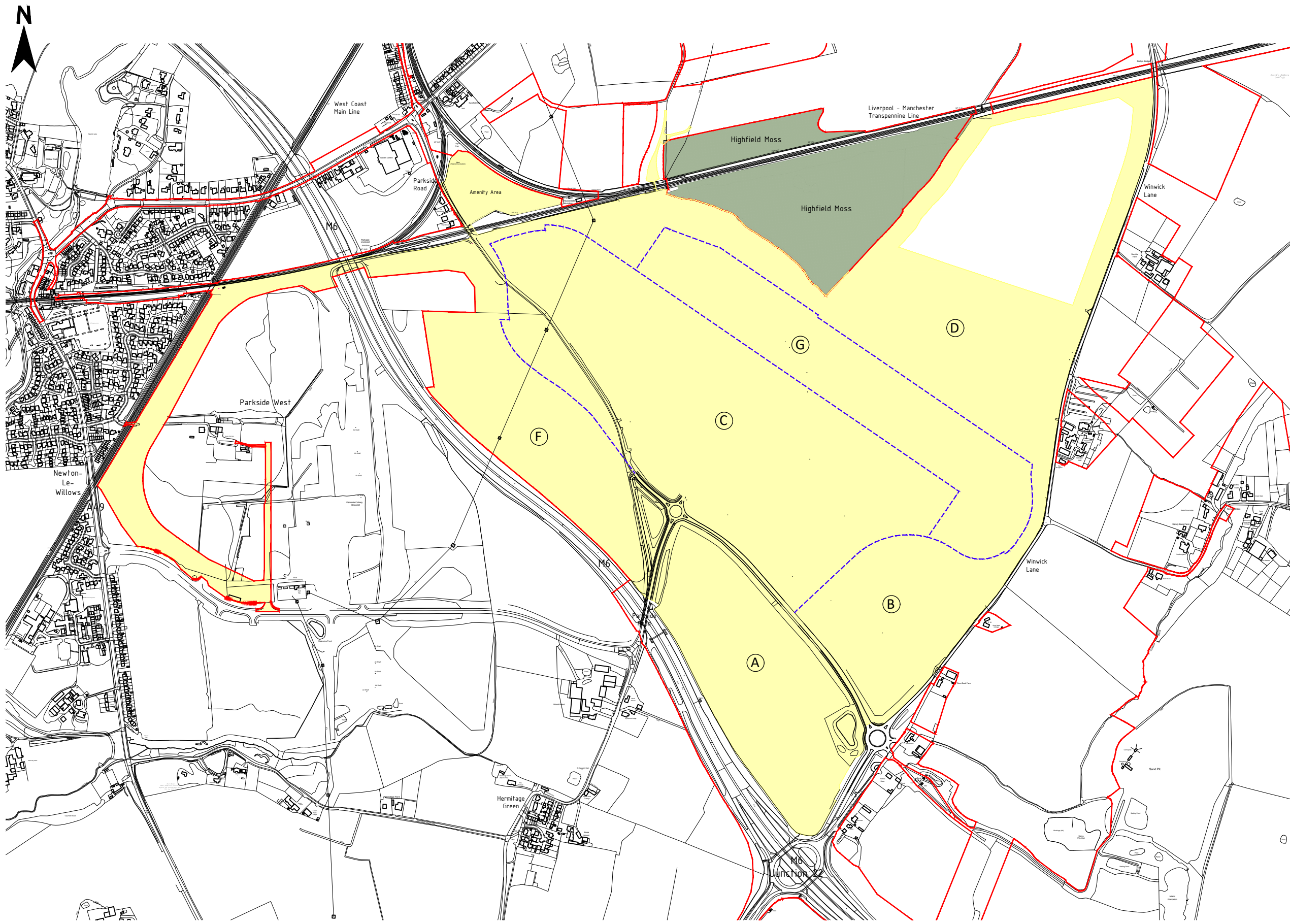


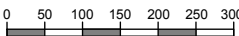


**INTERMODAL LOGISTICS  
PARK (ILP) NORTH**

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).



**PEIR FIGURE 3.6.1 :  
Illustrative Phasing Plan -  
Phase 1**

APFP Regulation: N/A

Document Ref: -

Drawing Number: 3.6.1

Drawing Status: Statutory Consultation

Revision: V1

Drawn By: mjl

Approved By: mjl

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