



Application by SEGRO Properties Limited, for an order granting development consent for a scheme comprising the East Midlands Gateway Phase 2 (EMG2)

Case reference: BC0410001

Application by SEGRO (EMG) Limited, for an order making material changes to the previously approved East Midlands Gateway Rail Freight Interchange and Highway Order 2016

Case reference: TR0510002

Examining Panel's (ExP's) note of unaccompanied site inspection 2 (USI 2) to which the applications relate on Thursday 14 May 2026.

Examining Inspectors Robert Jackson, Gaurav Joshi and Liam Page (the panel appointed as the ExP for the applications) undertook the inspection between approximately 13:45 hours and 15:00 hours. They were accompanied by another member of Planning Inspectorate staff who attended for training purposes.

This note is a brief record to inform the applicants, interested parties and other parties of the actions taken by the ExP.

The USI included walking along public footpaths and driving along the local highway network in the vicinity of and within the application site. This enabled the ExP to gain an appreciation of context.

Generally, the inspections took place on public land and the ExP did not enter private land other than into the East Midlands Gateway site where permission had been previously given by the applicants.

The weather during the USI was dry and bright, although there was rain in the distance. Visibility was good.

The ExP left the Hilton Hotel, East Midlands Airport and drove along Derby Road, Kegworth through the village. It then continued along London Road turning onto the A6 Kegworth bypass. It then turned south and travelled along Whatton Road and Kegworth Lane to Main Street in Long Whatton.

It then drove west stopping along the road near Viewpoint N as shown in Appendix 10B of the Environmental Statement [[REP3-045](#), Figure 12.22] to understand this viewpoint.

The ExP then continued along West End and The Green towards Diseworth. It then travelled north along Lady Gate, and Grimes Gate turning at Hyam's Lane. It then travelled south on Grimes Gate before turning west along Hall Gate to The Green which it then followed to its junction with the A453.

The ExP travelled east along the A453 to Finger Farm roundabout, then travelled north to the entrance to the East Midlands Gateway estate and along Wilders Way to the most westerly roundabout when it retraced its path to the junction with Ashby Road.

It then drove in a northerly direction on Ashby Road, noting the location of the substation, and parked just beyond the bus stop at the northern end of Ashby Road.

The ExP then walked back up Ashby Road to the junction with the public right of way (L112, see [\[APP-062M\]](#)), which it walked along the public right of way and up to the top of the bund passing the site of Plot 16. It then walked along the bund in a northerly direction for around 150 metres, before turning around and walking back to the car by the route it had taken.

The ExP left the East Midlands Gateway site, heading north on the A453 to the roundabout at Junction 24 of the M1. It then travelled along Hilton Hotel Lane, and south under the bridges along Main Street, Lockington to Church Street. It then went to the eastern end of Church Street, parking close to the junction with the footpath (L58), walking a short distance to enable it to view the site of Plot 16.

The Panel then returned to the car and drove back the way it had come to the Hilton Hotel, where the USI was completed.

End of USI2