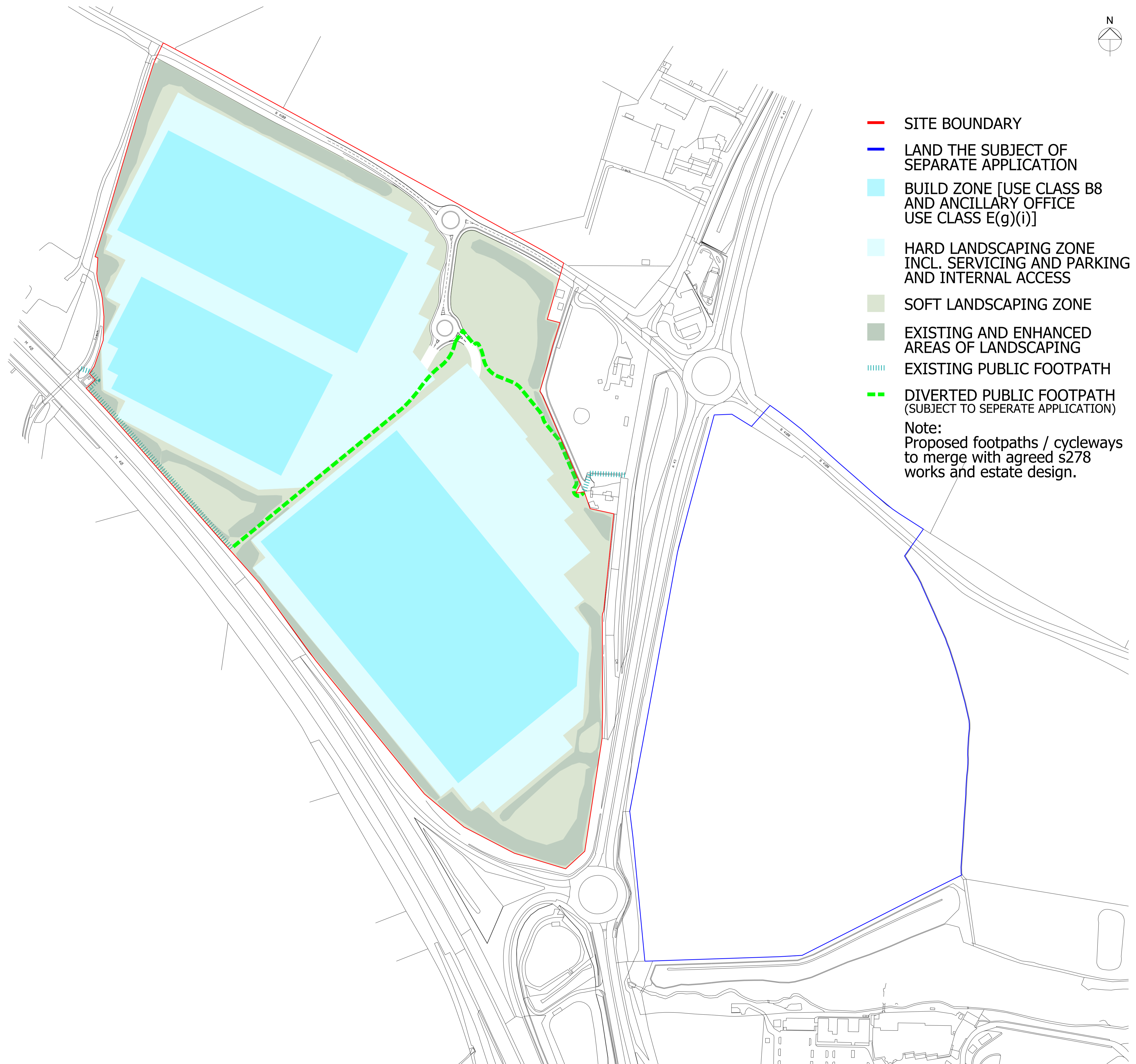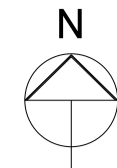# Appendix 5.1

PARAMETER PLANS AND DRAWINGS

N

Legend:

— SITE BOUNDARY

— LAND THE SUBJECT OF SEPARATE APPLICATION

BUILD ZONE [USE CLASS B8 AND ANCILLARY OFFICE USE CLASS E(g)(i)]

HARD LANDSCAPING ZONE INCL. SERVICING AND PARKING AND INTERNAL ACCESS

SOFT LANDSCAPING ZONE

EXISTING AND ENHANCED AREAS OF LANDSCAPING

EXISTING PUBLIC FOOTPATH

DIVERTED PUBLIC FOOTPATH (SUBJECT TO SEPERATE APPLICATION)

Note:
Proposed footpaths / cycleways to merge with agreed s278 works and estate design.

Rev	Description	Chk	Date

Project Title.
JUNCTION 10 M40

Drawing Title.
PARAMETER PLAN 01
LAND USE

Drawing Status.
TOWN PLANNING

Scale.
0   20   metres   200

Drawn By.	Scale.	Date.	Chk'd By.
A S	1:2500 @ A1	27/08/2021	S M

ALBION LAND

Drawing No.
20005 - TP - 002   Rev.

N

—— SITE BOUNDARY

—— LAND THE SUBJECT OF SEPARATE APPLICATION

BUILD ZONE

FALLS TO SUIT EXISTING TOPOGRAPHY

SOFT LANDSCAPING

+000.00 PROPOSED SITE LEVELS AOD

Notes:
Proposed footpaths / cycleways to merge with agreed s278 works and estate design.
SSL denotes Structural Slab Level.
SSL to be defined at RMA stage.

Maximum proposed ridge height 23m from SSL

Maximum proposed ridge height 23m from SSL

Maximum proposed ridge height 23m from SSL

+123.85
+124.25
+123.85
+124.25
+121.50
+121.85
+120.50
+119.00
+118.00
+122.25
+118.55
+117.75
+116.50
+113.50

Rev	Description	Chk	Date

Project Title.

JUNCTION 10 M40

Drawing Title.

PARAMETER PLAN 02
BUILDING HEIGHTS

Drawing Status.

TOWN PLANNING

Scale.

0 20   metres   200

Drawn By.	Scale.	Date.	Chk'd By.
A S	1:2500 @ A1	27/08/2021	S M

ALBION LAND
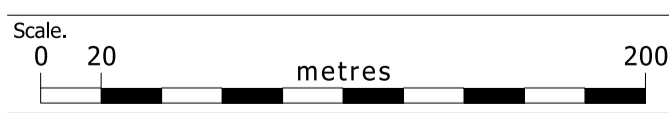
Drawing No.	Rev.
20005 - TP - 003	-

N

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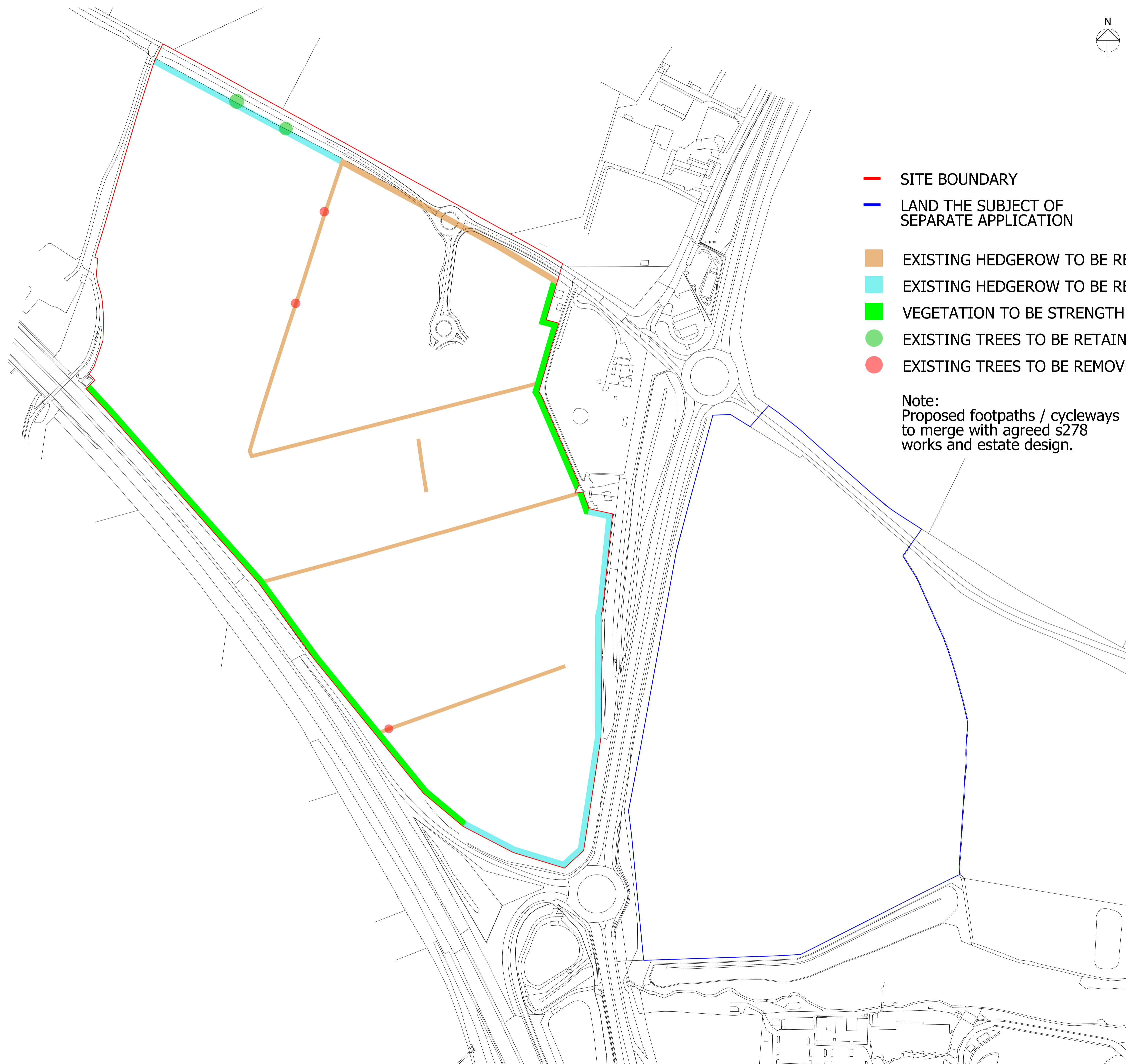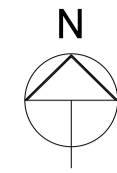
— SITE BOUNDARY

— LAND THE SUBJECT OF SEPARATE APPLICATION

■ EXISTING HEDGEROW TO BE REMOVED

■ EXISTING HEDGEROW TO BE RETAINED & ENHANCED

■ VEGETATION TO BE STRENGTHENED

● EXISTING TREES TO BE RETAINED

● EXISTING TREES TO BE REMOVED

Note:
Proposed footpaths / cycleways
to merge with agreed s278
works and estate design.

Rev	Description	Chk	Date

Project Title.

JUNCTION 10 M40

Drawing Title.

**PARAMETER PLAN 03
VEGETATION RETENTION
& REMOVAL**

Drawing Status.

TOWN PLANNING

Scale. 0 20 metres 200			
Drawn By.	Scale.	Date.	Chk'd By.
A S	1:2500 @ A1	27/08/2021	S M

ALBION LAND

Drawing No.	Rev.
20005 - TP - 004	-

N
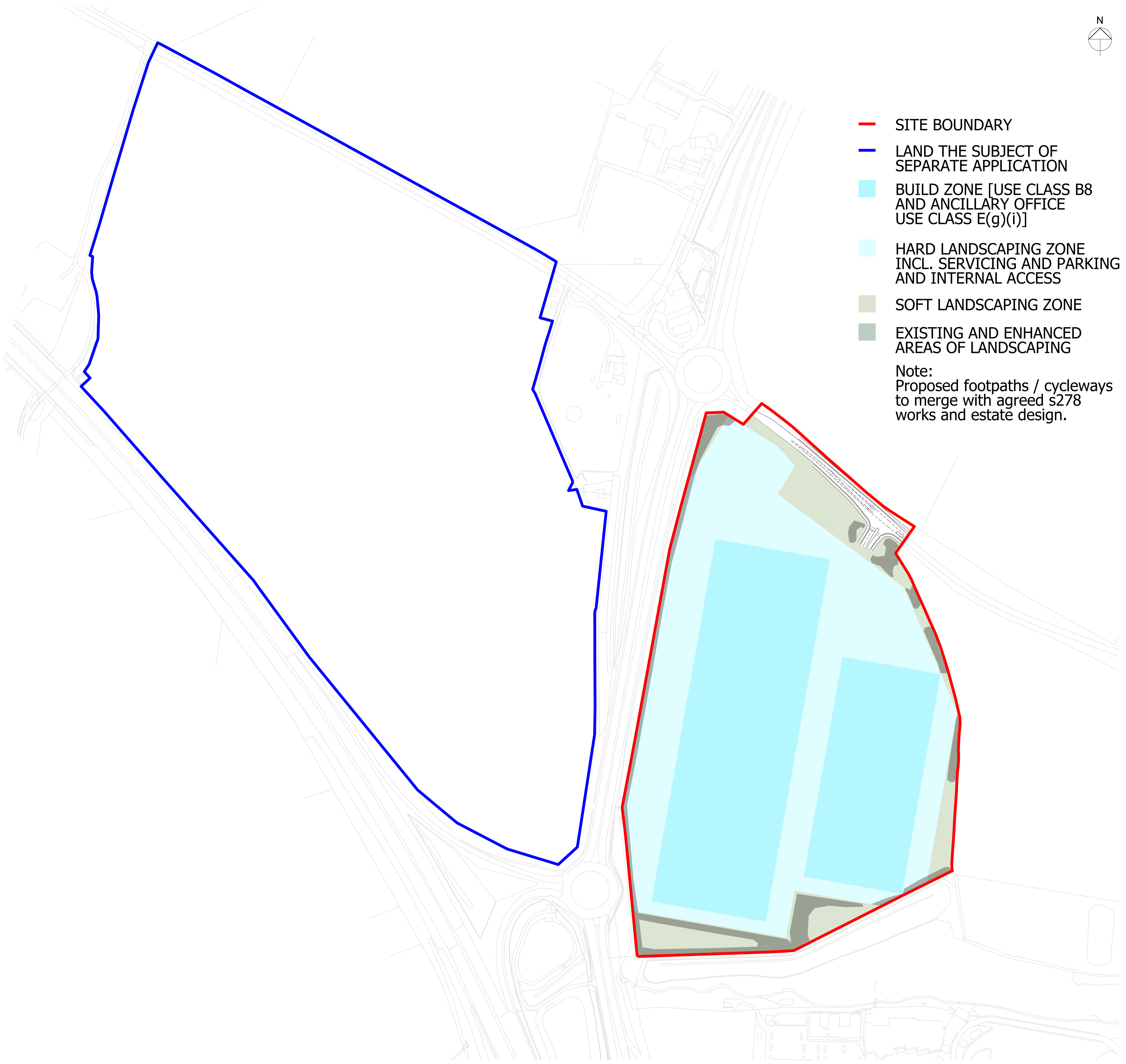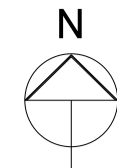
— SITE BOUNDARY

— LAND THE SUBJECT OF SEPARATE APPLICATION

BUILD ZONE [USE CLASS B8 AND ANCILLARY OFFICE USE CLASS E(g)(i)]

HARD LANDSCAPING ZONE INCL. SERVICING AND PARKING AND INTERNAL ACCESS

SOFT LANDSCAPING ZONE

EXISTING AND ENHANCED AREAS OF LANDSCAPING

Note:
Proposed footpaths / cycleways to merge with agreed s278 works and estate design.

Rev	Description	Chk	Date
A	Eastern Site - Entry from B4100 updated	SM	04/12/2023

Project Title.
JUNCTION 10 M40

Drawing Title.
PARAMETER PLAN 06
LAND USE

Drawing Status.
TOWN PLANNING

Scale.
0   20   metres   200

Drawn By.	Scale.	Date.	Chk'd By.
A S	1:2500 @ A1	27/08/2021	S M

ALBION LAND

Drawing No.
20005 - TP - 008   Rev. A

N

─── SITE BOUNDARY

─── LAND THE SUBJECT OF SEPARATE APPLICATION

▇ BUILD ZONE

▇ FALLS TO SUIT EXISTING TOPOGRAPHY

▇ SOFT LANDSCAPING

+000.00 PROPOSED SITE LEVELS AOD

Notes:
Proposed footpaths / cycleways to merge with agreed s278 works and estate design.
SSL denotes Structural Slab Level.
SSL to be defined at RMA stage.

+116.80
+114.00
+115.00
+115.00
+114.00
+115.25
+114.00
+112.1
+114.30
+114.00
+110.00

Maximum proposed ridge height 23m from SSL

Maximum proposed ridge height 23m from SSL

Rev	Description	Chk	Date
A	Eastern Site - Entry from B4100 updated	SM	04/12/2023

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Chartered Practice

Project Title.
JUNCTION 10 M40

Drawing Title.
PARAMETER PLAN 07
BUILDING HEIGHTS

Drawing Status.
TOWN PLANNING

Scale.
0 20 metres 200

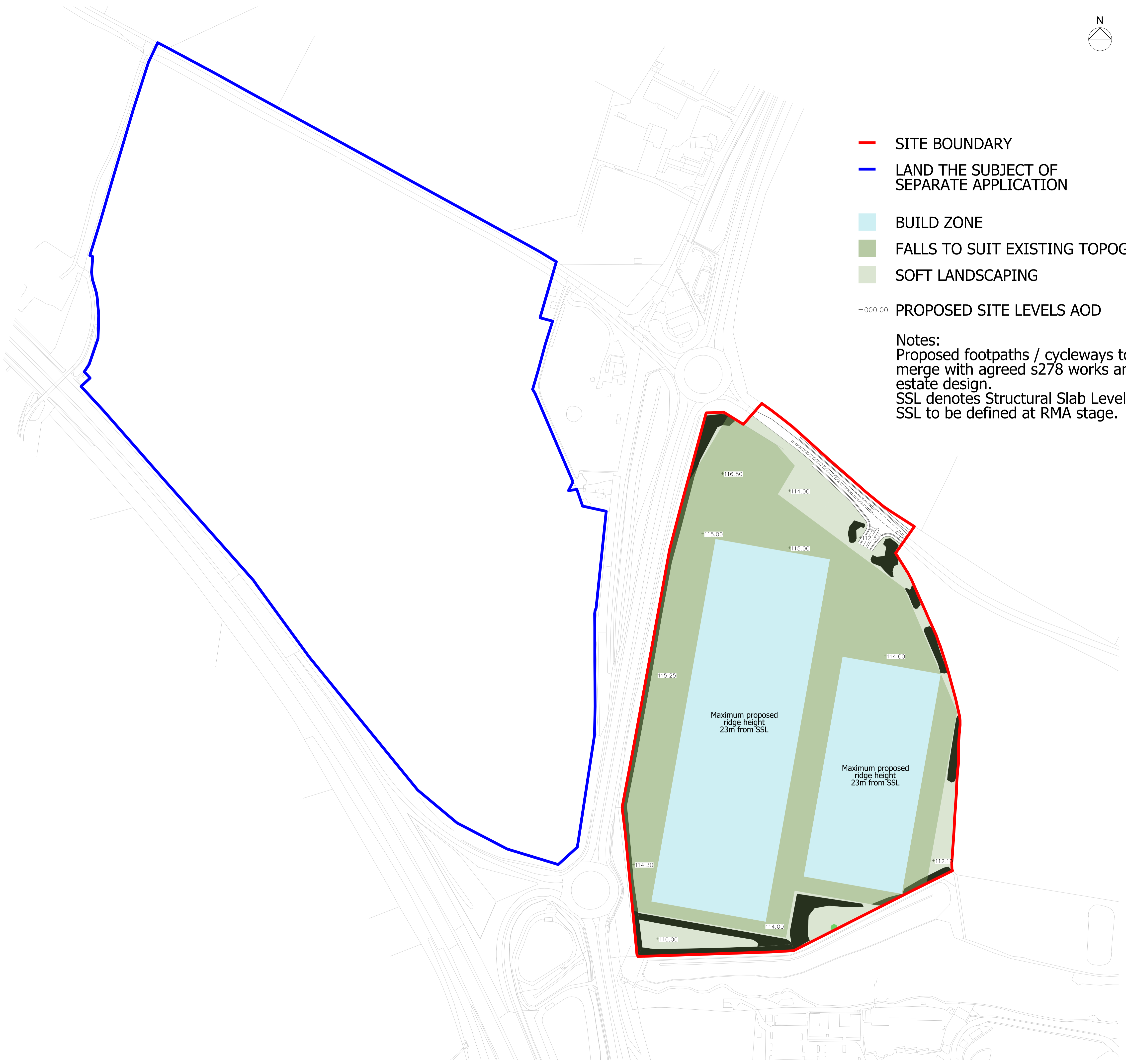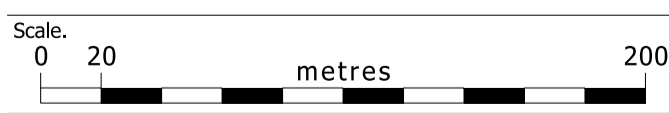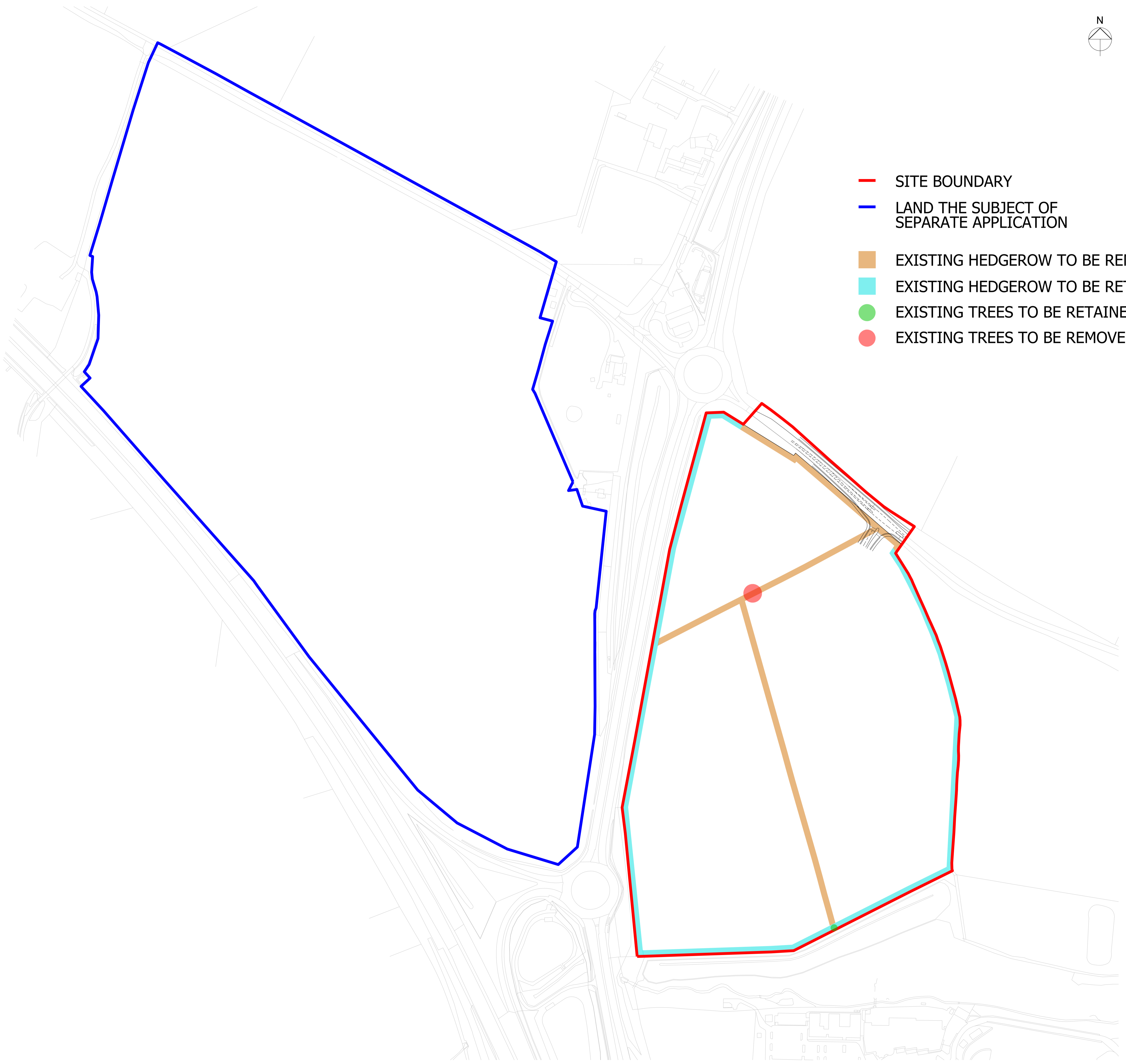| Drawn By.	Scale.	Date.	Chk'd By.
A S	1:2500 @ A1	27/08/2021	S M

ALBION LAND

Drawing No. 20005 - TP - 009 **Rev.** A
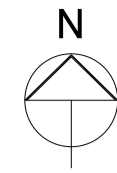
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N

—— SITE BOUNDARY

—— LAND THE SUBJECT OF
SEPARATE APPLICATION

EXISTING HEDGEROW TO BE REMOVED

EXISTING HEDGEROW TO BE RETAINED & ENHANCED

EXISTING TREES TO BE RETAINED

EXISTING TREES TO BE REMOVED

A	Eastern Site - Entry from B4100 updated	SM	04/12/2023
Rev	Description	Chk	Date

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Project Title.
JUNCTION 10 M40

Drawing Title.
PARAMETER PLAN 08
VEGETATION RETENTION
& REMOVAL

Drawing Status.
TOWN PLANNING

Scale.
0   20   200
metres

Drawn By.	Scale.	Date.	Chk'd By.
C S	1:2500 @ A1	27/08/2021	S M

ALBION LAND

Drawing No.
20005 - TP - 010

Rev.
A

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A	Entry to the Eastern Parcel updated		SM	05/12/2023
Rev	Description		Chk	Date

Project Title.
JUNCTION 10 M40

Drawing Title.
ILLUSTRATIVE MASTERPLAN

Drawing Status.
TOWN PLANNING

Scale.
0   20   metres   200

Drawn By.	Scale.	Date.	Chk'd By.
S K	1:2500 @ A1	20/09/2021	C S

ALBION LAND

Drawing No.	Rev.
20005 - TP - 020	A