



Parameters plan  
Scale 1:2,500

- 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 1 Works - Development Schedule				
Development Zone	Number of Units erected pursuant to the MCO	Maximum amount of floorspace to be erected pursuant to the MCO per zone (m²)	Finished floor level (in metres above ordnance datum) (Allowable deviation +/- 1.5m)	Maximum Ridge Height (in metres above ordnance datum)
Plot 16	1 to 2	26,500	53.000	71.000
Maximum Total Floor Space for plot 16*		26,500		
* This total floor space is the maximum floor space (excluding mezzanine space) that will be developed across Plot 16. In addition to this total floor space figure, up to 3,500 sqm of floor space can be provided in the form of mezzanine floor space.				
Note: Maximum Buildings height is fixed by the maximum ridge height in metres above ordnance datum compared to the finished floor level. The finished floor level shown in the table above can vary 1.5m up or down. For example, if the finished floor level is constructed at the level shown in the table without variation the maximum building height plot 16 would be 18m 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				
Access works (management suite extension)	1	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 area's (GIA's) unless otherwise stated.				

- Key**
- EMG1 MCO order limits 47.75 ac 19.32 ha
  - Gantry crane height increase (24m Maximum height)
  - Development Area Plot 16 Including car parking, service yards, buildings, amenity building's on plot landscaping, roads, paths, utilities and infrastructure
  - Plot 16 Access and drainage works
  - EMG1 access works, shuttle bus parking, drop off lay-by, footway connection and extended management suite
  - Open Land/Landscaping area to include substation, retained vegetation, mitigation mounding, proposed planting, paths, attenuation & SUDs, retaining walls, publicly accessible landscape space and other applicable features.

P9	19.06.25	Titleblock amended	LM	MS
P8	11.06.25	Boundary and parameters amended	LM	MS
P7	30.05.25	Minor amendments to key and plan	LM	MS
P6	20.05.25	Boundary and schedule amended	LM	MS
P5	15.05.25	Substation area and schedule amended	LM	MS
P4	12.05.25	Schedule updated	LM	MS
P3	04.02.25	Plan annotation amended	LM	MS
P2	28.01.25	Title block changes	LM	MS
P1	27.01.25	Preliminary Issue	LM	MS
Rev	Date	Details of issue / revision	Drw	Rev

ISSUES & REVISIONS

SEGRO

THE EAST MIDLANDS  
GATEWAY RAIL FREIGHT  
INTERCHANGE AND  
HIGHWAY (AMENDMENT)  
ORDER 202[ ]

Drawing Title  
PARAMETERS PLAN  
EMG1 WORKS

Scale	1:2500	Drawn	LM
Size	A1	Reviewed	MS
Regulation	4(2)(e) and 16(2)(j)	Document	MCO 2.5
Drawing Status CONSULTATION DRAFT			
Drawing No. EMG1-UMC-SI-01-DR-A-0086			Revision P9

DRAFT