

Document DCO 8.3A / MCO 8.3A

Overarching Statement of Common Ground between the Applicant and North West Leicestershire District Council

APRIL 2026

The East Midlands Gateway Phase 2
and Highway Order 202X and The East Midlands Gateway
Rail Freight and Highway (Amendment) Order 202X

CONTENTS

Section	Page
1. Introduction	3
2. Structure of this SoCG	3
3. Matters not dealt with in other SoCG	4
Signatures	5

DRAFT

1 Introduction

- 1.1 This Overarching Statement of Common Ground has been entered into by SEGRO Properties Limited and SEGRO (EMG) Limited ("the Applicant") and North West Leicestershire District Council ("NWL").
- 1.2 Discussions on various Statements of Common Ground have been ongoing between the parties for several months and pre-date the Rule 6 letter produced by the Examining Panel which, in Annex F, detailed the subject matter the Exp wish to see addressed in the various SoCG.
- 1.3 Accordingly, the purpose of this Overarching SoCG is twofold:
- (a) To sign post where within the various SoCG the subject matter referred to by the Exp can be found;
 - (b) To address any matters which the Exp refer to in Annex F which are not covered by the SoCG which have been under discussion.

2 Structure of this SoCG

- 2.1 The table below sets out the signposting of the various items listed in Annex F of the R6 letter which the Exp wished to be included in the SoCG between the Applicant and North West Leicestershire District Council. That table is then followed by paragraphs which address the matters not covered in the other SoCG.

Topic	Where addressed
Principle of development	NWL Policy SoCG
Economic and social effects, including any implications for the local plan strategy and of transport effects on the local communities	NWL Policy SoCG
Environmental impact assessment, including cumulative effects	See paras 3.2 – 3.3 below
Landscape and visual effects including lighting and visual effects of trees	NWL Landscape and Visual Effects SoCG NWL Lighting SoCG
Any other potential effects, including on heritage assets, biodiversity, noise and vibration, air quality, emissions, contamination and emergency planning	NWL Built Heritage SoCG NWL Noise SoCG NWL Air Quality SoCG Defer to LCC on Biodiversity Defer to EA on contamination

	See paras 3.4-3.6 below for emergency planning
Good Design	NWL Policy SoCG
Various environmental management plans, both during construction and operation	See para 3.7 below
The dDCO and dMCO, including requirements and discharge mechanisms	See Para 3.8 below

3 Matters not dealt with in other SoCG

3.1 The Applicant and NWL agree that the following matters are not addressed in other SoCG and are therefore addressed below:

Environmental impact assessment, including cumulative effects

3.2 It is agreed that the Environmental Statement has assessed the development applied for using appropriate methodology and includes an assessment of cumulative effects.

3.3 The individual statements of common ground between the Applicant and NWL identify any disagreements between NWL and the Applicant in respect of the outcome of the assessment. Unless identified in those SoCG NWL are content with the conclusions of the assessment.

Emergency Planning

3.4 The scoping opinion adopted by PINS (Examination Library Document APP-070) included the topic of "Vulnerability to Major Accidents and Disasters. This has been assessed in Chapter 20 of the Environmental Statement (PINS Examination Library Document APP-197).

3.5 There is no disagreement regarding the assessments carried out in Chapter 20 which conclude that the risk of major accidents and disasters as low as reasonably practicable (ALARP). The overall conclusion in respect of the DCO and MCO is that in combination or in isolation they would not give rise to any significant residual effects and are therefore not vulnerable to Major Accidents or Disasters (MAD) nor would they exacerbate the vulnerability of surrounding hazard sites.

3.6 In respect of emergency planning and to discharge its duties under the Civil Contingencies Act 2004 NWL work with Leicester, Leicestershire and Rutland in a Resilience Partnership. They also work with other districts and the emergency services. There is no reason to believe that the proposed development will adversely impact upon that emergency planning provision or that it will give rise to a burden upon it.

Various environmental management plans, both during construction and operation

3.7 The individual statements of common ground between the applicant and NWL identify any disagreements between NWL and the Applicant in respect of environmental management plans, both during construction and operation. Unless identified in those SoCG NWL are content with the management plans proposed by the applicant.

The dDCO and dMCO, including requirements and discharge mechanisms

3.8 NWL has set out in its relevant representation the comments it has on the requirements in the dDCO and dMCO and the Applicant is currently considering those representations.

SIGNATURES:

On behalf of the Applicant:

.....
Signature

.....
Name

.....
Position

On behalf of North West Leicestershire District Council:

.....
Signature

.....
Name

.....
Position