



## Application by SEGRO Properties Limited for East Midlands Gateway Phase 2

Case reference: BC0410001

### Examining Authority's (ExA's) note of an unaccompanied site inspection (USI) to which the application relates on Wednesday 17 December 2025.

Examining Inspectors Robert Jackson, Gaurav Joshi and Liam Page (the panel appointed as the ExA for the application for East Midlands Gateway Phase 2) undertook the inspection between 09:00 – 14:00.

This note is a brief record to inform the applicant, interested parties and other parties of the actions taken by the ExA.

The USI included walking along public footpaths and driving along the local and strategic highway network in the vicinity of and within the application site. This enabled the ExA to gain an appreciation of context.

All inspections took place on public land and the ExA did not enter private land.

The USI started with overcast and dry conditions with good visibility. Light rain was intermittent during the USI, but visibility did not deteriorate to any significant degree.

The ExA travelled north on the M1 from Junction 24 to Junction 25. The ExA subsequently travelled south on the M1 from Junction 25 to Junction 23A where we exited onto the A42 and travelled south west. The ExA used Junction 13 of the A42 to stop at a petrol station and turned around to travel back towards the application site.

The ExA left the A42 via Junction 14 and travelled along the unnamed road south of Diseworth (link 11 in chapter 6 of the Environmental Statement [[APP-079](#)]). We stopped on this road to the south west of Diseworth to inspect viewpoints.

The ExA continued to travel into Diseworth and parked on Clements Gate before walking the length of Long Holden to inspect viewpoints VP E and VP F of the appendix 10B Landscape and Visual Impact Assessment figures [[APP-122](#)]. We also parked on Grimes Gate and walked the length of Hyam's Lane to inspect viewpoints VP B, VP C and VP D of the appendix 10B [[APP-122](#)]. During the ExA's inspection of these locations there was appreciable background traffic noise. Visibility also deteriorated somewhat but medium and long distance views were still attainable.

The ExA left Diseworth and travelled north towards the A453 and stopped to inspect viewpoint VP Q of the appendix 10B [[APP-122](#)] adjacent to East Midlands Airport and close to the junction of Grimes Gate and the A453.

The ExA travelled west on the A453 and then north towards Castle Donington. We parked on Moira Dale and walked the footpath that links with Eastway to inspect the area proposed for Work No. 19.

The ExA left Castle Donington and travelled to Moto Donington Park where we broke for lunch.

After lunch, the ExA left Moto Donington Park and travelled west on the A453 towards East Midlands Airport. We then turned around and travelled east along the A453 towards East Midlands Parkway Station via Junction 24 of the M1.

From East Midlands Parkway Station, the ExA travelled south through Ratcliffe on Soar, Kingston on Soar and Kegworth.

The ExA left Kegworth and travelled north west towards Junction 24 of the M1 where we joined the A50 and travelled north west to Trent Lane. We turned around at Trent Lane and joined the M1 at Junction 24a and travelled south to Junction 23. The ExA turned around at Junction 23 and travelled north to Junction 24 where we left the M1 and finished our USI.

**End of USI1**