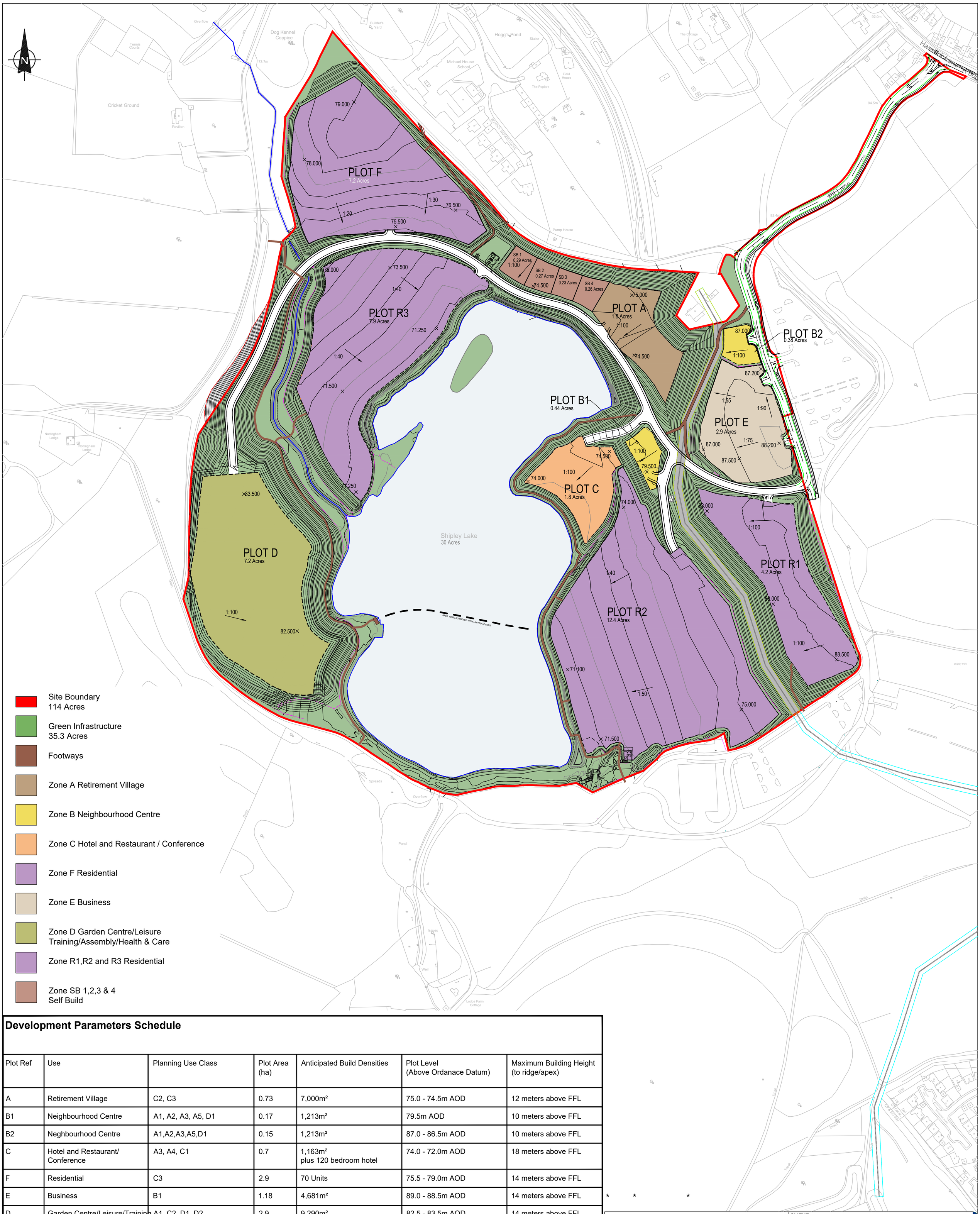

Development Parameters Schedule

Plot Ref	Use	Planning Use Class	Plot Area (ha)	Anticipated Build Densities	Plot Level (Above Ordanace Datum)	Maximum Building Height (to ridge/apex)
A	Retirement Village	C2, C3	0.73	7,000m²	75.0 - 74.5m AOD	12 meters above FFL
B1	Neighbourhood Centre	A1, A2, A3, A5, D1	0.17	1,213m²	79.5m AOD	10 meters above FFL
B2	Neghbourhood Centre	A1,A2,A3,A5,D1	0.15	1,213m²	87.0 - 86.5m AOD	10 meters above FFL
C	Hotel and Restaurant/ Conference	A3, A4, C1	0.7	1,163m² plus 120 bedroom hotel	74.0 - 72.0m AOD	18 meters above FFL
F	Residential	C3	2.9	70 Units	75.5 - 79.0m AOD	14 meters above FFL
E	Business	B1	1.18	4,681m²	89.0 - 88.5m AOD	14 meters above FFL
D	Garden Centre/Leisure/Training Assembly/Health & Care	A1, C2, D1, D2	2.9	9,290m²	82.5 - 83.5m AOD	14 meters above FFL
R1	Residential Phase 1	C3	1.7	48 units based on a density of 44 per Ha	88.5 - 88.0m AOD	9 meters above FFL
R2	Residential Phase 2	C3	5.0	124 units based on a density of 36.5 per Ha	74.59- 70.86m AOD	12 meters above FFL
R3	Residential Phase 3	C3	3.2	60 units based on a density of 30 per Ha	74.7 - 71.0m AOD	9 meters above FFL
SB	Self Build 1,2,3 & 4	C3	0.43	4 Units	74.5 - 80.0m AOD	9 meters above FFL

* FFL based upon 400mm above Plot Level

* * *

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CLIENT
WAYSTONE DEVELOPMENT LTD

PROJECT
Shipley Lakeside Development

DRAWING TITLE
SHIPLEY LAKESIDE DEVELOPMENT PARAMETERS PLAN

NOTES

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Do not scale off this drawing.
The Contractor and his sub-contractors are to verify all dimensions on site before making shop drawings or commencing manufacture.
The Contractor is to bring to the notice of Waystone Developments Ltd any discrepancies contained in this drawing prior to work commencement.

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CONTRACT	SCALE	DATE
300	1/2000@A1	04/01/2017
DRAWN BY	**CHECKED BY**	**APPROVED BY**
DT	DT/HMcL	HMcL

SL-DPP-MP-02 REV **N**