

East Midlands Gateway Phase 2 – BC0410001

Segro (EMG) Limited

Section 51 Advice Log

Version: 08 October 2024

There is a statutory duty under [section 51 \(s51\) of the Planning Act 2008](#) for the Planning Inspectorate to record the advice that it gives in relation to an application or potential application, and to make this publicly available.

This document comprises a record of the advice that has been provided by the Inspectorate to Segro (EMG) Limited and their consultants (the "Applicant") during the pre-application stage. It will be updated by the Inspectorate after every interaction with the Applicant during which s51 has been provided. The Applicant will always be given the opportunity to comment on the Inspectorate's draft record of advice before it is published.

The Applicant will use this Advice Log as the basis for demonstrating regard to section 51 advice within the application.

East Midlands Gateway Phase 2 s51 Advice Log - Index	
Date of meeting	Meeting overview
<u>08 October 2024</u>	Agenda consisted of General updates namely, Engagement with stakeholders, as well as, issues arising out of Scoping Opinion, Programme update, and Next Steps

East Midlands Gateway - s51 Advice Library

Topic	Meeting date: 08 October 2024
General Update	The Applicant advised the Inspectorate that it is engaging with relevant highway authorities including National Highways to confirm whether the extent of the proposed highway improvement works meet the threshold for a highways NSIP in their own right. The Inspectorate relayed the importance of understanding whether the application will include other works which would be classed as NSIPs in their own right and advised the Applicant to communicate this at the earliest stage possible.
Scoping Opinion	The Inspectorate advised the Applicant that it is not possible to change the Scoping Opinion, but that the Inspectorate can clarify any comments it has made on scoping for the Applicant.
Programme Update	The Inspectorate advised the Applicant to consider the timetable they have set out for the remainder of the pre-application stage to ensure adequate time is allocated to allow for the submission of the Adequacy of Consultation Milestone (AoCM) and, should the Applicant require, a draft documents submission. The Inspectorate reiterated further the importance of allowing sufficient time to take account of the feedback received from the Consultation including the Preliminary Environmental Information Report before their submission.
Programme Update	The Inspectorate reminded the Applicant of the importance of securing agreements to share and discuss information with consultation bodies. The Applicant confirmed that it has arrangements / agreements already in place with key consultation bodies.
Programme Update	The Inspectorate requested that the Programme Document be provided as soon as possible to allow the Inspectorate to understand the Applicant's proposed pre-application timescales.
Topic	Meeting date: DD Month YYYY
Topic	Advice given