



Parameters Plan
Scale 1:2,500

Key

- EMG2 DCO order limits
- Community Park
- 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 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
- Area within which estate road will cross Hyams Lane

- Point of restriction to Hyam's Lane
-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 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 Vegetation Retained
- Existing Hedgerow Retained
- Existing Trees Retained

- Dimensions are in millimeters, unless stated otherwise.
- Scaling of this drawing is not recommended.
- It is the recipients 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.				

P18	21.08.25	Titleblock and key amended	LM	MS
P17	18.08.25	Titleblock amended	LM	MS
P16	30.07.25	Boundary amended	LM	MS
P15	16.07.25	Key amended	LM	MS
P14	16.07.25	Parameters amended to latest highways	LM	MS
P13	15.07.25	Boundary amended	LM	MS
P12	10.07.25	Secondary access option removed	LM	MS
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
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

Scale	1:2500	Drawn	LM
Size	A1	Reviewed	MS

Regulation	Document
5(2) (o)	DCO 2.5

Drawing Status
DCO Submission

Drawing No.	Revision
EMG2-UMC-SI-01-DR-A-0088	P18