

Document DCO 8.3F / MCO 8.3F

Statement of Common Ground between the Applicant and North West Leicestershire District Council (relating to Landscape and Visual Impact)

APRIL 2026

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

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1 Introduction

1.1 This Statement of Common Ground ("SoCG") is a written statement produced during the application process for a Development Consent Order ("DCO") and is prepared jointly by the applicant and another party.

1.2 The Guidance entitled 'Planning Act 2008: Examination stage for Nationally Significant Infrastructure Projects' (April 2024) ("the Guidance") describes a SoCG as follows:

"A Statement of Common Ground (SoCG) is a written statement prepared jointly by the applicant and another party or parties, setting out any matters on which they agree, or indeed disagree. A SoCG helps to ensure that the evidence at the examination focuses on the material differences between the main parties and therefore makes best use of the lines of questioning pursued by the Examining Authority" (paragraph 007)

1.3 This SoCG has been prepared as part of the information accompanying the applications for a DCO and a Material Change Order ("MCO") for the scheme known as East Midlands Gateway Phase 2 ("EMG2" or "the Scheme") comprising:

Main Component	Summary of Component	Works Nos.
DCO Application made by the DCO Applicant for the DCO Scheme		
EMG2 Works	Logistics and advanced manufacturing development located on the EMG2 Main Site south of East Midlands Airport and the A453, and west of the M1 motorway. The development includes HGV parking and a bus interchange. Together with an upgrade to the EMG1 substation and provision of a Community Park.	DCO Works Nos. 1 to 5 including Further Works as described in the draft DCO (Document DCO 3.1). DCO Works Nos. 20 and 21 including relevant Further Works as described in the draft DCO (Document DCO 3.1).
Highway Works	Works to the highway network: the A453 EMG2 access junction works (referred to as the EMG2 Access Works); significant improvements at Junction 24 of the M1 (referred to as the J24 Improvements), works to the wider highway network including the Active Travel Link, Hyam's Lane Works, L57 Footpath Upgrade, A6 Kegworth Bypass/A453 Junction Improvements and Finger Farm Roundabout Improvements.	DCO Works Nos. 6 to 19 including relevant Further Works as described in the draft DCO (Document DCO 3.1).
MCO Application made by the MCO Applicant for the MCO Scheme		
EMG1 Works	Additional warehousing development on Plot 16 together with works to increase the	MCO Works Nos. 3A, 3B, 5A, 5B, 5C, 6A

	permitted height of the cranes at the EMG1 rail-freight terminal, improvements to the public transport interchange, site management building and the EMG1 Pedestrian Crossing.	and 8A in the draft MCO (Document MCO 3.1).
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1.4 This SoCG has been prepared in accordance with the Guidance to assist the Examining Authority in examining the applications for the DCO and MCO by providing an understanding of the status of discussions or negotiations between the Applicant and another party.

1.5 Capitalised terms refer to the Glossary at Appendix A to Chapter 1 of the Environmental Statement (Document 6.1A) unless otherwise stated.

2 Parties to this SoCG

2.1 This SoCG is entered into by (1) SEGRO who has submitted the DCO Application through SEGRO Properties Limited and has submitted the MCO application through SEGRO (EMG) Limited (referred to collectively as "the Applicant") and (2) North West Leicestershire District Council ("NWLDC"), who are advised in this matter by Gillespies.

2.2 NWLDC enters into this SoCG in its capacity as Local Planning Authority.

2.3 A record of the engagement between the Applicant and Gillespies in their capacity as advisor to NWLDC in relation to landscape and visual matters is set out in the Appendix to this SoCG.

3 Structure of this SoCG

3.1 This SoCG has been structured with two clearly defined sections. The first section considers matters relevant to the DCO and the second section considers matters relevant to the MCO. Where a particular matter is common to both the DCO and the MCO this is clearly stated and recorded in both sections.

3.2 The areas covered by this SoCG are as follows:

3.2.1 The scope and methodology of the landscape and visual impact assessment (LVIA).

3.2.2 The baseline conditions.

3.2.3 The assessment of landscape and visual effects arising from the Project and the levels of landscape and visual effects determined.

3.2.4 The suitability and effectiveness of the landscape design and mitigation measures.

3.2.5 The likely Significant landscape and visual effects.

3.3 This SoCG records those matters which are agreed and, as appropriate, any matters that are not agreed and still under discussion between the Applicant and North West Leicestershire District Council in relation to Landscape and Visual Impact.

- 3.4 Where this SoCG is identified as a draft, some matters may still be under discussion. If appropriate, a final version that confirms the final positions of the parties on relevant matters will be submitted before the close of the Examination.
- 3.5 Within the following tables a Red Amber Green (RAG) status has been applied as follows: **green**: agreed, **amber** - a matter that is under discussion and/or further work is being completed and **red** - not agreed.

4 DCO

Matters agreed		
Ref	Matter	RAG status and any additional comments
	LVIA SCOPE AND METHODOLOGY	
4.1	The landscape and visual impact assessment (LVIA) has been undertaken in accordance with appropriate and good practice guidelines, namely; the Guidelines for Landscape and Visual Impact Assessment, third edition (GLVIA3), published by the Landscape Institute and the Institute of Environmental Management and Assessment.	
4.2	The methodology and criteria included at Appendix 10.A of the ES, is based upon GLVIA3 and is appropriate for the LVIA for the Project. This includes the methodology for the preparation of the Zone of Theoretical Visibility (ZTV) and the Visualisations.	
4.3	The residual operational effects assessment considers the Project 15 years after completion and takes into account the growth and management of the proposed and conserved planting and habitats over this time. This is considered appropriate.	
4.4	Typical growth rates for the proposed woodland/ tree/ structural planting is drawn from published sources and assumes that the proposed woodland and trees will generally be circa 7-9 metres high after 15 years. This is considered appropriate.	
4.5	The proposed number and location of the Photo Viewpoints and Visualisations (Appendix 10.B) are considered suitably appropriate and representative for the Project.	

	They have been identified and agreed on the basis of being suitably proportionate and representative of the range of likely views towards the respective site areas and the DCO Scheme.	
4.6	There has been a good level of communication and consultation between the applicant's landscape consultants and NWLDC's landscape consultants during the pre-application process. This has included site based and other meetings at appropriate times during this process, as detailed in the Appendix.	
	BASELINE CONDITIONS	
4.7	No national or local landscape designations exist within or in close proximity to the DCO Scheme.	
4.8	The DCO Scheme does not lie within a landscape identified in the adopted or draft Local Plan as a 'valued landscape' in the terms of NPPF para 187 (a) and there are no specific landscape quality or value policies or designations covering the DCO Scheme or its immediate context.	
4.9	<p>The DCO Scheme lies within the following Landscape Character Areas or Types, as defined within the relevant published landscape character assessment and sensitivity studies:</p> <p><i>Melbourne Parklands</i> National Character Area (NCA) No. 70 and <i>Trent Valley Washlands</i> NCA No. 69 – Natural England.</p> <p><i>Wooded Village Farmlands</i> Landscape Character Type (LCT) (Ref. 5b) and <i>Floodplain Valleys</i> LCT (Ref 3a) - East Midlands Regional Landscape Character Assessment (EMRLCA)</p> <p><i>Langley Lowlands</i> Landscape Character Area and <i>Trent Valley</i> LCA - Landscape Sensitivity and Green Infrastructure Study for Leicester & Leicestershire (LUC, 2017)</p> <p>The Site of the DCO Scheme has also been considered and appraised as part of two NWLDC Landscape Sensitivity</p>	

	studies, (dated July 2019 and August 2021).	
4.10	The 2017 County and 2019/ 2021 District wide studies have appraised the landscape of the EMG2 Main Site and its localised context and conclude that it is a landscape of medium or moderate sensitivity to new employment development, indicating that it can potentially accommodate the type of proposed development with suitable landscape and visual mitigation and attention to the design and layout proposals	
4.11	The topography of the DCO Scheme's context is quite varied yet not dramatic. The broad River Trent valley lies to the north of EMA and the River Soar valley lies beyond the M1 corridor to the east. Land to the west and south is generally more undulating with a series of smaller valleys and ridges.	
4.12	The EMG2 Works site lies on the northern slopes of the Diseworth Brook and a valley that generally falls towards the east into the larger Soar valley. It has a general southerly aspect, with the land generally falling from north to south, and with a slight south westerly fall in the western part of the site. The land typically falls from just over 90m AOD in the north east, closest to the Donington Park Services to around 55m AOD in the south east	
4.13	The general landscape character of the EMG2 Works site and its immediate context is shaped by the rolling and sloping farmland with hedged fields and varying influences from Diseworth and the larger scale urbanising uses and features in close proximity to the site to the north and east. Overall, the EMG2 Works site is relatively contained in the wider landscape, particularly to the north and north east.	
4.14	The Landscape Value of the EMG2 Works site and immediate context and the Highway Works site and immediate context have been suitably assessed in accordance with good practice and the Landscape Institute Technical Guidance Note (TGN) 02/21 ' <i>Assessing landscape value outside national designations</i> '. This	

	considers the landscape in terms of a range of factors.	
4.15	The Landscape Value of the EMG2 Works Site and immediate context is Medium.	
4.16	The Landscape Value of the Highway Works Site and immediate context is Low/Medium.	
	ASSESSMENT OF LANDSCAPE AND VISUAL EFFECTS	
4.17	There is broad agreement with the stated levels of landscape and visual effects arising from the Scheme, as detailed within ES Chapter 10 and Appendices 10.E and 10.F. – subject to amendment to Appendix F to make reference to the submitted night-time photomontages and a qualitative appraisal to support the judgements in Chapter 10.	
4.18	Any significant landscape effects will be confined to the landscape of the EMG2 Main Site and its immediate context	
4.19	There will be no significant landscape effects upon the wider landscape or the published Landscape Character Areas or Types.	
4.20	The significance of the visual effects for all of the receptors will vary during the course of construction and will generally be most notable during construction of those works closest to the respective receptor, including the formation of some of the mounding proposals in the west and south of the EMG2 Works. At these times, the significance of the visual effects arising for some receptors is likely to exceed those resulting from the completed and operational development, although these construction visual effects will only occur for a temporary period.	
4.21	The residual landscape and visual effects of the EMG2 Works development will gradually reduce over time following the establishment and subsequent maturing of the proposed planting and habitats. The comprehensive management of the proposed planting and habitats will also	

	assist in reducing the initial landscape and visual effects over time.	
4.22	Existing lighting is present within the surrounds and context of the EMG2 Works, with the most notable sources and concentrations situated to the north and east, associated with the major roads, EMA and Donington Services. The site is however darker, with no existing lighting located within the existing fields or along Hyam's Lane, beyond the edge of Diseworth. Existing light sources are evident in the wider landscape from within the site.	
4.23	There will be some night time impacts on visual amenity and views. These will vary with those visual receptors with the clearest and closest views towards the EMG2 Works generally experiencing the greater impacts. However, the application of the Lighting Strategy and the presence of the proposed mitigation mounding and the associated woodland and tree planting will be effective in mitigating and minimising these impacts.	
	LANDSCAPE DESIGN AND MITIGATION MEASURES (INCLUDING ILLUSTRATIVE MASTERPLAN)	
4.24	The landscape proposals (including the Community Park) extend to approximately 50% of the total EMG2 Works area. This represents a notable proportion of the EMG2 Works Site.	
4.25	In combination, the Community Park and the mitigation mounding and structural planting proposals will provide an appropriate and effective landscape setting to the built development proposals. These landscape areas and proposals will mitigate and reduce the landscape effects of the Scheme, as it matures and is managed.	
4.26	Perimeter mitigation mounding extending principally around the western and southern sides of the EMG2 Main Site development area and including proposed woodland, scrub and other planting is appropriate and will be effective in	

	mitigating landscape and visual effects, particularly in relation to Diseworth.	
4.27	The Community Park will provide a locally beneficial landscape and amenity area for use by the local community.	
4.28	The increased distance provided between the built development zones and the edge of Diseworth during the pre-application process has reduced the magnitude of significance of landscape and visual effects. The retention of the four field parcels in the west of the EMG2 Works Site as open space (including sustainable drainage features) within the proposed Community Park is a positive landscape feature of the Scheme.	
	LIKELY 'SIGNIFICANT EFFECTS'	
4.29	The DCO Scheme will result in a number of likely Significant effects. These will comprise those detailed at 10.9.3 and 10.9.4 of the ES. Other landscape and visual effects will also arise as detailed within Chapter 10 of the ES (Appendices 10.E and 10.F) yet are not considered to be Significant.	
4.30	The Summary of Landscape and Visual Effects of the DCO Scheme, as detailed at Table 10.3 of the ES (Chapter 10; para 10.9.3) is considered to be a fair summary of the landscape and visual effects of the DCO Scheme.	
Matters not agreed		
4.31	There are no matters of disagreement between the Applicant and NWLDC.	
Matters still under discussion		
4.32	There are no matters still under discussion between the Applicant and NWLDC.	

5 MCO

Matters agreed		
Ref	Matter	RAG status and any additional comments
	LVIA SCOPE AND METHODOLOGY	
5.1	The landscape and visual impact assessment (LVIA) has been undertaken in accordance with appropriate and good practice guidelines, namely; the Guidelines for Landscape and Visual Impact Assessment, third edition (GLVIA3), published by the Landscape Institute and the Institute of Environmental Management and Assessment.	
5.2	The methodology and criteria included at Appendix 10.A of the ES, is based upon GLVIA3 and is appropriate for the LVIA for the Project. This includes the methodology for the preparation of the Zone of Theoretical Visibility (ZTV) and the Visualisations.	
5.3	The residual operational effects assessment considers the Project 15 years after completion and takes into account the growth and management of the proposed and conserved planting and habitats over this time. This is considered appropriate.	
5.4	Typical growth rates for the proposed woodland/ tree/ structural planting is drawn from published sources and assumes that the proposed woodland and trees will generally be circa 7-9 metres high after 15 years. This is considered appropriate.	
5.5	<p>The proposed number and location of the Photo Viewpoints and Visualisations (Appendix 10.B) are considered suitably appropriate and representative for the Project.</p> <p>The location of the Photo Viewpoints and Visualisations have been agreed on the basis of being suitably proportionate and representative of the range of likely views towards the MCO Scheme.</p>	
5.6	There has been a good level of communication and consultation between	

	<p>the applicant's landscape consultants and NWLDC's landscape consultants during the pre-application process. This has included site based and other meetings at appropriate times during this process.</p>	
	BASELINE CONDITIONS	
5.7	<p>No national or local landscape designations exist within or in close proximity to the MCO Scheme.</p>	
5.8	<p>The MCO Scheme does not lie within a landscape identified in the adopted or draft Local Plan as a 'valued landscape' in the terms of NPPF para 187 (a) and there are no specific landscape quality or value policies or designations covering the MCO Scheme or its immediate context.</p>	
5.9	<p>The MCO Scheme lies within the following Landscape Character Areas or Types, as defined within the relevant published landscape character assessment and sensitivity studies:</p> <p><i>Melbourne Parklands</i> National Character Area (NCA) No. 70 – Natural England.</p> <p><i>Wooded Village Farmlands</i> Landscape Character Type (LCT) (Ref. 5b) - East Midlands Regional Landscape Character Assessment (EMRLCA)</p> <p><i>Langley Lowlands</i> Landscape Character Area (LCA) and <i>Trent Valley</i> LCA - Landscape Sensitivity and Green Infrastructure Study for Leicester & Leicestershire (LUC, 2017).</p>	
5.10	<p>The MCO Scheme and its immediate context is dominated by the existing EMG1 rail terminal and adjoining major road infrastructure and the EMG1 buildings yet also includes open grassland and drainage attenuation features and significant mounding formed as part of the EMG1 development, in addition to existing and emerging woodland.</p>	

5.11	The Landscape Value of the MCO Works site and its immediate context has been suitably assessed in accordance with good practice and the Landscape Institute Technical Guidance Note (TGN) 02/21 ' <i>Assessing landscape value outside national designations</i> '. This considers the landscape in terms of a range of factors.	
5.12	The Landscape Value of the MCO Works site and its immediate context is Low/Medium.	
	ASSESSMENT OF LANDSCAPE AND VISUAL EFFECTS	
5.13	There is broad agreement with the stated levels of landscape and visual effects arising from the MCO Scheme, as detailed within ES Chapter 10 and Appendices 10.E and 10.F.	
5.14	No likely Significant landscape effects will arise from the MCO Scheme.	
5.15	The only likely Significant visual effect arising from the MCO Scheme will be for users of a relatively short stretch of PROW, alongside and close to the southern edge of Plot 16. This likely Significant effect will only arise for these users during the Construction and Operational (Upon Completion (Year 0)) stages. There will be no likely Significant visual effect arising from the MCO Scheme at the Operation (Residual (Year 15)) stage.	
5.16	Existing lighting associated with the location of the MCO Scheme is evident and includes the existing lighting associated with the major roads and Junction 24 of the M1 Motorway and the existing lighting at the EMG1 Rail Terminal.	
	LANDSCAPE DESIGN AND MITIGATION MEASURES (INCLUDING ILLUSTRATIVE MASTERPLAN)	
5.17	The landscape proposals extend to approximately 10 hectares and 50% of the MCO Scheme area. This represents a notable proportion of the MCO Scheme area.	

5.18	The Illustrative Landscape Masterplan depicts a suitable proposed mix of planting and open space.	
	LIKELY 'SIGNIFICANT EFFECTS'	
5.19	The MCO Scheme will result in no likely Significant landscape and visual effects.	
5.20	The Summary of Landscape and Visual Effects of the MCO Scheme, as detailed at Table 10.4 of the ES (Chapter 10; para 10.9.5) is considered to be a fair summary of the landscape and visual effects of the MCO Scheme.	
Matters not agreed		
5.21	There are no matters of disagreement between the Applicant and NWLDC.	
Matters still under discussion		
5.22	There are no matters still under discussion between the Applicant and NWLDC.	

6 Conclusions

- 6.1 The Applicant and NWLDC confirm that all landscape and visual matters under discussion in relation to the Scheme have been agreed as recorded in the tables in sections 4 and 5 above.
- 6.2 The Applicant and NWLDC will continue to engage with each other as necessary during the examination processes with a view to narrowing and resolving any issues that may subsequently be raised.

SIGNATURES:

On behalf of the Applicant:

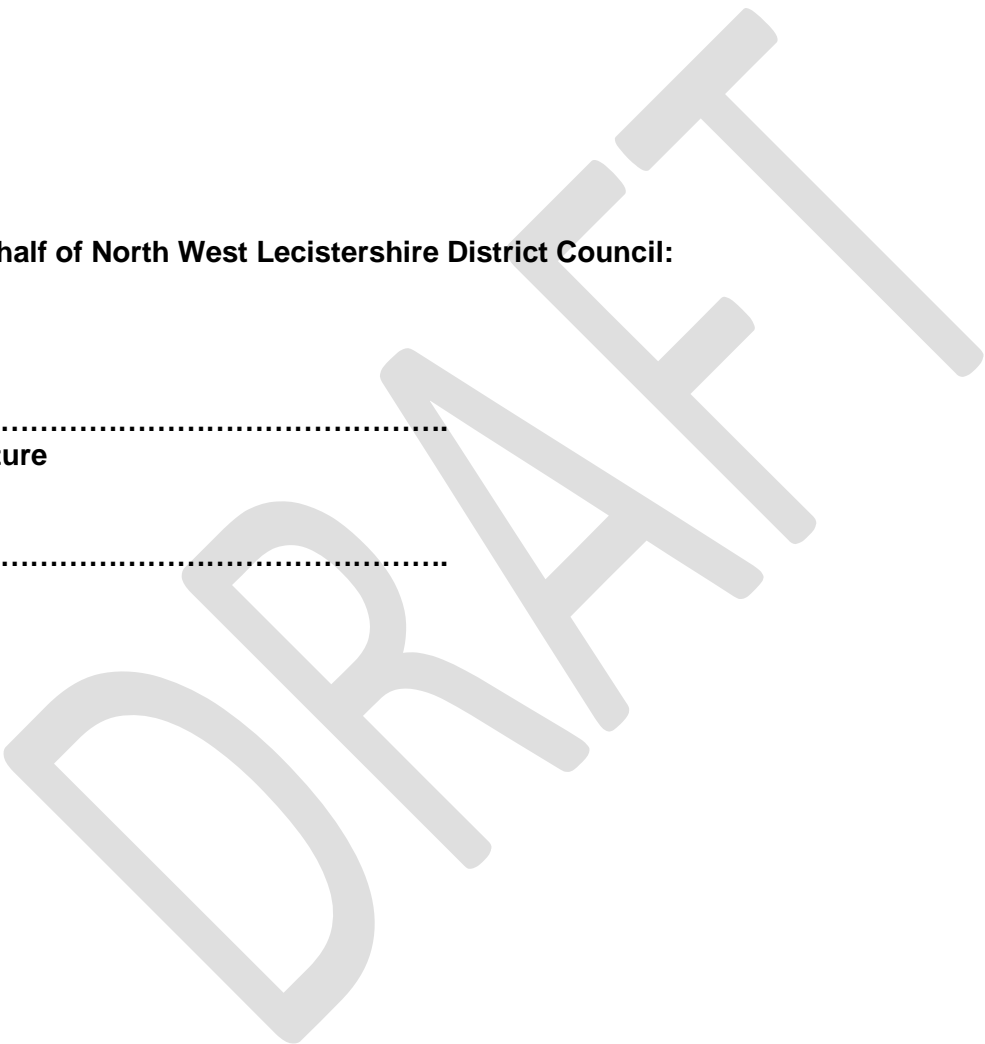
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Signature

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Name

On behalf of North West Leicestershire District Council:

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Signature

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Name



APPENDIX

RECORD OF ENGAGEMENT

Date	Form of engagement	Summary of matters dealt with
August 2024	East Midlands Freeport: Review of Landscape and Visual Appraisal for EMG2 (Report by Gillespies (on behalf of NWLDC))	<p>The Gillespies report provided a review of the Landscape and Visual Appraisal work and material available at that time. It confirmed that the LVIA methodology employed was appropriate. It did however seek some further information in terms of viewpoint locations and analysis and further details on value and susceptibility to change judgements. It also sought further detail/ discussion/ descriptions on some landscape and visual appraisal matters and conclusions on some judgements. The Report also referenced Gillespies earlier consideration (2022) of development on the site and relevant baseline landscape studies/ policies.</p> <p>The Recommendations sought further LVIA work, including the agreement/ confirmation of the viewpoint locations and production of some 'wireline' visualisations.</p>
1 November 2024	Site based meeting and walkover (with Gillespies landscape consultant)	<p>Following the response to the Scoping Opinion and the report referenced above a Site meeting and walkover was undertaken by FPCR and Gillespies.</p> <p>This site based meeting walked Hyams Lane, Long Holden and across the EMG2 Site. Matters discussed included the further information/ work sought, as detailed within the report. The approach to the landscape design and mitigation was also discussed. It was agreed that FPCR would provide further information following the meeting.</p>

<p>20 November 2024</p>	<p>Email and attachments from FPCR to Gillespies</p>	<p>The following information was provided from FPCR to Gillespies:</p> <ol style="list-style-type: none"> 1. Proposed Photo Viewpoint and Photomontage (Visualisation) locations for the LVIA/ ES. At this time, these comprised 29No. viewpoint locations; of which 10No. were proposed also as Photomontages (Visualisations). Confirmation that the Photo Viewpoints and Photomontages will be prepared in accordance with the LI TGN 06/ 19 '<i>Visual Representation of Development Proposals</i>'. 2. Details of the proposed LVIA Methodology and Criteria. 3. A copy of the original ZTV prepared for the main site development. This was prepared as part of the process for the identification of appropriate viewpoint locations.
<p>January 2025</p>	<p>EMG2 Document Review (Report by Gillespies)</p>	<p>This report by Gillespies provided a Review of the LVIA work undertaken and provided by FPCR. It confirmed that the methodology and viewpoints/photomontage were appropriate for the LVIA. It did however seek some minor clarifications on the methodology; a possible additional viewpoint from the Midshires Way; and confirmation of the type/ level of photomontage, in line with LI TGN 06/19. It also sought further information on how night time effects may be assessed and illustrated.</p>
<p>26 February 2025</p>	<p>Email and attachments from FPCR to Gillespies</p>	<p>Email and attachments provided from FPCR to Gillespies (during the consultation stage); including the draft ES LVIA figures and Illustrative Landscape Masterplan and Illustrative Landscape Cross Sections.</p>

12 March 2025	Meeting between FPCR and Gillespies (via Teams)	Meeting held to discuss the LVIA work undertaken and provided as part of the consultation stage. No notable matters or issues of concern raised although some points from the Jan 2026 still to be addressed.
May 2025	EMG2 Document Review (Report by Gillespies)	<p>This report by Gillespies provided a further Review of the updated LVIA work and Illustrative Landscape Masterplan. It included comments and suggestions on various parts of the LVIA; including the Appendices and Figures. FPCR reviewed and addressed the comments/ suggestions.</p> <p>The Review included a section on the Illustrative Masterplan.</p>
4 June 2025	Emails FPCR to/ from Gillespies	FPCR confirmed the matters raised in the May 2025 Review report were being addressed and also confirmed that there was to be a further round of consultation.
19 December 2025	Meeting between FPCR and Gillespies (via Teams)	This meeting was arranged to discuss the SoCG. It was agreed that FPCR would provide a draft for consideration in Jan 2026.
		[To be updated]