



KEY

- Zone A Development Area
- Zone B Development Area A and/or Rail Freight Interchange
- Zone C Rail Freight Interchange
- Zone D Relocated Waste Facility
- Zone E Central Hub
- Rail Corridor (including rail line, sidings and associated landscape)
- Rail Corridor within Development Zones and Landscape/Green Infrastructure
- Landscape/Green Infrastructure (including strategic landscape mounding, sustainable drainage features, mixed habitats)
- Limits of deviation to the Landscape/Green Infrastructure corridor between Zone A3 and A4
- Existing woodland, trees, and planting
- Areas within which Strategic Mounding is to be provided
- Strategic mounding heights (Above Ordnance Datum (AOD) +/- 300mm)**(See Note 2)
- Main Roads
- Secondary Roads and Vehicular Access
- Public transport, cyclists, pedestrians and emergency access only (TBC)
- Limits of deviation to roads
- Existing Underground Reservoir
- Areas for Development Signage (TBC)

Schedule of Development Parameters

Development Zone	Number of Building Units	Maximum Development Floor Space per Zone (in m ²)	Minimum Finished Floor Level (ffl) (in m Above Ordnance Datum)	Maximum Building Height measured to roof ridge / highest point (in m Above Ordnance Datum)
Zone A1a	1 to 4	100,000	110.625	133.325
Zone A1b	1 to 4	100,000	112.075	137.575
Zone A2	1 to 4	100,000	114.075	139.575
Zone A3	2 to 10	320,000	117.075	142.575
Zone A4	1 to 4	140,000	114.075	139.575
Zone B	Buildings	1 to 4	111.345	139.125
	Yard	-	111.345	126.345
Maximum Total Floor Space Zone A&B * (See Note 1)		603,850		
Zone C	Buildings	1 to 4	111.345	126.345
	Yard	N/A	111.345	126.345
	Cranes	N/A	111.345	129.345
Zone D			109.5	120.5
Zone E				

***Note 1:** The Maximum Total Floor Space Zones A & B is the maximum floor space (excluding mezzanine space) that will be developed across Zones A & B, notwithstanding that the maximum floor space stated for each Zone A1 to A4 & Zone B combined would exceed this figure i.e. it is the overall floor space cap for Zones A & B as a whole, excluding mezzanine floor space. In addition to this total floor space figure, up to 201,283 sqm of floor space can be provided in the form of mezzanine floor space to units within Zones A and B.

****Note 2:** Between any two consecutive spot heights marked on the ridge, the height of the bund, at its ridge, will be no lower than the lower of the two spot heights and no higher than the higher of the two spot heights +/- 300mm