



Legend

- Application Site Boundary - 67.77Ha
- ➔ Primary Site Access (as existing)
- ➔ Plot Development Access Locations
- A B1, B2, B8 Employment use, inc. car parking & servicing areas - up to 13m height (33,909.61m² / 365,000sq ft) * - 9.57Ha
- B B1, B2, B8 Employment use, inc. car parking & servicing areas - up to 21m height (92,903.04m² / 1,000,000sq ft) * - 18.57Ha
- C B1, B2, B8 Employment use inc. car parking & servicing areas - up to 12m height (25,548.34m² / 275,000sq ft) of which up to 1300m² / 14,000sqft ancillary A1, A2, A3 uses can be provided* - 6.64Ha
- D Hotel / Residential training centre, C1 / C2 Use - up to 9m height (9,290.30m² / 100,000sq ft) * - 1.45Ha
- E Zone for access infrastructure - 0.98Ha

Green Infrastructure

- W Zone for revisions to earthform, diversion of watercourse and strategic drainage provision - 5.63Ha
- X Retained Tree Preservation Areas - 5.25Ha
- Y 10m wide landscape buffer to railway line - 0.31Ha
- Z Open Space zone for ecological protection / mitigation areas - 19.38Ha

NOTE:
The zones for the maximum development height is an amalgamation of the broad proposed ground level zones and building height zones. Figures are given as Above Ordnance Datum (AOD).

Final building floor levels for the development may range from 0m to +1m above the proposed ground levels.

* - Zones to incorporate an independent or integrated energy centre facility (maximum area of 800sqm) with a building height of up to 10m and associated flue height of up to 20m.

Project
**LAND SOUTH OF JUNCTION 34,
M4, HENSOL**

Drawing Title
**PARAMETER PLAN
(& LAND USE SCHEDULE)**

Date	Scale	Drawn by	Check by
27.01.14	1:2500@A1	M.D.	AP
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