastructure

within the limit of deviation

Development Signage Locations

Rerouting of existing linkage from Bridge Farm to new highway infrastructure

Development Zones

NOTE 1: Development Zones include the existing buildings to be demolished, the A47 Link Road, estate road infrastructure, rail freight interchange link to estate road and elements pertaining to individual development plots including buildings, hardstandings, parking, energy services, landscaping, bunding and storm water attenuation.

NOTE 2: Noise attenuation measures, ranging from 1.8m to 6m in height are to be provided within the landscaped areas, highways works area, railport and development zones and are illustratively shown on ES Figure reference no. 10.10A Revision V6

Schedule of Parameters for Development Zones						
Zone	Number of Warehousing Units / Buildings *1	Maximum development floor space per Zone (m ²)	Other Defined Element Within Zone	Maximum building / element height measured to roof ridge / highest point in metres above Ordnance Datum		Equivalent building height relative to FFL
А	1 to 6 warehousing units	105,000 sq.m.			119.15m	Up to 22m
В	1 to 5 warehousing units	115,000 sq.m.		B1	115.65m	Up to 22m
				B2	121.65m	Up to 28m
				B3	115.65m	Up to 22m
С	1 to 6 warehousing	140,000 sq.m.		C1	119.15m	Up to 22m
	units			C2	122.15m	Up to 25m
D	1 to 4 warehousing	184,000 sq.m.		D1	119.15m	Up to 22m
	units			D2	125.15m	Up to 28m
E	1 to 3	137,000 sq.m.		E1	118.65m	Up to 25m
	warehousing units			E2	115.65m	Up to 22m
F	1 to 2 buildings	500 sq.m.			111.50m	Up to 10m
G	1 to 2 buildings	500 sq.m.			107.15m	Up to 10m
			Energy Services		112.15m	
н	1 to 2 buildings	750 sq.m.			107.15m	Up to 10m
			Yard (including container stacks)		112.95m	Up to 14.5m
J	1 to 2 buildings	500 sq.m.			106.50m	Up to 10m
			Yard (including container stacks)		112.50m	Up to 14.5m
			Gantry Cranes		123.50m	
Total maximum floor space						

Total maximum floor space across the development^{*2} 650,000 sq.m.

*1 These are the potential number of main use buildings in each zone and excludes any ancillary buildings or structures. *² This total floor space is the maximum floor space (excluding mezzanine space) that will be developed

across the site notwithstanding that the maximum floor space stated for each Zone combined would exceed this figure i.e. it is the overall floor space cap for each zone excluding mezzanine floor space.

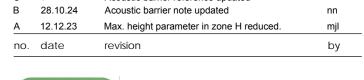


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no. date revision

C02.12.24Acoustic barrier reference updatedB28.10.24Acoustic barrier note updated





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project

HINCKLEY NATIONAL RAIL FREIGHT INTERCHANGE

drawing

Parameters Plan -Sheet 2

scale 1:2500 @ A0 drawn mjl

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Regulation no.5(2)(o)

Plan No: 2.12 B Rev C

Scale Bar