



Key:

- Application boundary
- Development Zones & parameters
- Existing hedgerows to be retained
- Existing hedgerows to be removed
- Attenuation ponds (indicative subject to detailed design)
- Entrance gateway features
- Link Road
- Link Road & cycle link (limit of deviation)
- Indicative plot access (subject to detailed layout)
- Bus stops
- Cycle route
- Footways
- Informal footpaths / trim trail in landscape areas
- Zone for parking, circulation, servicing and ancillary structures, max height of any structure 10m.
- Existing PROW to be closed
- Existing PROW to be diverted
- Existing PROW to be retained
- Ecological Zone (biodiversity area with limited public access)
- Amenity Park (accessible to park occupiers and the local community - seating areas, trim trail, outdoor gym)

Overall Parameters:

Total Net Developable Site Area - 39.3 Hectares
Total Gross Internal Floor Area - 213,500 m2
Use Class - B2 with secondary E (g) (i),(ii) and B8
Max Height: 18m from FFL to Ridge

Rev	Date	By	Description
A	14/12/21	NV	Road base updated, limit of deviation added. Ridge heights updated.
B	27/04/22	IY	General updates to layout.
C	27/05/22	IY	A444 junction revised, updates to trim trail and footpath routes
D	11/07/22	IY	A444 junction revised, limit of deviation to cycle link to Weddington Walk added
E	20/07/22	IY	Ecological Zone and Amenity one added, amendments to footpaths in Ecological Zone
F	28/07/22	IY	Minor graphical updates
G	29/07/22	IY	Minor graphical updates
H	02/08/22	IY	E(g)(ii) use class removed, net area in key corrected to 39.3 HA

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MIRA South Site

Drawing Name:
Parameters Plan

Drawing Stage: PRELIMINARY

Suitability: S0 - Work In Progress

SGP File Ref: 21-092-P003-Parameters.dwg

21-092 06/08/21 NV IY 1:2500 @ A1 H

SGP Project No. Date. Drawn. Team. Scale. Rev.

Drawing Number: 21092 -SGP-XX- 00 - DR - A - 111003

Project Code Originator Volume Level Type Role Number