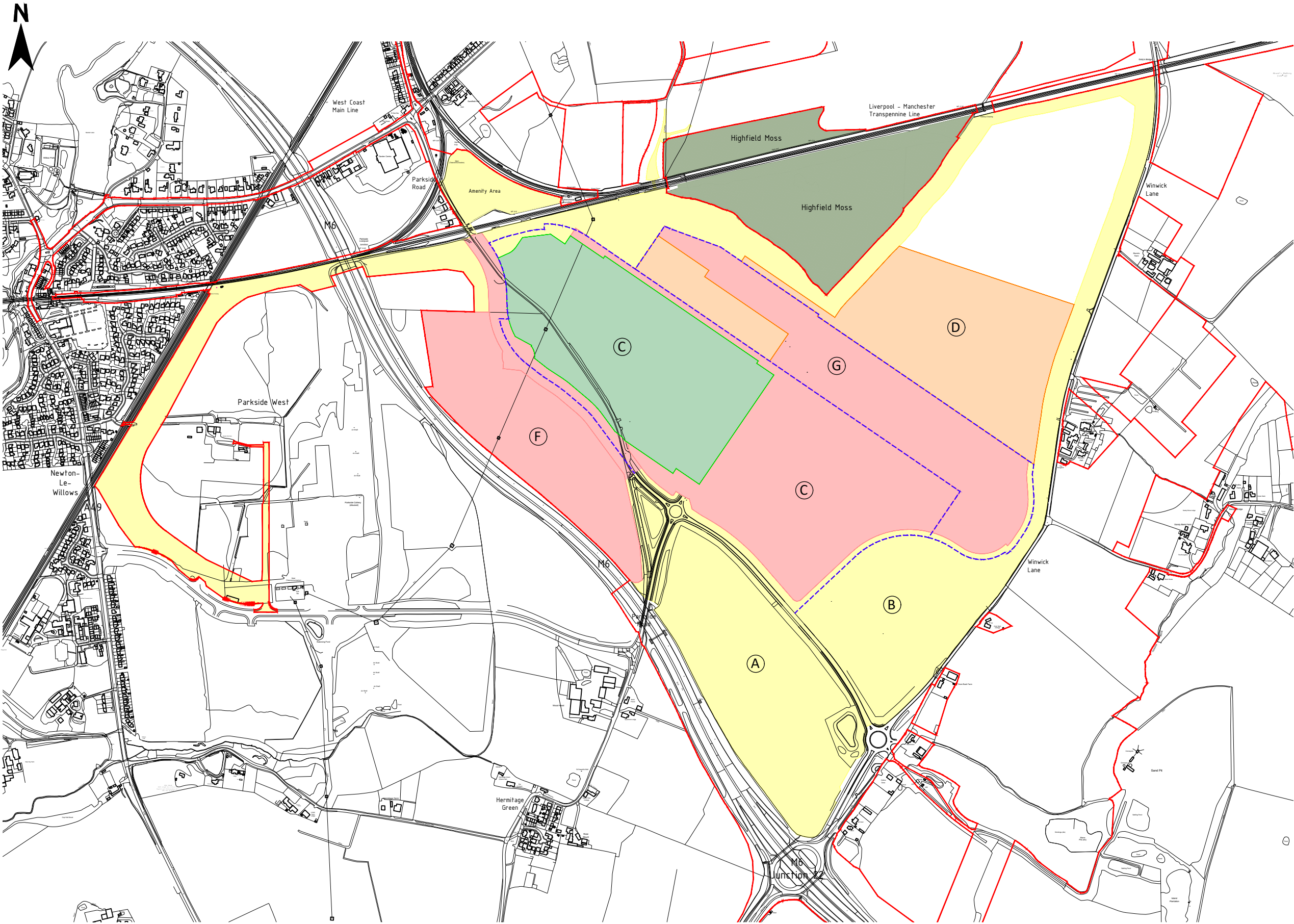


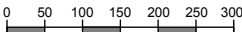


**INTERMODAL LOGISTICS
PARK (ILP) NORTH**

Date: 27.10.25

Paper Size: A3

Scale: 1:10000



Key:

- Denotes illustrative line between development zones
- Construction Phase 1 - Years 1 - 2**
Works comprising site clearance, highway and active travel improvements as required, earthworks, rail terminal phase 1 and rail connections, access to Newton Park farm / adjacent properties, temporary storage and placement / export of topsoil including Soil Reuse Area, required utilities diversions and connections, drainage, Public right of Way diversions / stopping up, temporary and permanent signage, landscape and planting works, ecological mitigation for construction phase, including BNG, Northern Mitigation Area and tree protection measures, development of warehousing with associated parking, yards and on plot landscaping, drainage and roads in Zones A, B and F including lorry park, construction of estate roads, preliminary works to Parkside Road and Parkside Link Road, cycleways and footpaths and energy services (on and off site).
- Construction Phase 2 - Year 3**
Works comprising further utilities works, highway and active travel improvements as required, drainage, signage, energy services (on and off site), the construction of estate roads, cycleways and footpaths, realignment of Parkside Road and modifications to Parkside Link Road, development of warehousing and associated parking, yards, mobility hub and on plot landscaping, drainage and roads and lorry park with driver amenity provision in Zone F, Zone C and development within Zone G, landscape and planting works, ecological mitigation, BNG etc.
- Construction Phase 3 - Years 4 - 7**
Works comprising further utilities works, highway and active travel improvements as required, drainage, signage, energy services, the construction of estate roads, cycleways and footpaths, development of warehousing with associated parking, yards and on plot landscaping, drainage and roads in Zone C, landscape and planting works, ecological mitigation, BNG etc.
- Construction Phase 4 - Year 8**
Works comprising further utilities works, drainage, signage, final phase of rail terminal, the construction of estate roads, cycleways and footpaths, development of warehousing with associated parking, yards and on plot landscaping, drainage and roads in Zone D, landscape and planting works.



**PEIR FIGURE 3.6.4 :
Illustrative Phasing Plan -
Phase 4**

APFP Regulation: N/A

Document Ref: -

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