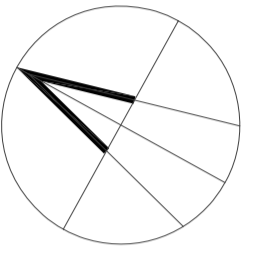


NOTES:
 BASED ON OS MAP REPRODUCED BY PERMISSION OF CONTROLLER OF HM STATIONARY OFFICE (c) CROWN COPYRIGHT
 COPYRIGHT RESERVED
 DO NOT USE ELECTRONIC VERSIONS OF THIS DRAWING TO DETERMINE DIMENSIONS UNLESS SPECIFICALLY AUTHORISED BY MICHAEL SPARKS ASSOCIATES
 IF USING AN ELECTRONIC VERSION OF THIS DRAWING FIGURED DIMENSIONS TAKE PRECEDENCE AND NOTIFY MICHAEL SPARKS ASSOCIATES OF ANY DISCREPANCIES



REV	DATE	NOTE	DRAW	CHECK
A	Nov 2016	Blue Line changed	DK	AW
-	MAY 2014	First issue	DK	AW

MICHAEL SPARKS ASSOCIATES
CHARTERED ARCHITECTS
 11 PLATO PLACE
 STATIONS ROAD
 LONDON SW6 4TU
 TELEPHONE 020 7736 6162
 FAX 020 7736 3898
 www.msa-architects.co.uk



PROLOGIS

TITLE
 SITE C, PROLOGIS PARK, RYTON

DRAWING
 PLOT C
 SITE LOCATION PLAN

CLIENT
 PROLOGIS UK LTD

DATE SEPT 2016	SCALE 1:1250 @ A1	DRAWN DK
	STATUS PLANNING	CHECKED AW

DRAWING NUMBER
 30714-PL-110A

01
110
SITE LOCATION PLAN
 1:1250



Main Access

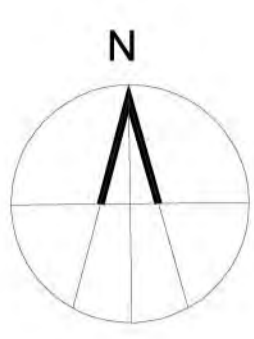
Footpath retained on current alignment

CORE DEVELOPMENT ZONE
 Max. floor area: 48,750 square metres
 Max. number of buildings: 2
 Max. height to roof ridge: 15 metres
 Accommodating the following uses:
 B2 (General Industrial)
 B8 (Storage and Distribution)
 Including ancillary offices

WILDLIFE AND LANDSCAPE AREA

PROPOSED PARAMETERS PLAN R16/2561

NOTES:
 BASED ON OS MAP REPRODUCED BY PERMISSION OF CONTROLLER OF HM STATIONARY OFFICE (c) CROWN COPYRIGHT
 COPYRIGHT RESERVED
 DO NOT USE ELECTRONIC VERSIONS OF THIS DRAWING TO DETERMINE DIMENSIONS UNLESS SPECIFICALLY AUTHORISED BY MICHAEL SPARKS ASSOCIATES
 IF USING AN ELECTRONIC VERSION OF THIS DRAWING FIGURED DIMENSIONS TAKE PRECEDENCE AND NOTIFY MICHAEL SPARKS ASSOCIATES OF ANY DISCREPANCIES



- KEY:**
- APPLICATION BOUNDARY
 - CORE DEVELOPMENT AREA
 - OUTER DEVELOPMENT AREA
 - LANDSCAPING AREA
 - WILDLIFE AREA
 - FOOTPATH CORRIDOR
 - SCHOOL CONSERVATION AREA
 - MAIN VEHICULAR ACCESS
 - PEDESTRIAN/CYCLE ACCESS

B	14 Nov 2016	Note added	DK	AW
A	28 Oct 2016	NW corner revised	DK	AW
-	Oct 2016	First issue	DK	AW
REV	DATE	NOTE	DRAW	CHECK

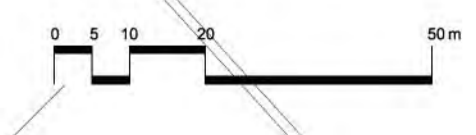
MICHAEL SPARKS ASSOCIATES
 CHARTERED ARCHITECTS
 11 PLATO PLACE
 ST. DIONIS ROAD
 LONDON, E9W 4TU
 TELEPHONE 020 7736 6162
 FAX 020 7736 3896
 www.msa-architects.co.uk

PROLOGIS

TITLE
SITE C, PROLOGIS PARK, RYTON
 DRAWING
**PLOT C
 PARAMETERS PLAN**
 CLIENT
PROLOGIS UK LTD

DATE	SCALE	DRAWN
OCT 2016	1:1250 @ A1	DK
	STATUS	CHECKED
	PLANNING	AW

DRAWING NUMBER
30714-PL-112B





APPROVED PARAMETERS PLAN R14/2236

CORE DEVELOPMENT ZONE

Max. floor area: 48,750 square metres
 Max. number of buildings: 2
 Max. height to roof ridge: 15 metres

Accommodating the following uses:
 B2 (General Industrial)
 B8 (Storage and Distribution)
 Including ancillary offices

WILDLIFE AND LANDSCAPE AREA

NOTES:
 BASED ON OS MAP REPRODUCED BY PERMISSION OF CONTROLLER OF HM STATIONARY OFFICE (c) CROWN COPYRIGHT
 COPYRIGHT RESERVED
 DO NOT USE ELECTRONIC VERSIONS OF THIS DRAWING TO DETERMINE DIMENSIONS UNLESS SPECIFICALLY AUTHORISED BY MICHAEL SPARKS ASSOCIATES
 IF USING AN ELECTRONIC VERSION OF THIS DRAWING FIGURED DIMENSIONS TAKE PRECEDENCE AND NOTIFY MICHAEL SPARKS ASSOCIATES OF ANY DISCREPANCIES



- KEY:**
- APPLICATION BOUNDARY
 - CORE DEVELOPMENT AREA
 - OUTER DEVELOPMENT AREA
 - LANDSCAPING AREA
 - WILDLIFE AREA
 - FOOTPATH CORRIDOR
 - SCHOOL CONSERVATION AREA
 - MAIN VEHICULAR ACCESS
 - PEDESTRIAN/CYCLE ACCESS

REV	DATE	NOTE	DRAWN	CHECK
C	02/11/2014	Regulate boundary changes	DK	AW
B	02/11/2014	Access changed	DK	AW
A	MAY 2014	Note added	DK	AW
-	MAY 2014	Final issue	DK	AW

MICHAEL SPARKS ASSOCIATES

TITLE
SITE C, PROLOGIS PARK, RYTON
 DRAWING
PLOT C - APPLICATION J
PARAMETERS PLAN
 CLIENT
PROLOGIS UK LTD

DATE MAY 2014	SCALE 1:1250 @ A1	DRAWN DK
	STATUS PLANNING	CHECKED AW

DRAWING NUMBER
30714-PL-102C



- SITE BOUNDARY**
(16.69ha 41.24ac)
- CORE DEVELOPMENT AREA**
BUILDINGS, PARKING, YARD AND CIRCULATION (5.00ha 12.36ac)
- OUTER DEVELOPMENT AREA**
PARKING, YARD AND CIRCULATION (3.69ha 9.12ac)
- LANDSCAPE BUFFER**
(3.97ha 9.81ac)
- THE DELL NATURE RESERVE**
(2.77ha 6.84ac)
- POTENTIAL SCHOOL NATURE CONSERVATION SITE**
(0.26ha 0.65ac)
- FOOTPATH CORRIDOR**
(0.87ha 2.12ac)
- ACCESS CORRIDOR**
EMERGENCY, EMPLOYEES CYCLE/ PEDESTRIAN ONLY (0.13ha 0.34ac)

REVISION A:
Amendment to emergency access and surrounding uses
HNA/19-09-2013

REVISION B:
Minor amendment to site boundary
HNA/15-10-2013

© Vincent & Gorbng Limited

PROJECT TITLE
**Land at Ryton: Site C
Employment Development**

DRAWING TITLE
Development parameters

SCALE	DATE	CHECKED
1:2500	JUNE 2013	
	DRAWN	DATE
	HNA	

PROJECT No.	N	
5004	2013	B

VINCENT AND GORBING
CHARTERED ARCHITECTS AND TOWN PLANNERS
STERLING COURT NORTON ROAD STEVENAGE HERTS
TELEPHONE: 01438 316331 FAX:01438 722035



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.

Notes

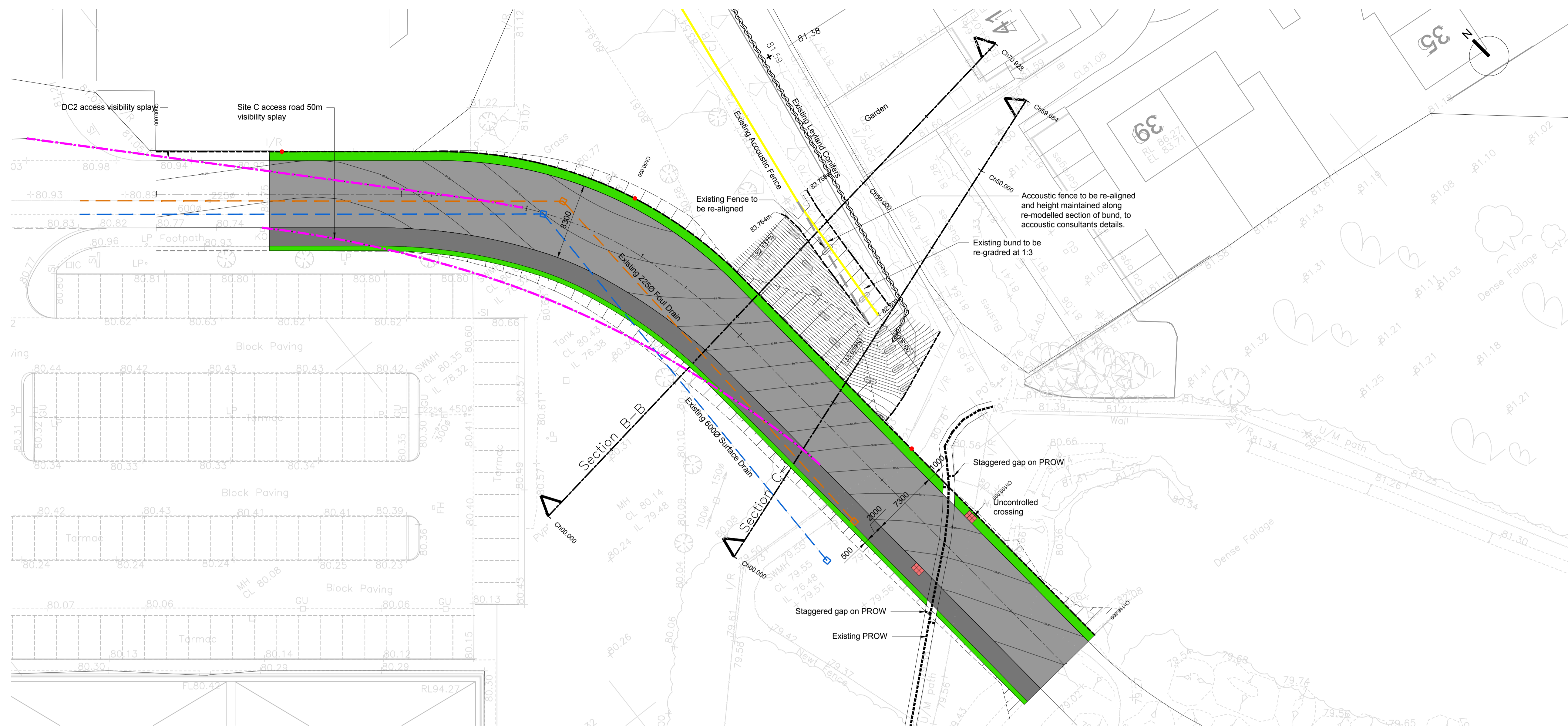
1. This drawing has been prepared in accordance with the scope of RPS's appointment with its client and is subject to the terms and conditions of that appointment. RPS accepts no liability for any use of this document other than by its client and only for the purposes for which it was prepared and provided.
2. If received electronically it is the recipient's responsibility to print to correct scale. Only written dimensions should be used.
3. This drawing should be read in conjunction with all other relevant drawings and specifications.
4. Sections locations as shown on CAD file S1629-01A-02A-03A-04.dwg, NJC Surveys 16.11.2016

Key

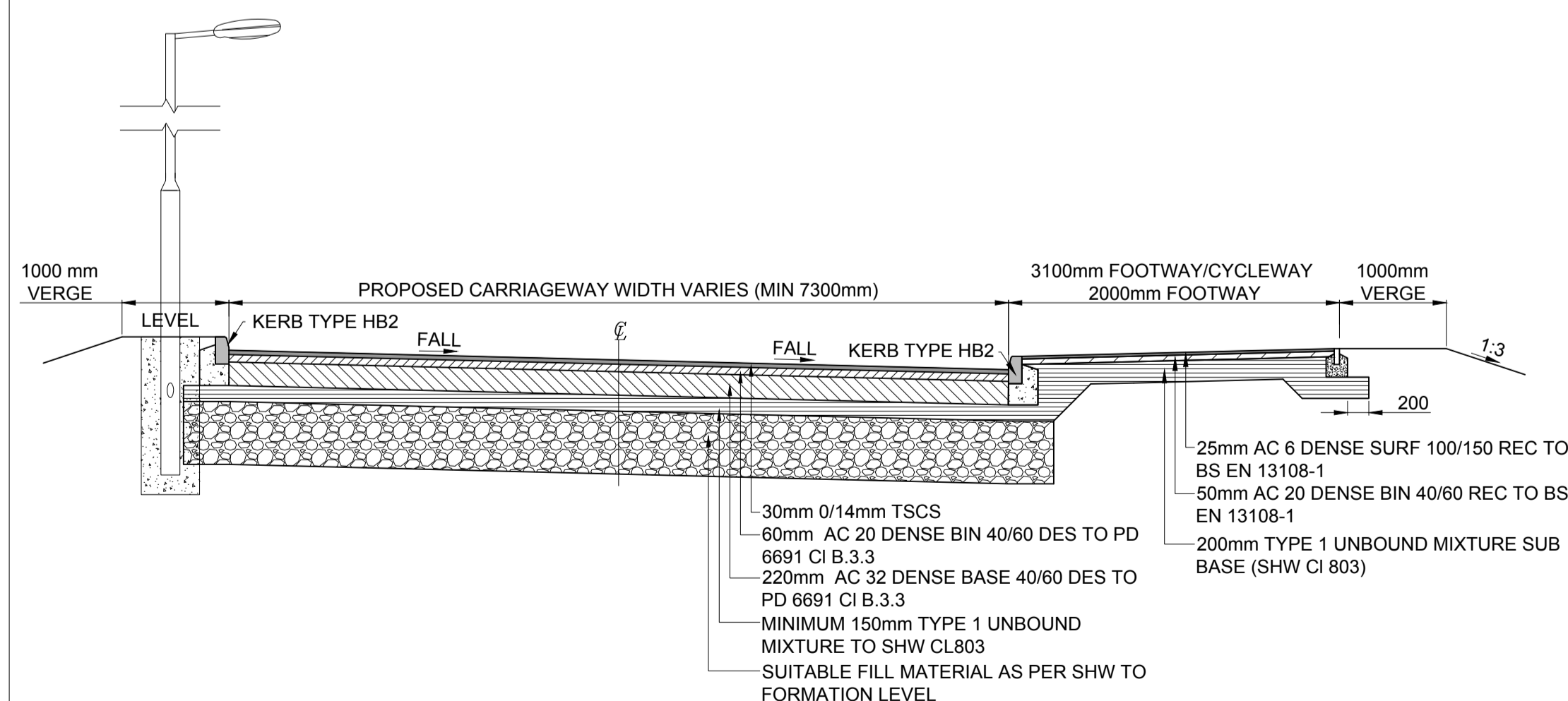
- Area of Carriageway Construction
30mm 0/14mm TS/CS
60mm AC 20 dense bin 40/60 DES to PD 6691 CI B.3.3
220mm AC 32 dense base 40/60 DES to PD 6691 CI B.3.3
Minimum 150mm Type 1 unbound mixture to SHW CL803
Suitable fill material as per SHW to formation level
- Area of Footway Construction
25mm AC 6 dense surf 100/150 REC to BS EN 13108-1
50mm AC 20 dense bin 40/60 REC to BS EN 13108-1
200mm Type 1 unbound mixture sub base (SHW CI 803)
- Area of Verge
- Existing levels to back of bund taken from Faber Maunsell Pre-demolition Survey in 2006.
- Tactile Paving
- Indicative street lighting on eastern verge, directed away from housing

Section Legend:

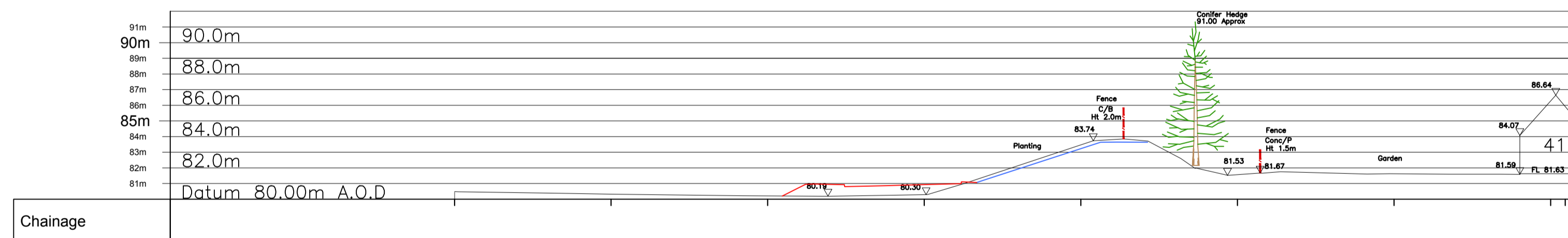
- Existing Ground
- Proposed Access Road
- Proposed Bund



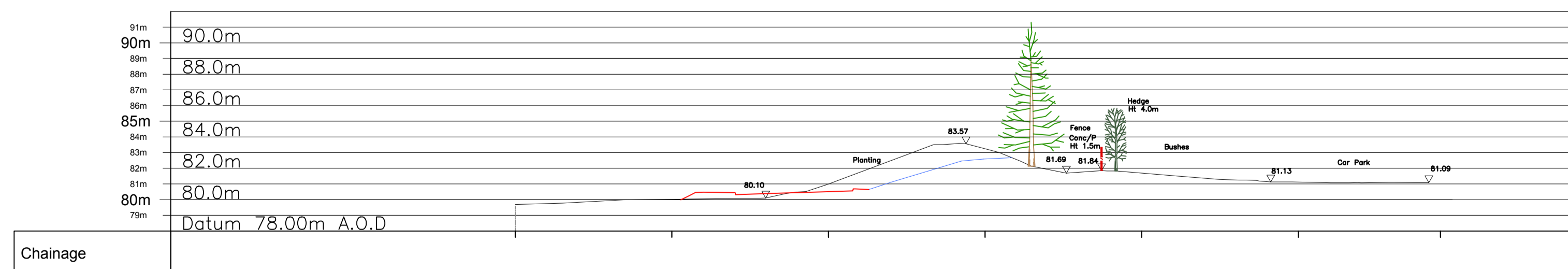
Plan On Site C Access Road
Scale 1:250



Typical Section on Access Road
Scale 1:50



Section B-B: Access Road and Proposed Bund
Scale 1:250



Section C-C: Access Road and Proposed Bund
Scale 1:250

B	Street lighting shown on Layout	JRD	JC	02.12.16
A	Bund earthworks and sections added	JRD	SC	28.11.16
Rev	Description	By	Ckd	Date



Sherwood House, Sherwood Avenue,
Newark, Nottinghamshire, NG24 1QQ
T: 01636 605 700 E: rpsnewark@rpsgroup.com

Client



Project Prologis, Ryton Site C

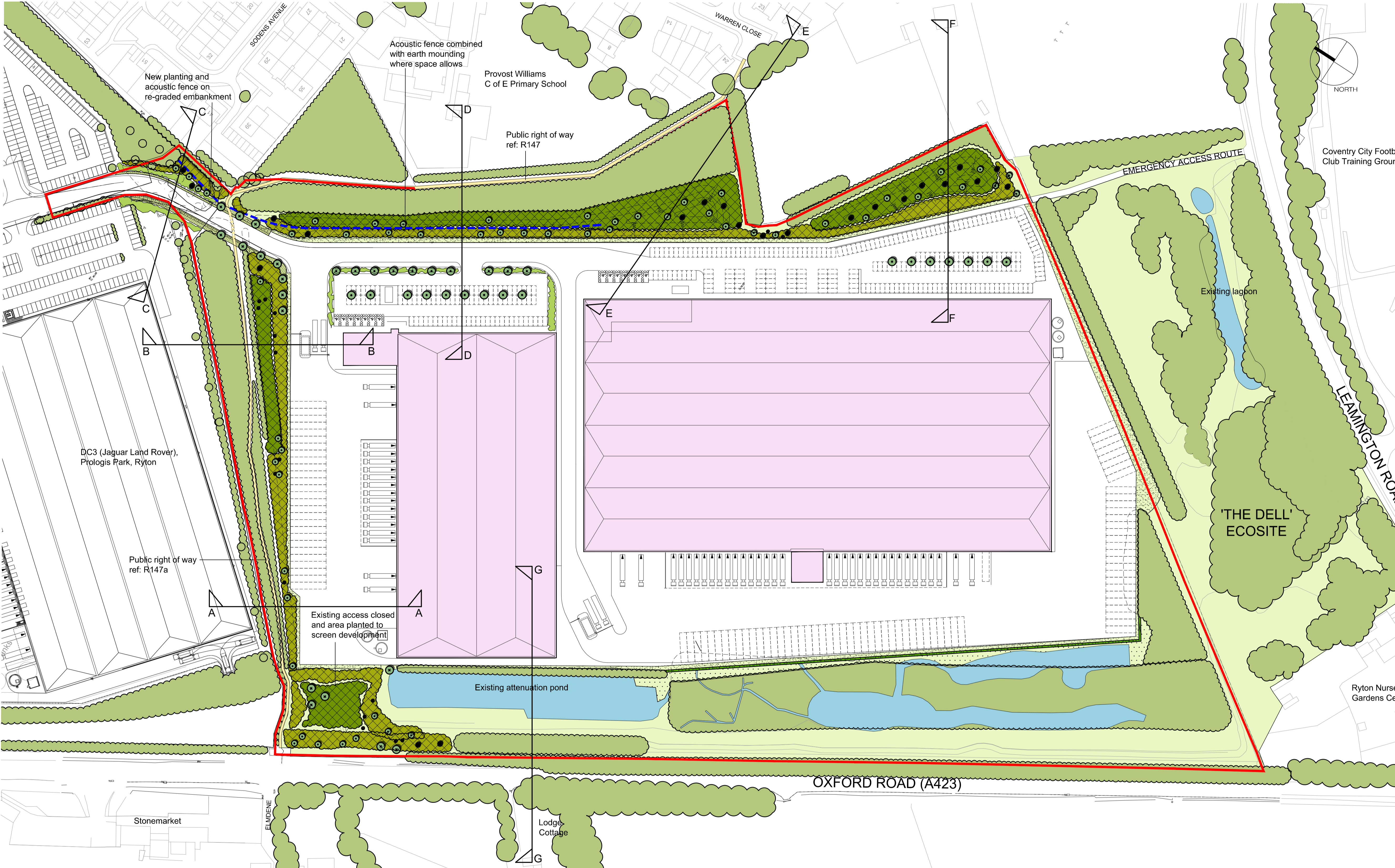
Title Site C Access Road
General Arrangement &
Constraints

Status	Scale	Date Created
Preliminary	1:250 @A1	November 2016
Project Leader	Drawn By	Checked by
JKC	RB	JDC

Document Number	Revision	Subsidiary
NK017773-RPS-SI-DR-C-SK0750	B	S0
Project Number	Originator	Zone

NOTES
Site layout is based upon Michael Sparks Associates drawing 'Plot C, Application J: Parameter Plan', drawing reference: '30714-PL-102C' Received 21-10-14.

- KEY**
- EXISTING VEGETATION TO BE RETAINED
 - EXISTING PLANTING TO BE REMOVED
 - EXTRA HEAVY STANDARD TREES (Tree pit size: 1500x1500x900mm backfilled with topsoil) 18-20cm stem girth 4.5-5.5m height 1.8-2.1m clear stem Rootballed
 - Ac Acer campestre
 - Cc Corylus colurna
 - EXTRA HEAVY STANDARD TREES (Tree pit size: 1000x1000x750mm backfilled with topsoil) 14-16cm girth 4.25-5.0m height 1.8-2.1m clear stem Rootballed
 - Ac Acer campestre 'Streetwise'
 - Bu Betula utilis jaquemonti
 - HEAVY STANDARD TREES (Tree pit size: 1000x1000x750mm backfilled with topsoil) 12-14cm stem girth 3.5-4.25m height 1.8-2.1m clear stem Root wrapped
 - Bp Betula pendula
 - Ag Alnus glutinosa
 - Qr Quercus robur
 - PROPOSED CONIFER TREES (Tree pit size: 1000x1000x750mm backfilled with topsoil) 2.5-3.0m height Rootballed
 - Ps Pinus sylvestris
 - PROPOSED MULTI-STEM TREES (Tree pit size: 1000x1000x750mm backfilled with topsoil) 2.5-3.0m height 5x transplanted Rootballed
 - Bp Betula pendula
 - FEATHERED TREES 1.75-2.0m height 2x transplanted Well furnished with lateral shoots to base Root wrapped
 - Ac Acer campestre
 - Ag Alnus glutinosa
 - Bp Betula pendula
 - PROPOSED ORNAMENTAL HEDGEROW (450mm depth of topsoil) Planted at 450mm centres in a double staggered row. Rows to be 500mm apart.



PROPOSED INDIGENOUS HEDGEROW
(300mm depth of topsoil)
Planted at 450mm centres in a double staggered row. Rows to be 500mm apart. Transplants planted in groups of 4-7 of the same species.

%	Species	Common Name	Size	Age	Root
60%	Acer campestre	Field Maple	400-600mm 1+1	OG	
10%	Carpinus betulus	Hornbeam	400-600mm 1+1	OG	
5%	Corylus avellana	Hazel	400-600mm 1+1	OG	
10%	Crataegus monogyna	Hawthorn	400-600mm 1+1	OG	
5%	Ilex aquifolium	Holly	400-600mm	3L	
5%	Rosa canina	Dog Rose	400-600mm 1+1	OG	
5%	Ligustrum vulgare	Wild Privet	400-600mm 1+1	OG	

PROPOSED WOODLAND MIX PLANTING
(300mm depth of topsoil)
Where woodland or thicket is planted next to a hard surface/kerb/fence, it should be positioned 1m from the edge.

Feathered trees planted in single species groups of 3-5 at 3m apart and 3m from extra heavy standard trees. Shrubs to be planted in groups of 7-15 of the same species on a 1.5m grid.

%	Species	Common Name	Supply Size
6%	Quercus robur	Sessle Oak	900-1200mm
4%	Alnus glutinosa	Alder	1200-1500mm
2%	Pinus sylvestris	Scots Pine	300-450mm 3L

%	Species	Common Name	Supply Size
8%	Acer campestre	Field Maple	400-600mm 1+1 OG
15%	Corylus avellana	Hazel	400-600mm 1+1 OG
15%	Cornus sanguinea	Dogwood	400-600mm 1+1 OG
10%	Crataegus monogyna	Hawthorn	400-600mm 1+1 OG
5%	Prunus spinosa	Blackthorn	400-600mm 1+1 OG
15%	Salix caprea	Goat Willow	400-600mm 1+1 OG
10%	Salix viminalis	Osier	400-600mm 1+1 OG
10%	Ulex europaeus	Gorse	400-600mm 1+1 OG

PROPOSED THICKET MIX PLANTING
(300mm depth of topsoil)
Where woodland or thicket is planted next to a hard surface/kerb/fence, it should be positioned 1m from the edge.

Transplants planted in groups of 7-15 of the same species on a 1.0m grid.

%	Species	Common Name	Size	Age	Root/Pot Size
7.5%	Acer campestre	Field Maple	400-600mm 1+1	OG	
10%	Alnus glutinosa	Alder	400-600mm 1+1	OG	
7.5%	Corylus avellana	Hazel	400-600mm 1+1	OG	
10%	Cornus sanguinea	Dogwood	400-600mm 1+1	OG	
10%	Crataegus monogyna	Hawthorn	400-600mm 1+1	OG	
10%	Cytisus scoparius	Broom	300-400mm 1+1	OG	
10%	Prunus spinosa	Blackthorn	400-600mm 1+1	OG	
15%	Salix caprea	Goat Willow	400-600mm 1+1	OG	
10%	Salix viminalis	Osier	400-600mm 1+1	OG	
10%	Ulex europaeus	Gorse	400-600mm 1+1	OG	

PROPOSED SPECIMEN SHRUBS
(450mm depth of topsoil)

Species	Supply Size	Pot Size
Amelanchier canadensis	1500-1750mm	25L
Miscanthus sinensis 'Gracillimus'	900-1200mm	15L
Phormium tenax 'Yellow Wave'	1000-1200mm	25L
Corylus avellana (Multistem)	900-1200mm	15L
Mahonia x media 'Winter Sun'	600-900mm	15L

PROPOSED TALL ORNAMENTAL SHRUB PLANTING
(450mm depth of topsoil)
Ultimate plant height is above 1m.

Species	Supply Size	Pot Size	Spacing
Cornus alba 'Sibirica'	400-600mm	2L	600mm cts
Cornus sanguinea	400-600mm	3L	600mm cts
Cotoneaster franchetti	600-800mm	3L	600mm cts
Corylus avellana	400-600mm	1+1 OG	750mm cts
Philadelphus 'Belle Etoile'	400-600mm	3L	600mm cts
Prunus lusitanica	600-800mm	3L	750mm cts
Salix purpureum	400-600mm	3L	600mm cts
Viburnum opulus	400-600mm	1+1 OG	750mm cts

PROPOSED LOW GROUND COVER PLANTING
(450mm depth of topsoil)
Ultimate plant height is below 1m.

Species	Supply Size	Pot Size	Spacing
Cotoneaster dammeri 'Coral Beauty'	300-400mm	2L	500mm cts
Euonymus fortunei 'Emerald Gaeley'	200-300mm	3L	450mm cts
Hebe alicicans 'Red Edge'	200-300mm	3L	450mm cts
Hedera helix 'Hibernica'	400-600mm	2L	400mm cts 3 stems
Hypericum x noserianum	300-400mm	3L	500mm cts
Lavandula angustifolia	200-300mm	3L	500mm cts
Lonicera nitida 'Maygreen'	300-400mm	3L	500mm cts
Luzula sylvatica		2L	350mm cts
Parthenocissus tricuspidata 'Veitchii'	600-800mm	3L	500mm cts
Persicaria affinis 'Darjeeling Red'	200-300mm	2L	450mm cts
Potentilla 'Red Ace'	200-300mm	3L	500mm cts
Rosa 'Kent'	300-400mm	3L	500mm cts
Rubus x Betty Ashburner	300-400mm	3L	500mm cts
Vinca minor 'Alba'	150-200mm	2L	350mm cts

- PROPOSED WILDFLOWER GRASS SEED AREAS (Cultivated subsoil to a depth of 150mm)
- PROPOSED CLOSE MOWN GRASS AREAS (150mm depth of topsoil)
- PROPOSED MEADOW GRASS AREAS (150mm depth of topsoil)
- SLOPE
- INDICATIVE CONTOUR LINES
- ACOUSTIC FENCE to be combined with earth mounding where possible
- APPLICATION BOUNDARY

ILLUSTRATIVE

REV NOTE DATE AUTH

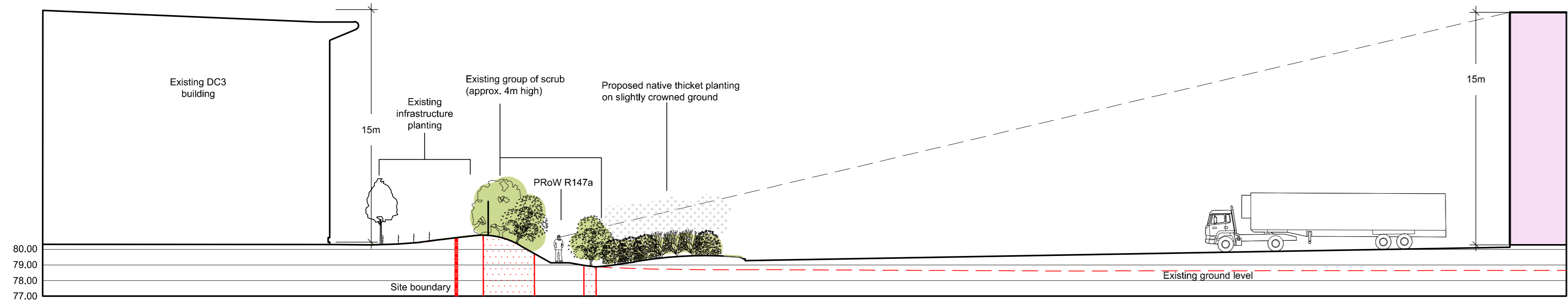
BCA BARRY CHINN
associates
Landscape Architects

CLIENT
 PROLOGIS

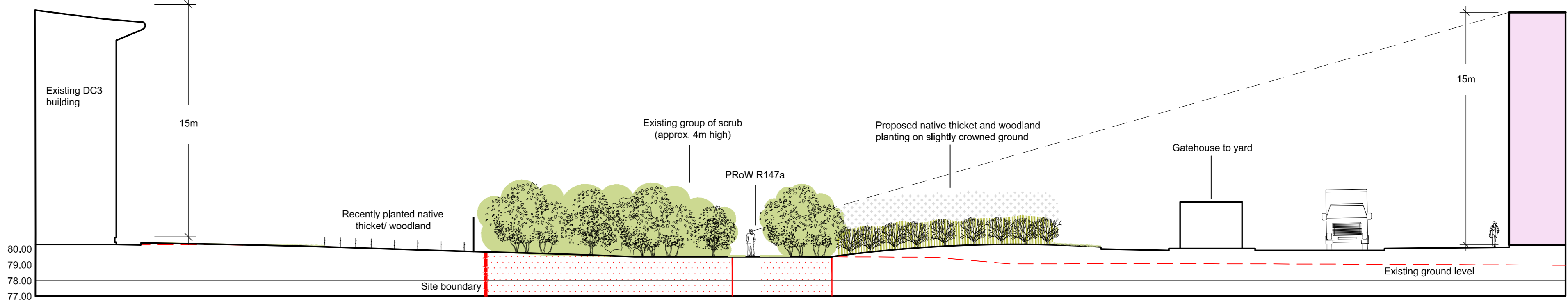
PROJECT
ZONE C, PROLOGIS PARK, RYTON

DRAWING
ILLUSTRATIVE LANDSCAPE PLAN - REVISED ACCESS

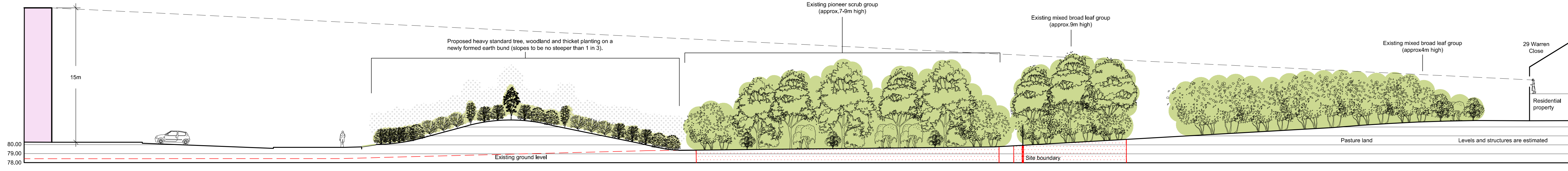
CONTRACT	1456/14	DRG NO.	
DATE	29-11-16	DRAWN	JP
ISSUE	Planning	CHECKED	DR
SCALE	1:1000	ORIG SHEET	A1
CAD FILE	1456-14-24 Illustrative Landscape Plan.dwg	REV	



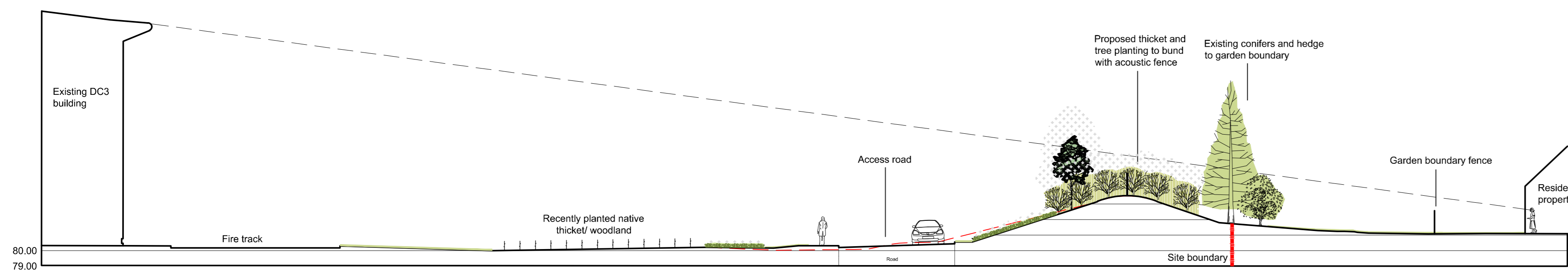
Section A-A'



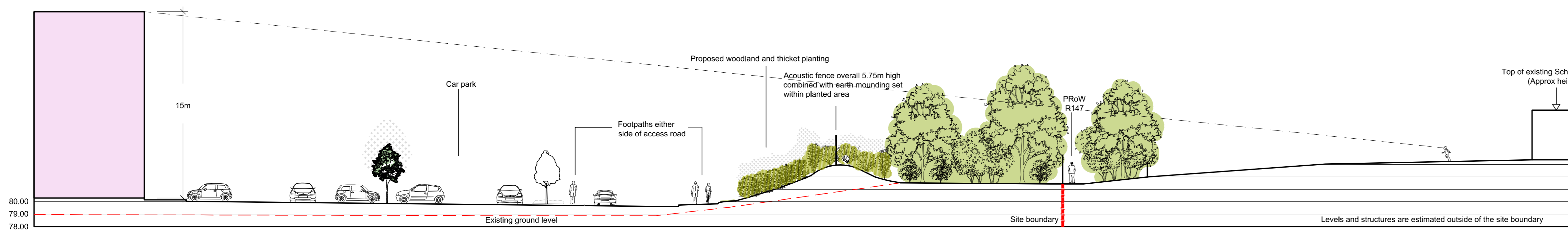
Section B-B'



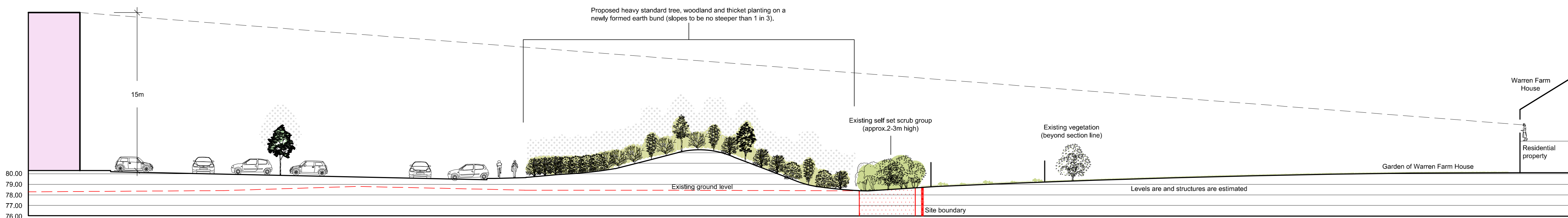
Section E-E'



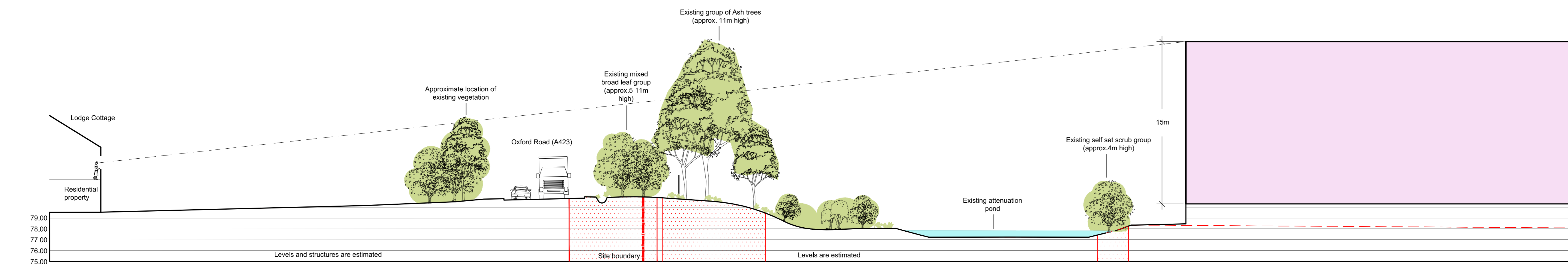
Section C-C'



Section D-D'



Section F-F'



Section G-G'

NOTES
Soil landscape proposals are indicative and are based upon Barry Chinn Associates 'Illustrative Landscape Plan' (drawing ref. 1456-14-24) and Michael Sparks Associates drawing 30714-FE-17C.
Proposed planting heights are approximate and estimated to be after 10 years growth, post implementation of the soft landscape scheme. The following criteria will affect the rate of establishment and growth of proposed trees and shrubs: rainfall, sun exposure and quality topsoil.
To be read alongside Barry Chinn Associates drawing Illustrative Landscape Plan (drawing ref. 1456-14-24).
Preliminary levels information (subject to detailed design) is based on the following drawings:
• OS Base Map
• 17562_2011 Existing Site Levels Survey.dwg
• RPS Drawing 1015 Road-010101.dwg
Existing vegetation information is based on the Midlands Tree Surveys pre-development tree survey, 'Site C, Prologis Ryton Pre Development Tree Survey' dated June 2014, site assessment and reviewing aerial photography from Google Maps.



SECTION LOCATION PLAN
Scale 1:2000

KEY:

- Indicates Feathered trees and expected size after ten years growth
- Indicates areas of native thicket planting and expected size after five and ten years growth
- Road construction area in accordance with BS6837:2012 (refer to Midland Tree Surgeons Pre-Development Tree Survey - June 2014)

ILLUSTRATIVE SECTIONS

BCA BARRY CHINN
associates
Landscape Architects

CLIENT
PROLOGIS

PROJECT
ZONE C, PROLOGIS PARK, RYTON-ON-DUNSMORE

DRAWING
ILLUSTRATIVE LANDSCAPE SECTIONS

CONTRACT	1456/14	DRG NO.	25	
DATE	28/11/16	DRAWN		JP
ISSUE	PLANNING	CHECKED		DR
SCALE	1:200	ORIG SHEET		A0
CAD FILE	1456-14-25 Illustrative Landscape Sections.dwg	REV		

Unit DC3 - Jaguar Land Rover

Intended Access Road Location



Site C

Unit
DC3

Footpath
R147a

Location of Intended Access Road



Unit DC3

Site C

Footpath R147a

11/12/2014 09:58

Intended Access Road

Site C

Warren
Close

Footpath
R147

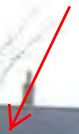
11/12/2014 10:11

Wharf Farm

Site C



Wharf Farm



Site C

Warren Fields
(Potential Housing Site)

11/12/2014 10:09