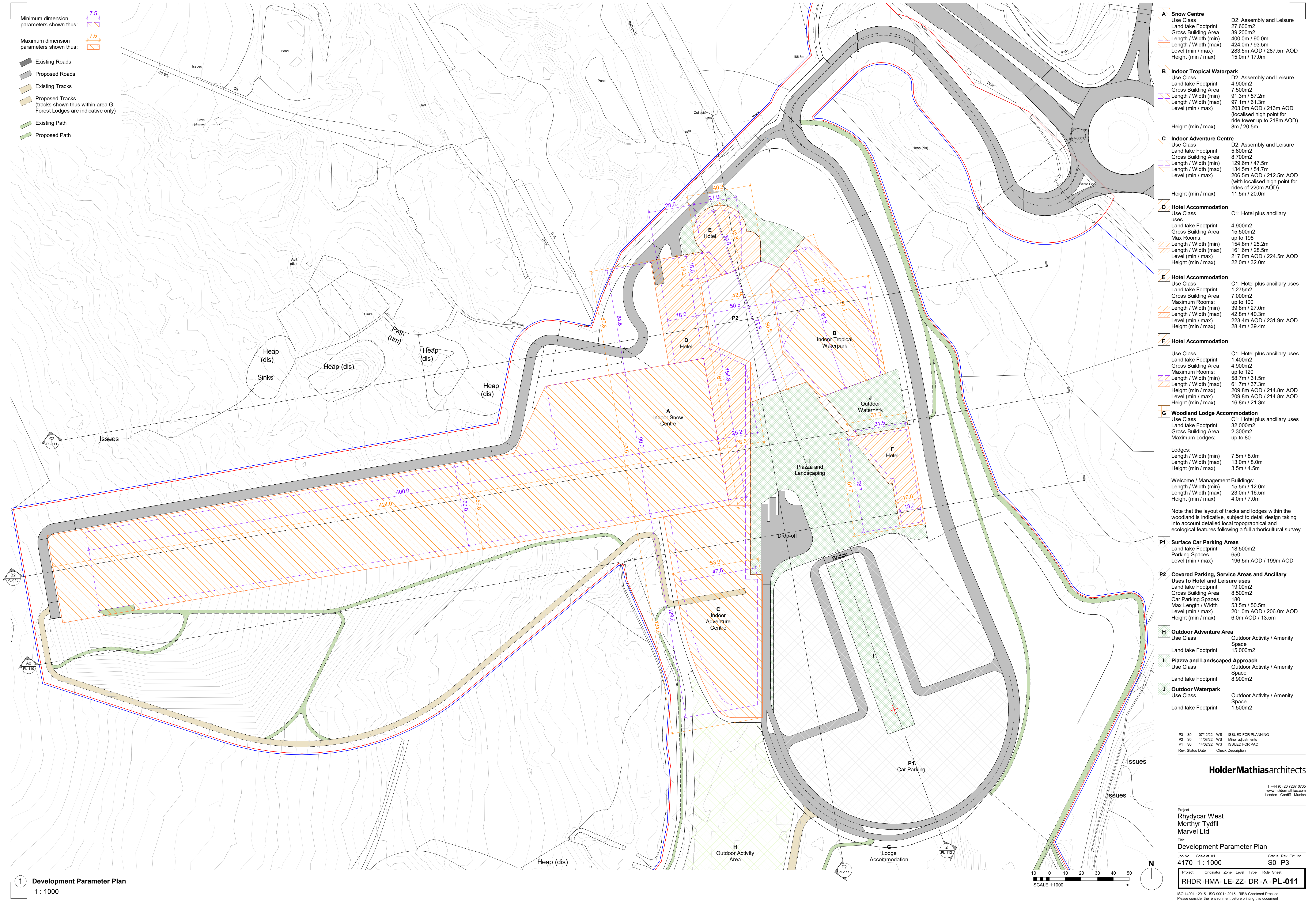




Minimum dimension parameters shown thus:

Maximum dimension parameters shown thus:

Existing Roads

Proposed Roads

Existing Tracks

Proposed Tracks
(tracks shown thus within area G:
Forest Lodges are indicative only)

Existing Path

Proposed Path

A Snow Centre	D2: Assembly and Leisure
Use Class	D2: Assembly and Leisure
Land take Footprint	27,600m ²
Gross Building Area	39,200m ²
Length / Width (min)	400.0m / 90.0m
Length / Width (max)	424.0m / 93.5m
Level (min / max)	283.5m AOD / 287.5m AOD
Height (min / max)	15.0m / 17.0m

B Indoor Tropical Waterpark	D2: Assembly and Leisure
Use Class	D2: Assembly and Leisure
Land take Footprint	4,900m ²
Gross Building Area	7,500m ²
Length / Width (min)	91.3m / 57.2m
Length / Width (max)	97.1m / 61.3m
Level (min / max)	203.0m AOD / 213m AOD (localised high point for ride lower up to 218m AOD)
Height (min / max)	8m / 20.5m

C Indoor Adventure Centre	D2: Assembly and Leisure
Use Class	D2: Assembly and Leisure
Land take Footprint	5,800m ²
Gross Building Area	8,700m ²
Length / Width (min)	129.5m / 47.5m
Length / Width (max)	134.5m / 54.7m
Level (min / max)	206.5m AOD / 212.5m AOD (with localised high point for rides of 220m AOD)
Height (min / max)	11.5m / 20.0m

D Hotel Accommodation	C1: Hotel plus ancillary
Use Class	C1: Hotel plus ancillary
Land take Footprint	4,900m ²
Gross Building Area	15,500m ²
Max Rooms:	up to 198
Length / Width (min)	154.8m / 25.2m
Length / Width (max)	161.6m / 26.5m
Level (min / max)	217.0m AOD / 224.5m AOD
Height (min / max)	22.0m / 32.0m

E Hotel Accommodation	C1: Hotel plus ancillary uses
Use Class	C1: Hotel plus ancillary uses
Land take Footprint	1,275m ²
Gross Building Area	7,000m ²
Maximum Rooms:	up to 100
Length / Width (min)	39.8m / 27.0m
Length / Width (max)	42.8m / 40.3m
Level (min / max)	223.4m AOD / 231.9m AOD
Height (min / max)	28.4m / 39.4m

F Hotel Accommodation	C1: Hotel plus ancillary uses
Use Class	C1: Hotel plus ancillary uses
Land take Footprint	1,400m ²
Gross Building Area	4,900m ²
Maximum Rooms:	up to 120
Length / Width (min)	58.7m / 31.5m
Length / Width (max)	61.7m / 37.3m
Level (min / max)	209.8m AOD / 214.8m AOD
Height (min / max)	209.8m AOD / 214.8m AOD
Height (min / max)	16.8m / 21.3m

G Woodland Lodge Accommodation	C1: Hotel plus ancillary uses
Use Class	C1: Hotel plus ancillary uses
Land take Footprint	32,000m ²
Gross Building Area	2,300m ²
Maximum Lodges:	up to 80
Lodges:	
Length / Width (min)	7.5m / 8.0m
Length / Width (max)	13.0m / 8.0m
Height (min / max)	3.5m / 4.5m
Welcome / Management Buildings:	
Length / Width (min)	15.5m / 12.0m
Length / Width (max)	23.0m / 16.5m
Height (min / max)	4.0m / 7.0m

Note that the layout of tracks and lodges within the woodland is indicative, subject to detail design taking into account detailed local topographical and ecological features following a full arboricultural survey

P1 Surface Car Parking Areas	
Land take Footprint	18,500m ²
Parking Spaces	650
Level (min / max)	196.5m AOD / 199m AOD

P2 Covered Parking, Service Areas and Ancillary	
Uses to Hotel and Leisure uses	
Land take Footprint	19,00m ²
Gross Building Area	8,500m ²
Car Parking Spaces	180
Max Length / Width	53.5m / 50.5m
Level (min / max)	201.0m AOD / 206.0m AOD
Height (min / max)	6.0m AOD / 13.5m

H Outdoor Adventure Area	Outdoor Activity / Amenity
Use Class	Outdoor Activity / Amenity
Land take Footprint	15,000m ²

I Piazza and Landscaped Approach	Outdoor Activity / Amenity
Use Class	Outdoor Activity / Amenity
Land take Footprint	8,900m ²

J Outdoor Waterpark	Outdoor Activity / Amenity
Use Class	Outdoor Activity / Amenity
Land take Footprint	1,500m ²

P3 SO 07/12/22 WS ISSUED FOR PLANNING

P2 SO 11/09/22 WS Minor adjustments

P1 SO 14/02/22 WS ISSUED FOR PAC

Rev. Status Date Check Description

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Title
Development Parameter Plan

Job No Scale at A1
4170 1: 1000

Status Rev. Ext. Int.
S0 P3

Project Originator Zone Level Type Role Sheet
RHDR HMA- LE- ZZ- DR -A -PL-011

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1 Development Parameter Plan
1: 1000