

LITTON (DONINGTON) LTD

Lumford Mill, Riverside Business Park, Buxton Road, Bakewell, Derbyshire DE45 1GS
Telephone: 01629 810820 Facsimile: 01629 815450 Web: www.littonproperties.co.uk Email: enquiries@littonproperties.co.uk

3rd April 2026

Planning Inspectorate
c/o QUADIENT
69 Buckingham Avenue
Slough
SL1 4PN

Ref: DCO: BC0410001
MCO: TR0510002

Dear Sir,

**Re: East Midland Gateway Phase 2 (EMG2)
Land at Finger Farm Roundabout
Interested Party Reference: F9B051BB7**

Litton (Donington) Ltd, part of the Litton Property Group, owns and intends to develop approximately 4 acres of land between Finger Farm Roundabout, the M1 and the A453 dual carriageway. Litton has an extant planning, reference 18/02227/FULM, for three office buildings and a further permission, reference 22/01116/FULM, for four industrial/warehouse buildings. We take access off the Finger Farm Roundabout. The site is referenced as ID 5a and 5b in SEGRO's "Identification of other Developments" document.

Previous representations have been made, in particular correspondence dated 22nd July 2025, a copy of which is attached along with a plan of the office proposals and a plan of the industrial proposals.

We reiterate that we are in general support of SEGRO's proposals, however, have concerns that the development of our site is not prejudiced in any way, particularly regarding site access and undertaking off site highways works, especially timing of such.

With regard to the DCO Examining Panel we highlight the following questions: Q2.10, Q7.0.5, Q8.0.1, Q8.1.2, Q12.0.12, Q14.0.6, Q19.0.6, Q20.0.6, However, our concerns are not limited to these as it is a more general worry over conflict of works.

We wish to ensure that our development is not impinged by SEGRO's highways works and that continued and uninterrupted access off Finger Farm Roundabout is safeguarded along with our ability to undertake the offsite highways work. We consider the latter could be mitigated by SEGRO including and undertaking these works as part of and within their highways works.

There has been correspondence between SEGRO and Litton, including details of highways works to be undertaken by both parties. Further a meeting has been held with both parties dealing with the matter in a reasonable manner.

A member of
LITTON PROPERTY GROUP

Subject to contract unless otherwise stated

Registered in England No: 09382018. VAT number: 205 2674 30

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However, progress has not been made in putting into place a Statement of Common Ground. We consider it important to finalise such a statement.

We are available to provide any further information or clarification as required.

Yours faithfully

James Payne

Development Director

For and on behalf of Litton (Donington) Ltd

CC

FAO: Ms Kate Bedson

Senior Development Director

SEGRO Properties Limited

SEGRO (EMG) Limited

12th Floor

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Coventry

CV1 2GN

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