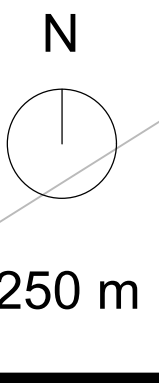
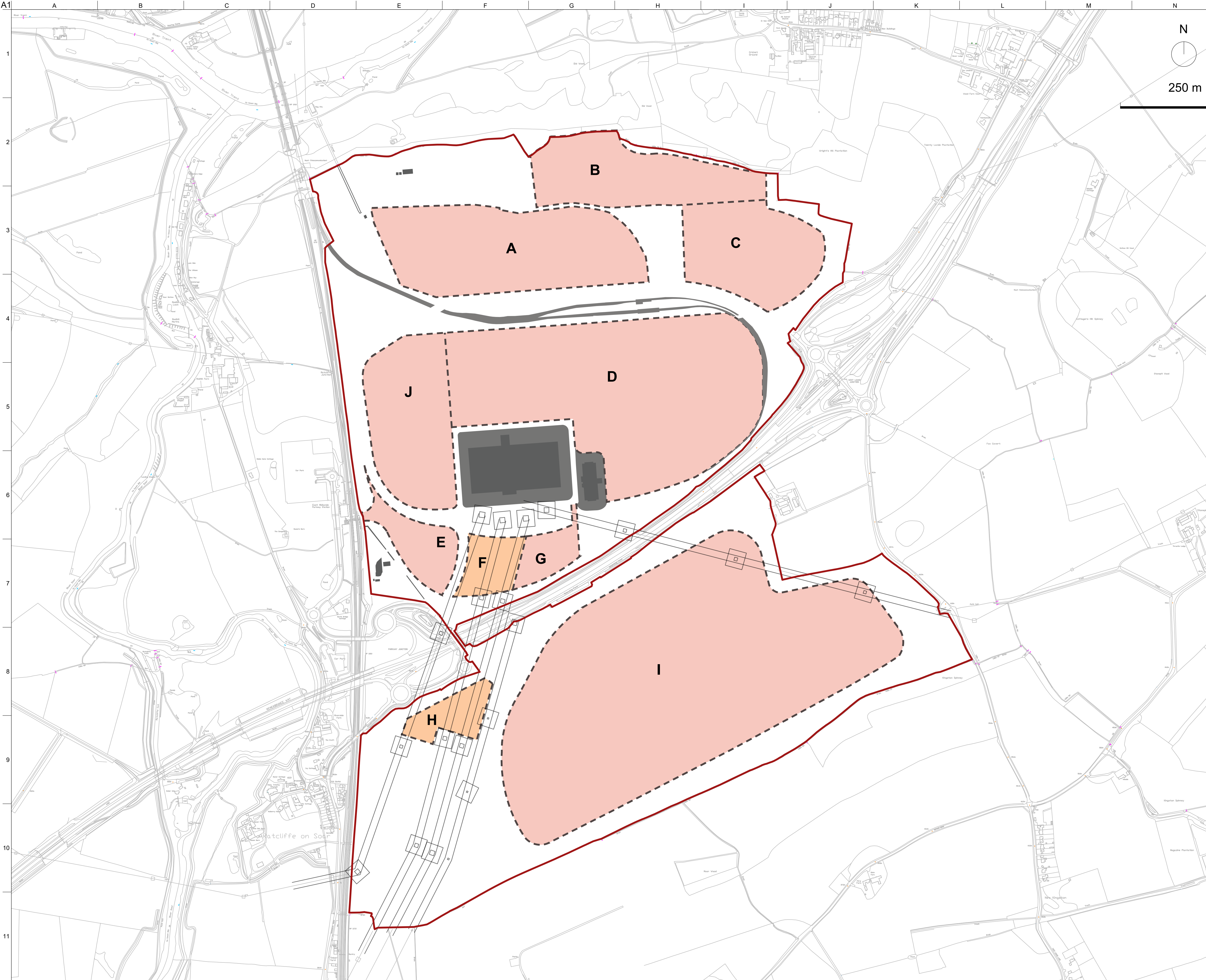


RATCLIFFE-ON-SOAR LOCAL DEVELOPMENT ORDER



PARAMETER PLANS

JULY 2022



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- Legend:**
- LDO Boundary
 - Existing retained plots
 - Existing pylons
 - Existing retained freight rail
 - Proposed development plots
 - Proposed surface level car park plots

*Plots labelled A to J as named and referred to in the Design Guide (document reference RBCLDO-ARUP-ZZ-XX-RP-A-0001) submitted with the LDO

Issue	Date: 20/06/22	By: MS	Chkd: DM	Appd: MR
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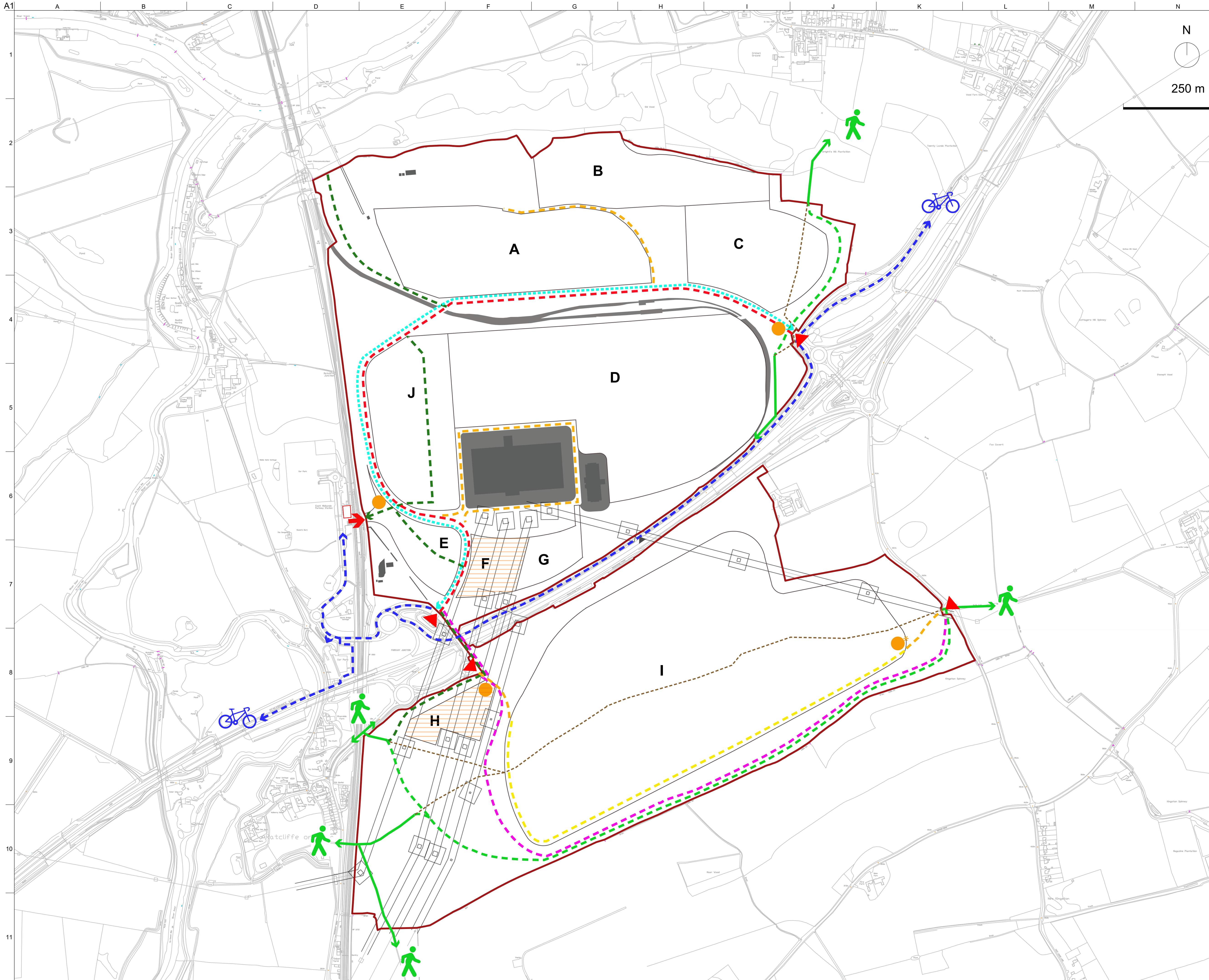
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www.arup.com

Client
Rushcliffe Borough Council

Job Title
Ratcliffe-on-Soar Local Development Order

Drawing Title
**Parameter Plans:
Development Plots**

Scale at A1 1:5000 (1:10000 at A3)	
Discipline Architecture	
Job No	Drawing Status
283253-03	FOR PLANNING
Drawing No	Issue
RBCLDO-ARUP-ZZ-XX-DR-A-0011	R2



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- Legend:**
- LDO Boundary
 - Existing retained plots
 - Existing pylons
 - Existing retained freight rail line
 - Proposed development plots
 - Existing retained site entrances
 - Existing access for construction purposes only (very occasional use); to be retained
 - East Midlands Parkway Station
 - Proposed direct pedestrian access from East Midlands Parkway Station
 - Primary vehicle route, with off-road shared footway/cycleway and integrated landscaping
 - Secondary vehicle route, with off-road shared footway/cycleway
 - Indicative vehicle route through development plot, with off-road footway/cycleway
 - Indicative route for diverted ProW.* Precise route to be coordinated with ecologists to mitigate negative impacts on landscape
 - Retained ProW
 - Closed ProW
 - Proposed new cycleway
 - Indicative network of pedestrian routes. Exact location to be coordinated with final location of buildings
 - Retained existing cycleway/footway
 - Area safeguarded for potential future connection to public tram
 - Mobility hub
 - Indicative mobility hub
 - Surface-level car parking plots**
- * Diversion will be subject to a formal application and approval under S257 of the Town & Country Planning Act 1990
- **As well as the dedicated parking Plots F and H, car parking is primarily to be provided on a plot-by-plot basis within the development plots

Issue	Date: 20/06/22	By: MS	Chkd: DM	Appd: MR
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Job Title
Ratcliffe-on-Soar Local Development Order

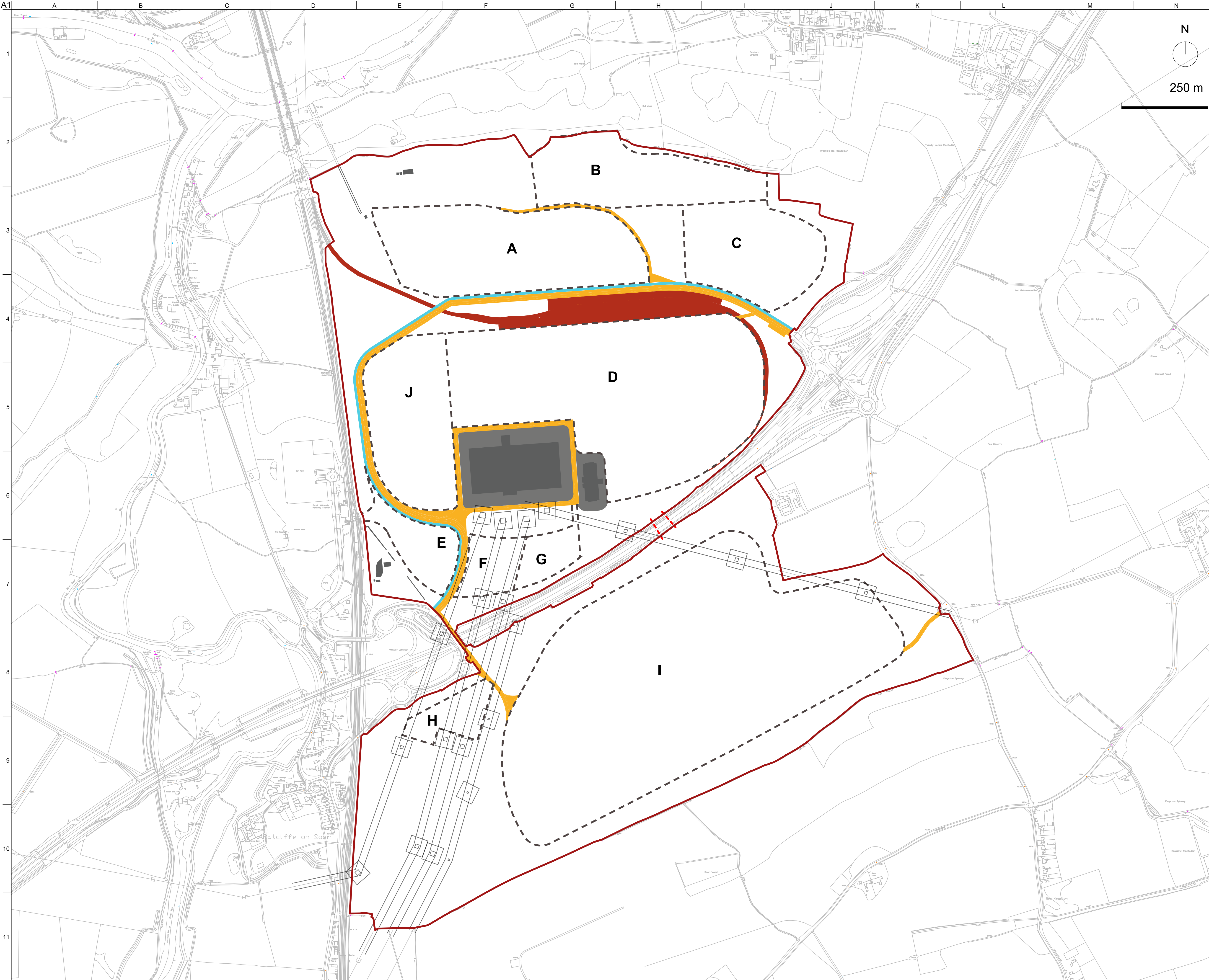
Drawing Title
**Parameter Plan:
Access and Circulation**

Scale at A1 1:5000 (1:10000 at A3)

Discipline **Architecture**

Job No **283253-03** Drawing Status **FOR PLANNING**

Drawing No **RBCLDO-ARUP-ZZ-XX-DR-A-0012** Issue **R3**



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- Legend:**
- LDO Boundary
 - Existing retained plots
 - Existing pylons
 - Proposed development plots
 - Areas for infrastructure (including roads, service corridors, landscaped pedestrian and cycle routes), and necessary mobility hubs as indicated on the Access and Circulation drawing (reference RBCLDO-ARUP-ZZ-XX-DR-A-0012)
 - Freight rail line and associated service/loading yards
 - Area safeguarded for potential future connection to public tram (currently proposed as landscape)
 - Proposed underground services that fall outside the LDO boundary, beneath the A453. For more information please refer to the following proposed services drawings:
 - RBCLDO-ARUP-ZZ-XX-DR-CU-0011 Proposed Potable Water Layout
 - RBCLDO-ARUP-ZZ-XX-DR-CU-0012 Proposed HV Electricity Layout
 - RBCLDO-ARUP-ZZ-XX-DR-CU-0013 Proposed Communication Ducting Layout
 - RBCLDO-ARUP-ZZ-XX-DR-CU-0014 Proposed Foul Drainage Layout

Issue Date: 20/06/22 By: MS Chkd: DM Appd: MR

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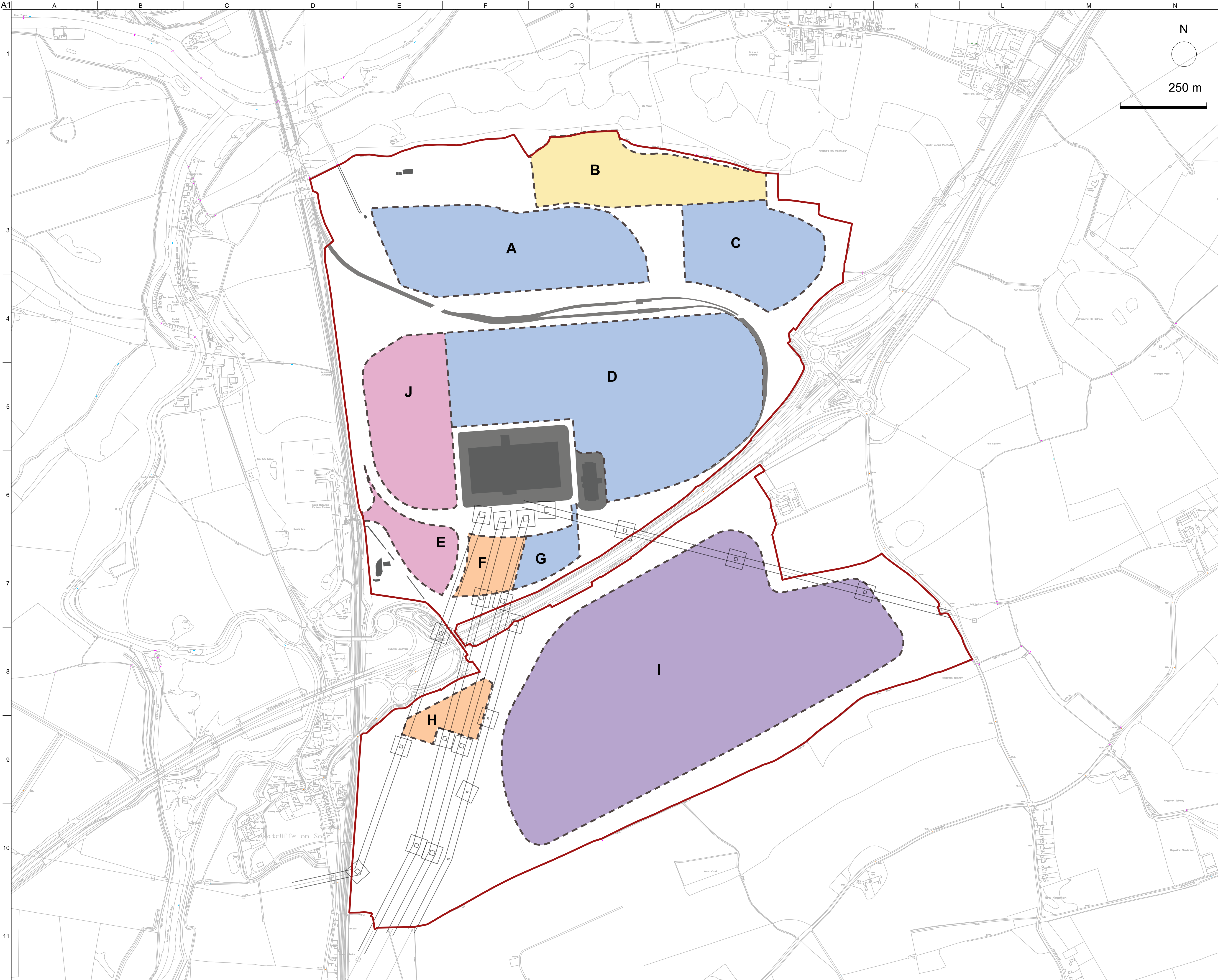
Drawing Title
**Parameter Plan:
Strategic Infrastructure Zones**

Scale at A1 1:5000 (1:10000 at A3)

Discipline **Architecture**

Job No **283253-03** Drawing Status **FOR PLANNING**

Drawing No **RBCLDO-ARUP-ZZ-XX-DR-A-0013** Issue **R2**



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Legend:

- LDO Boundary
- Existing retained plots
- Existing pylons
- Existing retained freight rail
- Proposed development plots
- Permitted uses are: Energy Generation & Storage, Advanced Manufacturing & Industrial (Class B2 and E (g) (iii)), Data Centre, Logistics (Class B8)*, Research & Development (Class E (g) (ii)), Education/Skills/Training (Class F1 (a))
- Permitted uses are: Energy Generation & Storage, Advanced Manufacturing & Industrial (Class B2 and E (g) (iii)), Data Centre, Research & Development (Class E (g) (ii)), Education/Skills/Training (Class F1 (a))
- Permitted uses are: Energy Generation & Storage, Advanced Manufacturing & Industrial (Class B2 and E (g) (iii)), Data Centre, Research & Development (Class E (g) (iii)), offices (Class E (g) (i)), Education/Skills/Training) (Class F1 (a)), and community hub providing complementary services for site occupiers, including active travel mobility centre, small scale retail (Class F2), food and beverage facilities, a creche or children's nursery (Class E (f)), a gym or fitness facility (Class E (d)) and hotel (Class C1)
- Car parking only
- Ground-mounted solar power generation only

* a maximum total of 180,000 m² of Logistics uses is permitted

Issue	Date: 20/06/22	By: MS	Chkd: DM	Appd: MR
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Job Title

Ratcliffe-on-Soar Local Development Order

Drawing Title

Parameter Plan:
Permitted Uses

Scale at A1 1:5000 (1:10000 at A3)

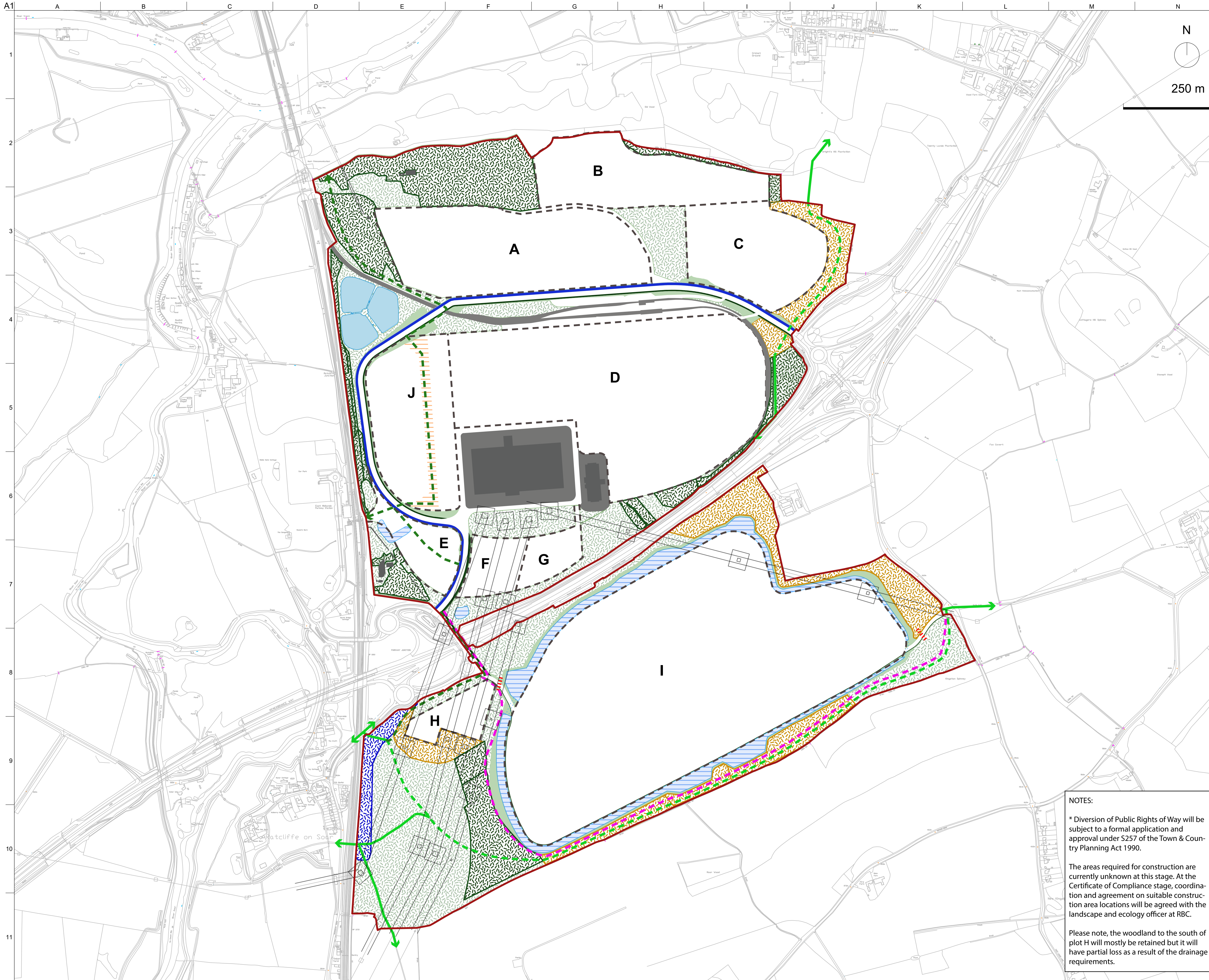
Discipline Architecture

Job No	Drawing Status
283253-03	FOR PLANNING

Drawing No	Issue
RBCLDO-ARUP-ZZ-XX-DR-A-0014	R2

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Legend:

- LDO Boundary
- Existing retained plots
- Existing pylons
- Existing retained freight rail
- Proposed development plots
- Landscape areas identified for retention and ancillary services. Potential for enhancement or habitat creation
- Indicative area for potential landscaped pedestrian routes through development plots
- Existing retained water features
- Proposed water attenuation features
- Retained PRoW
- Indicative route for diverted PRoW.* Precise route to be coordinated with ecologists to mitigate negative impacts on landscape
- Proposed new cycleway
- Indicative network of pedestrian routes. Exact location to be coordinated with final location of buildings
- Indicative location for potential mammal tunnels
- Landscape along infrastructure corridor
- Hedgerows and low-level planting along corridor safeguarded for potential future tram
- Biodiverse planting alongside pedestrian routes
- Embankments with suitable low-level planting
- Environmental mitigation features
- Existing vegetation required to be retained for visual screening and ecological value
- Proposed tree planting for visual screening and habitat replacement (to consider constraints of overhead cables where applicable)
- Area of low-level scrub buffer with gaps to be retained to maintain views from Ratcliffe-on-Soar

Issue Date: 20/06/22 By: MS Chkd: DM Appd: MR

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Client
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Job Title
Ratcliffe-on-Soar Local
Development Order

Drawing Title
Parameter Plan:
Strategic Landscape

Scale at A1 1:5000 (1:10000 at A3)

Discipline Architecture

Job No 283253-03 Drawing Status FOR PLANNING

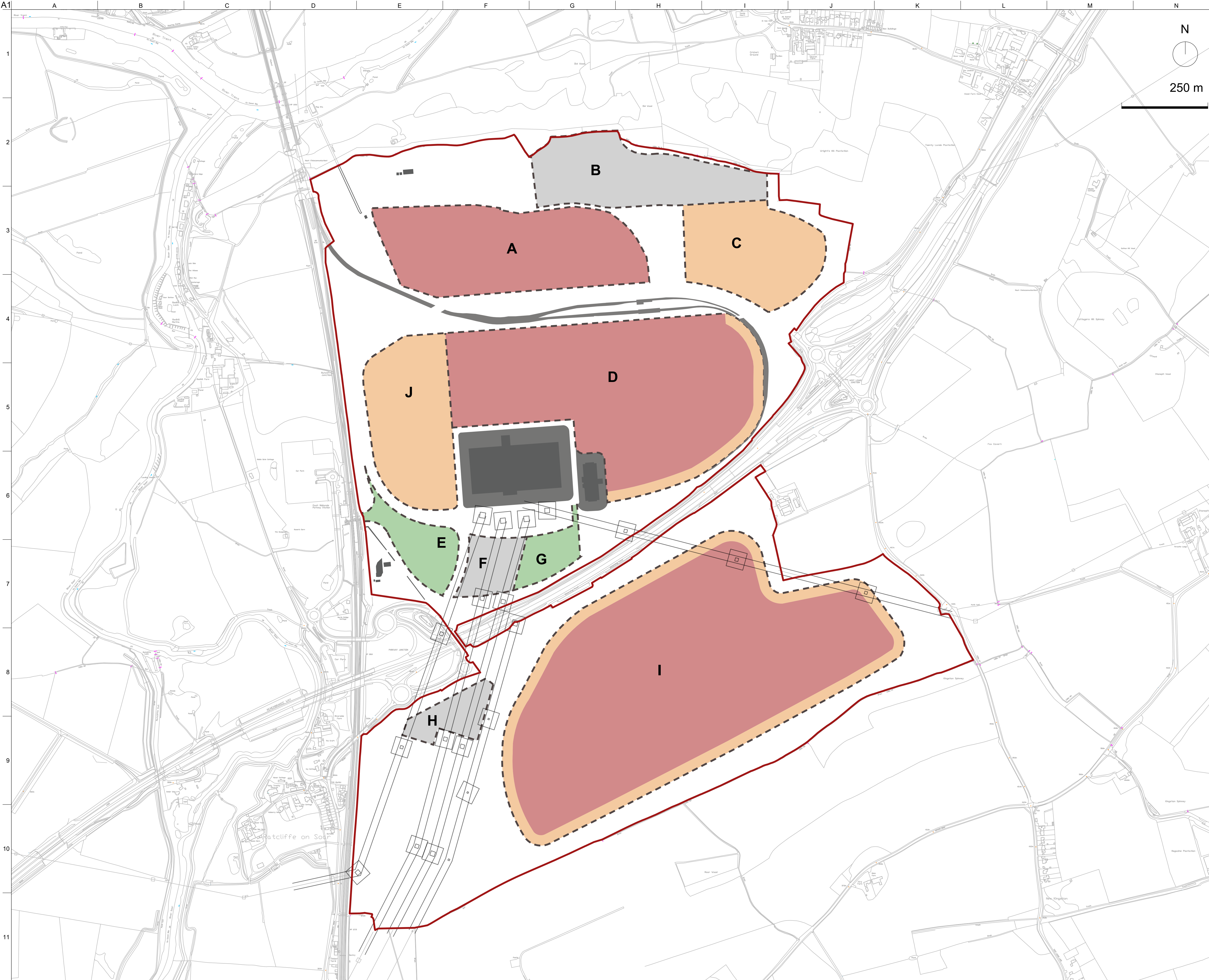
Drawing No RBCLDO-ARUP-ZZ-XX-DR-A-0015 Issue R3

NOTES:

* Diversion of Public Rights of Way will be subject to a formal application and approval under S257 of the Town & Country Planning Act 1990.

The areas required for construction are currently unknown at this stage. At the Certificate of Compliance stage, coordination and agreement on suitable construction area locations will be agreed with the landscape and ecology officer at RBC.

Please note, the woodland to the south of plot H will mostly be retained but it will have partial loss as a result of the drainage requirements.



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Legend:

- LDO Boundary
- Existing retained plots
- Existing pylons
- Existing retained freight rail
- Underground power cables
- Proposed development plots
- Up to 20 m ridge height from FFL.*
- Up to 30 m ridge height from FFL.*
- Up to 40 m ridge height from FFL.*
- Use restriction does not allow buildings. Maximum building height not applicable in these areas. Any car parking in these areas should be at surface level only. Small ancillary single storey buildings will be permitted to serve the solar energy generation farm or surface level car parking uses in these areas.

* Maximum building heights are quoted in metres above the Finished Floor Level (FFL) of plot, as indicated in Proposed Site Levels drawing (reference RBCLDO-ARUP-ZZ-XX-DR-A-0019)

** Chimney, exhaust flues, roof plant and mast heights that need to go above the maximum heights to be reviewed separately. Please refer to principle BH3 in the Design Guide (document reference RBCLDO-ARUP-ZZ-XX-RP-A-0001) submitted with the LDO.

Issue	Date: 20/06/22	By: MS	Chkd: DM	Appd: MR
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Client
Rushcliffe Borough Council

Job Title
Ratcliffe-on-Soar Local
Development Order

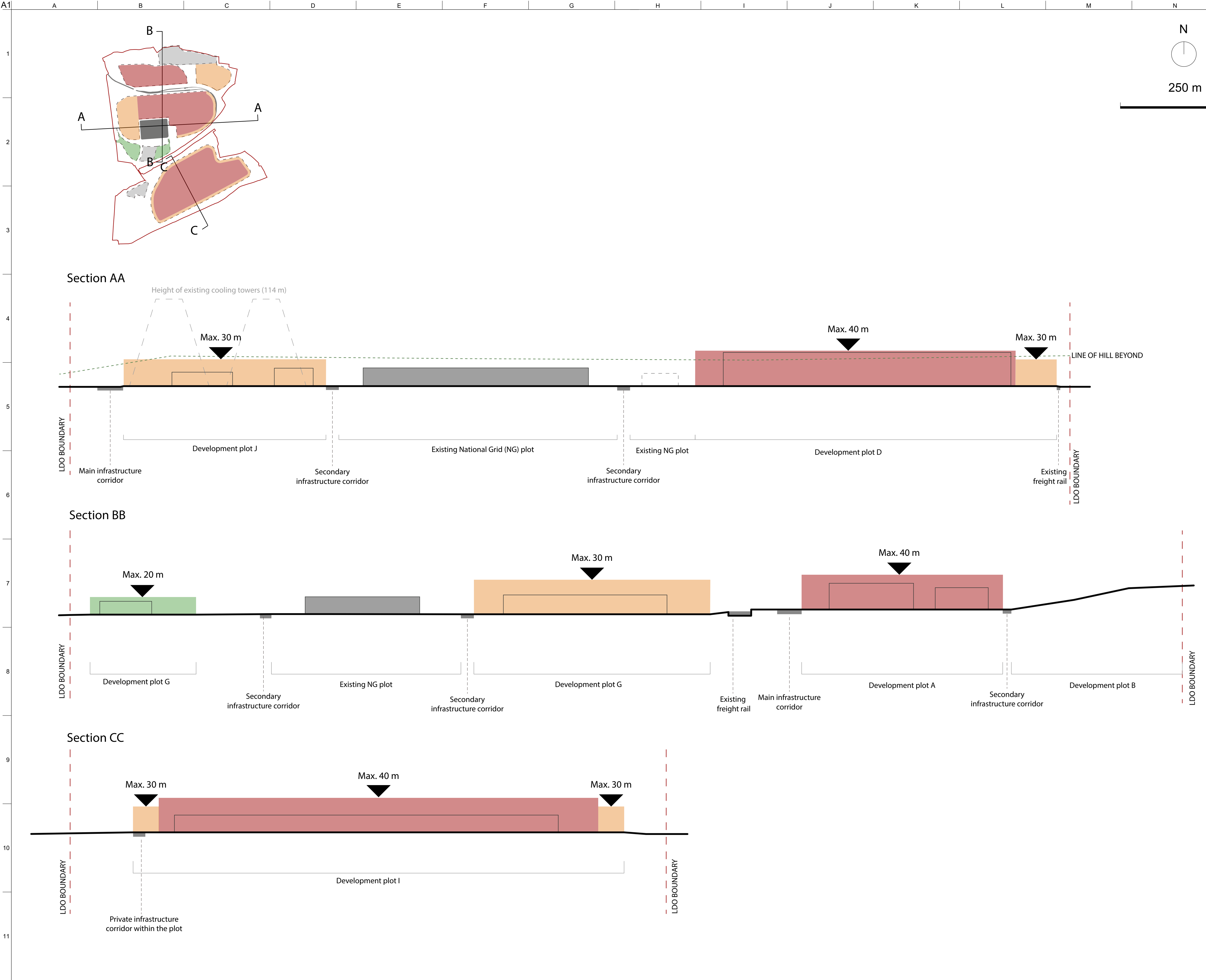
Drawing Title
Parameter Plan:
Maximum Heights

Scale at A1 1:5000 (1:10000 at A3)

Discipline Architecture

Job No 283253-03 Drawing Status FOR PLANNING

Drawing No RBCLDO-ARUP-ZZ-XX-DR-A-0016 Issue R2



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- Legend:**
- LDO Boundary
 - Existing, retained buildings
 - Maximum height zone of up to 20 m ridge height from FFL.*
 - Maximum height zone of up to 30 m ridge height from FFL.*
 - Maximum height zone of up to 40 m ridge height from FFL.*
 - Illustrative masterplan building heights. Please refer to Illustrative Masterplan drawing (reference RBCLDO-ARUP-ZZ-XX-DR-A-0030).

* Maximum building heights are quoted in metres above the Finished Floor Level (FFL) of plots, as indicated in Proposed Site Levels drawing (reference RBCLDO-ARUP-ZZ-XX-DR-A-0019)

** Chimney, exhaust flues, roof plant and mast heights that need to go above the maximum heights to be reviewed separately. Please refer to principle BH3 in the Design Guide (document reference RBCLDO-ARUP-ZZ-XX-RP-A-0001) submitted with the LDO.

Issue	Date: 20/06/22	By: MS	Chkd: DM	Appd: MR
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Job Title
Ratcliffe-on-Soar Local Development Order

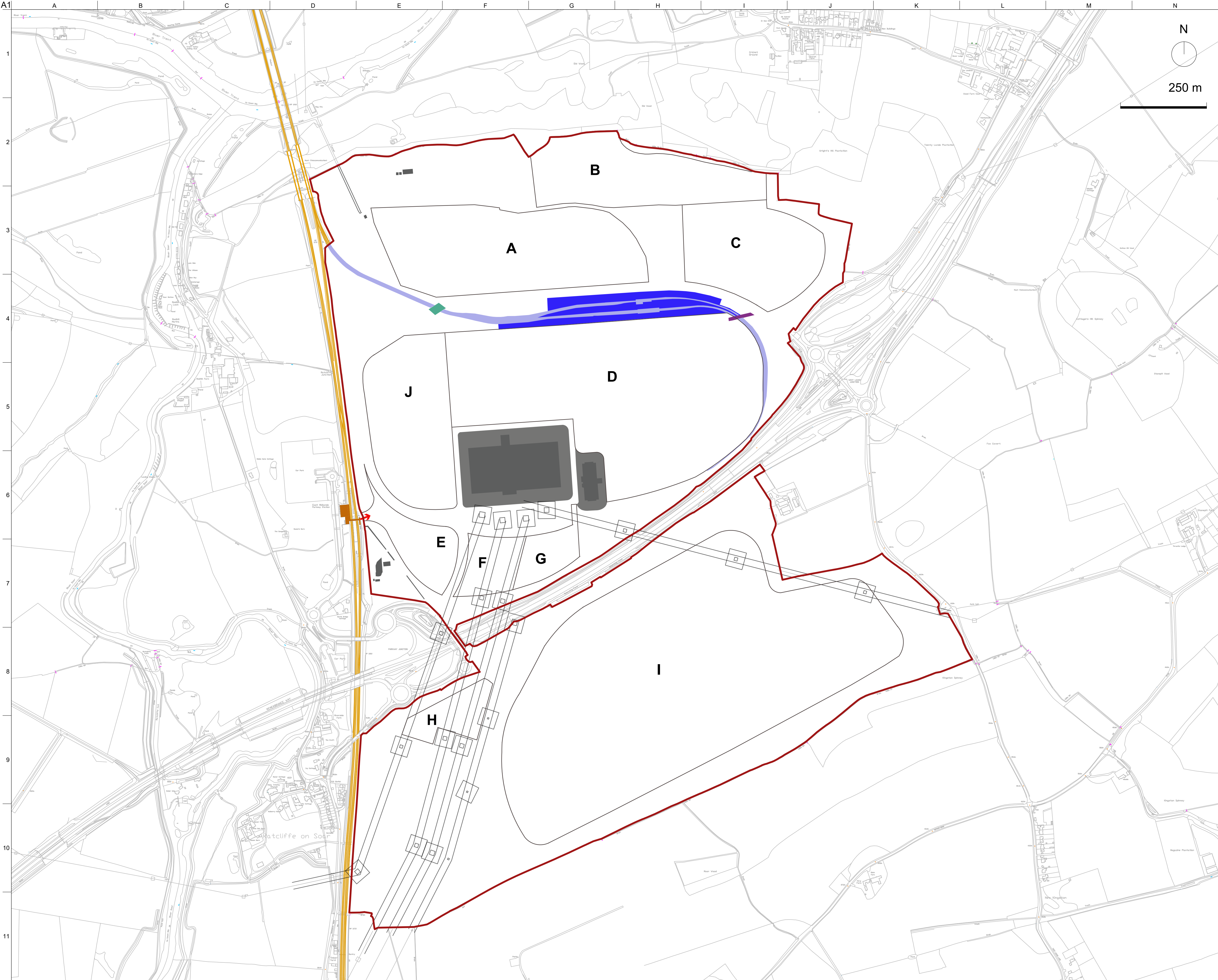
Drawing Title
Parameter Plan:
Site Sections

Scale at A1 1:5000 (1:10000 at A3)

Discipline Architecture

Job No	Drawing Status
283253-03	FOR PLANNING

Drawing No	Issue
RBCLDO-ARUP-ZZ-XX-DR-A-0017	R2



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- Legend:**
- LDO Boundary
 - Existing retained plots
 - Existing pylons
 - Proposed development plots
 - National Rail line
 - Section of Uniper private freight rail line that is to be retained
 - Proposed rail siding
 - Retained existing bridge
 - Bridge
 - East Midlands Parkway Station and footbridge
 - Proposed direct pedestrian access from East Midlands Parkway Station

Issue Date: 20/06/22 By: MS Chkd: DM Appd: MR

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Job Title
Ratcliffe-on-Soar Local Development Order

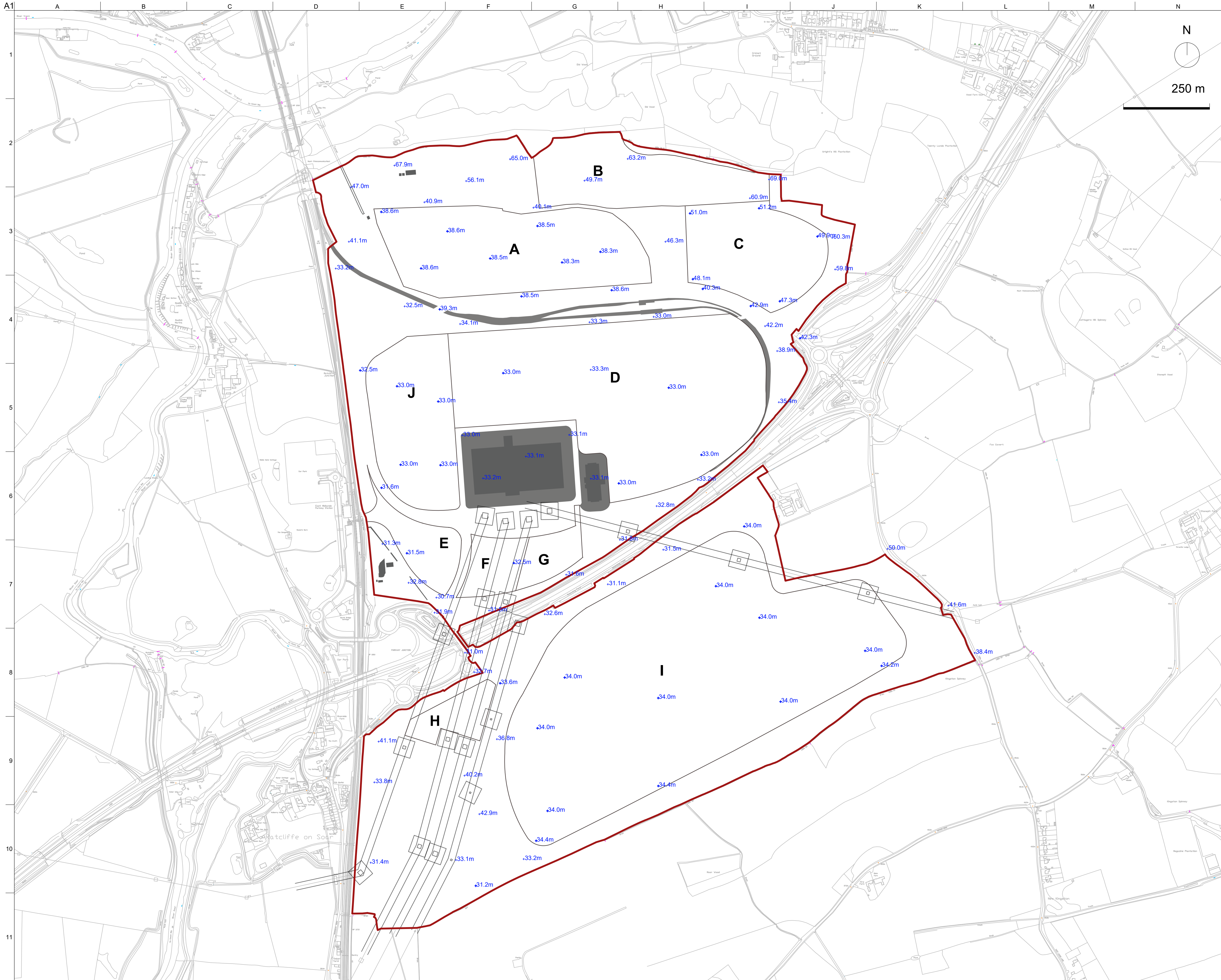
Drawing Title
**Parameter Plan:
Rail Information**

Scale at A1 1:5000 (1:10000 at A3)

Discipline Architecture

Job No 283253-03 Drawing Status **FOR PLANNING**

Drawing No RBCLDO-ARUP-ZZ-XX-DR-A-0018 Issue **R2**



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- Legend:**
- LDO Boundary
 - Existing retained plots
 - Existing pylons
 - Existing retained freight rail
 - Proposed development plots
 - +00.00 Proposed site levels

NOTE: Levels are quoted in metres and indicate the Finished Floor Level (FFL) of plots

Issue	Date: 09/05/22	By: MS	Chkd: DM	Appd: MR
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Client
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Job Title
Ratcliffe-on-Soar Local Development Order

Drawing Title
**Parameter Plan:
Proposed Site Levels**

Scale at A1 1:5000 (1:10000 at A3)	
Discipline	Architecture
Job No	Drawing Status
283253-03	FOR PLANNING
Drawing No	Issue
RBCLDO-ARUP-ZZ-XX-DR-A-0019	R1

