

SCHEDULE OF PARAMETERS

Zone	Number of Units	Maximum development floor space per Zone in m ²	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	1 to 6	180,000 (1,937,520 sqft)	Zone A1 (a) 85.50 Zone A1 (b) 83.50 Zone A1 (c) 82.50	104.00
Zone A2	1 to 4	152,000 (1,636,128 sqft)	Zone A2 (a) 90.00 Zone A2 (b) 89.50	109.50
Zone A3	1 to 4	55,000 (592,020 sqft)	89.50	109.50
Zone A4	1 to 4	126,000 (1,366,264 sqft)	88.50	109.00
Maximum Total Floor Space Zone A*				
Total	1 to 20	468,000 (5,037,910 sqft)		

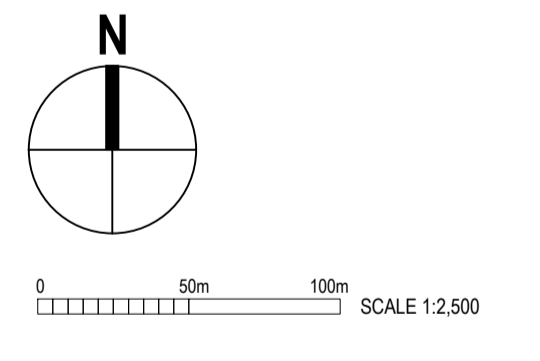
Zone	Number of Units	Maximum development floor space per Zone in m ²	Minimum finished floor level (in m Above Ordnance Datum)	Maximum building height measured to roof ridge / highest point (in metres above Ordnance datum)
Zone B	1 to 4	1858 (20,000 sqft)	93.00	Buildings 10.0m Container Storage max height 12.0m Gantry Cranes 18.0 m max. height

* 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. It is the overall floorspace cap for zone A excluding mezzanine floorspace. In addition to this total floorspace figure, up to 155,000 sqm (1,688,420 sqft) of floorspace can be provided in the form of mezzanine floorspace 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 bounds.

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 that building heights measured at AOD levels. The parameters established for the landscape bunds in their height, relative to the buildings they screen, will be in accordance with the principles shown on and established by the landscape cross sections and landscape photomontages.

- LEGEND**
- Open Land / Landscaping including landscape screen bunding, attenuation ponds & retained agricultural land
 - Existing woodland to be retained
 - New road infrastructure and improvements to existing infrastructure including landscaping
 - Estate roads with limits of deviation
 - Rail corridor including new rail line and landscaping
 - Rail corridor within development zones
 - Zone A development area
 - Zone B rail interchange
 - 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



Rev Date Details of issue / revision Dwr Rev

ISSUES & REVISIONS



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	2.10

Drawing Status	PRELIMINARY
Drawing No.	4054 - R007
Revision	P17