



Parameters Plan
Scale 1:2,500

Key

EMG2 DCO order limits

Land not in order limits within which existing telecom mast retained

Development Area - Zones 1-7
Including car parking, service yards, buildings, amenity building's, on plot landscaping, roads, paths utilities and infrastructure

No Building Area
No buildings in this zone

Zone 1 and 2 boundary

Estate Road and zone boundary

Limits of deviation - Estate Road

Landscape corridor between development zones with limits of deviation

Area for development signage for upto 4 signs
Sign Board - max size (including supporting frame) 7.5m High x 18.3m, Wide x 1.3m Deep
Totem Sign - max size (including supporting frame) 15.5m High x 4.0m, Wide x 4.0m Deep

Community Park

Point of restriction to Hyam's Lane and Long Holden
-No public access for motor traffic east of this point

Hyam's Lane retained and improved west of point of restriction. East of point of restriction to be converted to shared use cycle track.

Fixed spot heights in metres above ordnance datum, identified along the ridge-line of each length of strategic mitigation mounding +/- 0.5m.

Between any two consecutive spot heights marked on the ridge, the height of the bund at its ridge will be no lower than the lower of the two spot heights and no higher than the higher of the two spot heights.

Open Land/Landscaping area to include substation, retained vegetation, mitigation mounding, proposed planting, paths, attenuation & SUDs, retaining walls, retained agricultural land, publicly accessible landscape space and other applicable features.

Areas within which strategic mitigation mounding is to be provided

Existing Hedgerow Retained

Area within which estate road will cross Hyams Lane

Trees to be retained

74.76m

74.10m

73.83m

71.174m

71.787m

73.800m

73.230m

74.010m

77.600m

73.072m

81.600m

83.050m

83.474m

83.983m

85.560m

87.700m

88.238m

88.629m

88.566m

87.500m

- Dimensions are in millimeters, unless stated otherwise.
- Scaling of this drawing is not recommended.
- It is the recipient's responsibility to print this document to the correct scale.
- All relevant drawings and specifications should be read in conjunction with this drawing.

EMG 2 Main Site - Development Schedule				
Development Zone	Number of Units erected pursuant to the DCO	Maximum amount of floorspace to be erected pursuant to the DCO per zone (m²)	Finished floor level (in metres above ordnance datum) (Allowable deviation +/- 1.5m)	Maximum Ridge Height (in metres above ordnance datum)
Zone 1	1 to 2	75,000	67.250	91.250
Zone 2	1 to 4	20,000	70.600	88.600
Zone 3	1 to 4	60,000	79.400	103.400
Zone 4	1 to 2	45,000	76.050	94.050
Zone 5	1 to 4	75,000	84.200	102.200
Zone 6	1 to 4	40,000	88.000	106.000
Zone 7	1 to 4	5,000	89.500	96.500
Maximum Total Floor Space*		300,000		

* This total floor space is the maximum floor space (excluding mezzanine space) that will be developed across Zones 1-7 notwithstanding that the maximum floor space stated for each Zone combined would exceed this figure i.e. it is the overall floor space cap for Zones 1-7 excluding mezzanine floor space. In addition to this total floor space figure, up to 200,000 sqm of floor space can be provided in the form of mezzanine floor space to units within the development.

Note: Maximum Buildings heights are fixed by the maximum ridge height in metres above ordnance datum compared to the finished floor levels. The finished floor levels shown in the table above can vary 1.5m up or down. For example, if the finished floor levels are constructed at the level shown in the table without variation the maximum building heights in Zones 2, 4, 5 and 6 would be 18m and in zones 1 and 3 would be 24m being the difference between the maximum ridge height specified in the fifth column of the table and the finished floor level in the fourth column of the table.

In addition to the limits set out in the schedule above the following units and floor space are permitted

Bus terminal and office within Zone 6	1-2	500
HGV parking and amenity building within Zone 7	1-2	500

Please Note:

- The Maximum ridge height specified excludes any associated fire escape stairwells or key clamp roof top handrails etc.

- all areas specified are gross internal areas (GIA) unless otherwise stated.

P11	19.06.25	Titleblock amended	LM	MS
P10	30.05.25	Minor amendments to key and plan	LM	MS
P9	30.05.25	Minor amendments to key and plan	LM	MS
P8	28.05.25	Country Park boundary added	LM	MS
P7	20.05.25	Boundary and schedule amended	LM	MS
P6	12.05.25	Schedule updated	LM	MS
P5	25.04.25	Signage area amended to north of zone 7	LM	MS
P4	15.04.25	Levels, tree retention and plot boundaries updated	LM	MS
P3	28.01.25	Title block changes	LM	MS
P2	28.01.25	Minor amendments to key and plan	LM	MS
Rev	Date	Details of issue / revision	Drw	Rev

ISSUES & REVISIONS

SEGRO

THE EAST MIDLANDS
GATEWAY PHASE 2 AND
HIGHWAY ORDER 202[]

Drawing Title
**PARAMETERS PLAN
EMG2 MAIN SITE AND
COMMUNITY PARK**

Scale	1:2500	Drawn	LM
Size	A1	Reviewed	MS
Regulation	5(2) (o)	Document	DCO 2.5
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