

[REDACTED]

---

**From:** [REDACTED]@communities.gov.uk>  
**Sent:** 07 April 2026 16:46  
**To:** East Midlands Gateway Phase 2  
**Cc:** [REDACTED]  
**Subject:** RE: Rule 17  
**Attachments:** Annex A - Rejection of boundary in OBC (EMF).docx; Annex A - EMF OBC Approval Letter.docx; Annex B - Rule 17 Request (EMF).docx

OFFICIAL-SENSITIVE

Hello,

I am responding to your request for information relating to the geographic designation of the East Midlands Freeport.

We have provided below, and in the attached annexes, the information we hold and consider relevant to the matters raised in your request.

**Annex A** provides copies of official correspondence evidencing the consideration and rejection of an earlier proposed Freeport configuration, and the subsequent approval of a revised configuration. For the approval correspondence, the Department has provided the covering letter only. Annexes to that letter have not been included, as they relate to substantive actions for Full Business Case development and do not concern the designation of the Freeport's geographic extent.

**Annex B** provides a factual note explaining how the geographic extent of the East Midlands Freeport was arrived at, including whether alternative configurations were considered, and how environmental and equalities considerations were taken into account.

We do not hold a standalone environmental assessment or Public Sector Equality Duty assessment undertaken specifically for the purpose of Freeport boundary designation. Environmental and equalities considerations were embedded within the business case process, with detailed assessment addressed through the planning and consenting regimes applicable to individual developments.

We note that elements of the Freeport approval process involved cross-government consideration, including by HM Treasury. Any assessments undertaken by HM Treasury for the purposes of its own statutory or decision-making responsibilities are not held by us. Should you wish to explore whether HM Treasury holds relevant material, you may wish to direct enquiries to HM Treasury accordingly.

The Full Business Case has not been provided in full, as it contains commercially sensitive and policy material that goes beyond the scope of the Rule 17 request. The information enclosed is intended to be sufficient to address the questions regarding the designation of the East Midlands Freeport boundary.

Please do let us know if we can be of assistance with anything further.

Many thanks,



Ministry of Housing,  
Communities &  
Local Government

[REDACTED]  
Joint Head, Local Growth Delivery Unit  
Ministry of Housing, Communities & Local Government  
Local Growth and Devolution  
[REDACTED] | gov.uk/mhclg | @mhclg

OFFICIAL-SENSITIVE

**From:** East Midlands Gateway Phase 2 <emgateway2@planninginspectorate.gov.uk>  
**Sent:** 18 March 2026 13:47  
**To:** East Midlands Gateway Phase 2 <emgateway2@planninginspectorate.gov.uk>  
**Subject:** Rule 17

Some people who received this message don't often get email from [emgateway2@planninginspectorate.gov.uk](mailto:emgateway2@planninginspectorate.gov.uk). [Learn why this is important](#)

Good afternoon,

Please see the attached Rule 17 attached for the East Midlands Gateway Phase 2 (EMG2) and East Midlands Gateway Rail Freight Interchange Material Change.

Kind regards,



Planning  
Inspectorate

[REDACTED]  
Case Officer  
Planning Inspectorate  
[REDACTED]  
[www.gov.uk/pins](http://www.gov.uk/pins)

---

Ensuring **fairness, openness and impartiality** across all our services

This communication does not constitute legal advice.  
Our [Customer Privacy Notice](#) sets out how we handle personal data in accordance with the law.

[Please take a moment to review the Planning Inspectorate's Privacy Notice which can be accessed by clicking this link.](#)

*Please note that the contents of this email and any attachments are privileged and/or confidential and intended solely for the use of the intended recipient. If you are not the intended recipient of this email and its attachments, you must take no action based upon them, nor must you copy or show them to anyone. Please contact the sender if you believe you have received this email in error and then delete this email from your system.*

*Recipients should note that e-mail traffic on Planning Inspectorate systems is subject to monitoring, recording and auditing to secure the effective operation of the system and for other lawful purposes. The Planning Inspectorate has taken steps to keep this e-mail and any attachments free from viruses.*

*It accepts no liability for any loss or damage caused as a result of any virus being passed on. It is the responsibility of the recipient to perform all necessary checks.*

*The statements expressed in this e-mail are personal and do not necessarily reflect the opinions or policies of the Inspectorate.*

DPC:76616c646f72

