

**The Planning Inspectorate**

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Our reference HALE/PGM\_PROJECTS\_AND\_INF/O165469647.1/LAGA

**21 January 2026**

Dear Planning Inspectorate Case Team

**Application for a development consent order for East Midlands Gateway Phase 2 (Reference: BC0410001) National Grid Electricity Distribution (East Midlands) plc - Relevant Representation**

**Our Client**

We act on behalf of National Grid Electricity Distribution (East Midlands) plc ("**NGED**").

NGED remains the licensed distribution network operators under Section 6 Electricity Act 1989 (the "**EA 1989**") for the area in which the East Midlands Gateway Phase 2 Development Consent Order 202[X] (the "**Order**") is proposed to have effect and which was submitted by Segro Properties Limited (the "**Applicant**").

We understand that the applicant intends to develop an extension of Freeport, the second phase of East Midlands Gateway, for further commercial/business development (the "**Project**") if granted consent via the Order.

**Project Deadlines and NGED's engagement**

We understand that the deadline for submitting relevant representations closed on 15 January 2026 (the "**Deadline**"), and that the Project is currently at the pre-examination stage.

NGED regrettably did not have the opportunity due to some internal restructures to submit a relevant representation before the Deadline. However, NGED has assets in or upon the land that will be affected by the Order. Given the importance of NGED's electricity network and its duties under the EA 1989, **please take this letter as confirmation of NGED's position regarding the Project**. This is set out in more detail below.

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**NGED's relevant representation regarding the Order**

Having reviewed the plans relating to the Project, NGED have confirmed that they do have assets in or upon the land included within the Order.

While NGED will seek to have positive engagement with the Applicant in relation to the Project, NGED needs to ensure that the wider powers being sought in the Order will not have a detrimental impact on NGED's electricity network and its duties under the EA 1989. This includes ensuring acceptable terms of any proposed protective provisions.

**NGED is therefore making this representation as a holding objection to the application until an asset protection arrangement has been agreed between the parties. NGED shall look to engage with the Applicant at the earliest convenience to discuss a formal agreement, but, for the reasons set out above, this has yet to be concluded. Accordingly we are lodging this representation to protect NGED's position pending conclusion of an appropriate agreement.**

**NGED therefore kindly requests that the Planning Inspector accepts their apologies for submitting this letter after the deadline, but requests that their discretion is exercised to accept this holding objection to the application until an asset protection agreement has been agreed between the parties.**

Once NGED is satisfied that its network is protected, we will confirm this with the Planning Inspectorate and promptly withdraw the objection.

Please let us know if we can provide any further information as to NGED's position at this time.

Yours sincerely



for Osborne Clarke LLP

