East Midlands Gateway
Phase 2 (EMG2)

Document DCO 8.4F/MCO 8.4F

Statement of Common Ground between SEGRO and Leicestershire County Council (relating to Materials and Waste)

June 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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CONTENTS

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 a Material Change Order ("MCO") for the scheme known as East Midlands Gateway Phase 2 ("EMG2" or "the Scheme") described in clause 1.3 below. This SoCG is prepared jointly 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) Leicestershire County Council ("LCC").

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 DCO and MCO applications for EMG2 which comprises:

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 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.	MCO Works Nos. 3A, 3B, 5A, 5B, 5C, 6A and 8A in the draft MCO (**Document MCO 3.1**).

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 LCC.

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) the Applicant and (2) LCC).

2.2 LCC enters into this SoCG in its capacity as minerals and waste planning authority and statutory consultee.

2.3 A record of the engagement between the Applicant and LCC in relation to materials and waste is set out in **Appendix 1** to this SoCG.

2.4 A record of the Technical Notes issued to LCC which support the Materials and Waste ES Chapter are set out in **Appendices 2 - 4** 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 Zone of Influence for the assessment.

3.2.2 The appropriate interpretation / application of publicly available information and/or data to inform the assessment.

3.3 This SoCG records those matters which are agreed and, if appropriate, any matters that are not agreed and still under discussion between the Applicant and LCC in relation to materials and waste.

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

Reference Number	Matter	Application Document	Applicants' Position	Interested Party's Position	Status	Date
Materials and Waste						
4.1	Zone of Influence	ES Chapter 18: Materials and Waste (Reference REP1-029) [Hyperlink]	The Environmental Statement (ES) identifies and applies the appropriate Zone of Influence (ZoI) for assessing the capacity of regional and local waste infrastructure. The approach is clarified in the Technical Note dated March 2025 which is provided as Appendix 2. The ES identifies and applies the appropriate ZoI for assessing the usage of materials. The approach is clarified in the Technical Note dated April 2025 which is provided as Appendix 3.	LCC accept the clarifications and ask that the supporting Technical Notes (TNs) referred to be submitted to the Examination.	~~Under discussion~~	04/06/2026

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Reference Number	Matter	Application Document	Applicants' Position	Interested Party's Position	Status	Date
4.2	Waste hierarchy	ES Chapter 18: Materials and Waste (Reference REP1-029) [Hyperlink]	The design has incorporated the waste hierarchy (prevention, re-use, recycling, recovery, disposal) in accordance with the National Planning Policy for Waste (NPPW) and local waste strategies. This is reinforced in the Technical Note dated March 2025 which is provided as Appendix 2 and includes measures to minimise waste generation, maximise on-site re-use and prioritise recycling and recovery in line with policy.	LCC accept the clarifications and ask that the supporting Technical Notes (TNs) referred to be submitted to the Examination.	Under discussion	04/06/2026
4.3	Construction and operational waste arisings	ES Chapter 18: Materials and Waste (Reference REP1-029) [Hyperlink]	Construction and operational waste arisings assessment within the revised ES (Document DCO 6.18 dated April 2026), and anticipated volumes and types of waste are considered realistic. Following initial queries raised by LCC further clarification is now provided within the updated Chapter and reinforced in the Technical Note dated March 2025 provided as Appendix 2, including explanation of data sources, assumptions and any limitations. Any identified discrepancies are not material and do not affect the overall conclusions of the ES.	LCC accept the clarifications and ask that the supporting Technical Notes (TNs) referred to be submitted to the Examination.	Under discussion	04/06/2026

Reference Number	Matter	Application Document	Applicants' Position	Interested Party's Position	Status	Date
4.4	Capacity at waste facilities	ES Chapter 18: Materials and Waste, Section 5 (Reference REP1-029) [Hyperlink]	There is adequate capacity at waste facilities in the determined Zone of Influence to manage forecast arisings from the Scheme. Following initial queries raised by LCC further clarification is now provided within the updated Chapter and reinforced in the Technical Note dated March 2025 provided as Appendix 2. The conclusions of the ES remain valid.	LCC accept the clarifications in the updated Chapter 18 (May 2026), and ask that the supporting Technical Notes (TNs) referred to be submitted to the Examination.	Under discussion	04/06/2026
4.5	Use of EA Data	ES Chapter 18: Materials and Waste, Section 5 (Reference REP1-029) [Hyperlink]	The most up to date Environment Agency (EA) Waste Data Interrogator and EA Remaining Landfill Capacity data has been used. Following initial queries raised by LCC this position is supported in the Technical Note dated March 2026 provided as Appendix 4 and the conclusions of the significance of the effects within the ES remain valid.	LCC accept the clarifications and ask that the supporting Technical Notes (TNs) referred to be submitted to the Examination.	Under discussion	04/06/2026

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Commented [LO1]: Original response also referred to TN from Feb 2026?

Reference Number	Matter	Application Document	Applicants' Position	Interested Party's Position	Status	Date
4.6	Use of EA Data	ES Chapter 18: Materials and Waste, Section 5 (Reference REP1-029) [Hyperlink]	The data provided on Landfill capacity in the Refined Study Area is based on the most up to date EA data and excludes landfills that would not be capable of accepting waste from EMG2. This position is supported through the Technical Note dated March 2026 which is provided as Appendix 4 and the conclusions of the significance of effects within the ES remain valid.	LCC accept the clarifications and ask that the supporting Technical Notes (TNs) referred to be submitted to the Examination.	Under discussion	04/06/2026
4.7	Site Waste Management and Materials Plan	ES Appendix 18E; Site Waste Management and Materials Plan (Reference APP-190) [Hyperlink]	The preparation of a Site Waste Management and Materials Plan (SWMMP) prior to commencement of construction is in line with relevant legislation and best practice (e.g. CL:AIRE Code of Practice). This is now included as part of the CEMP provisions within Requirement 11.	LCC has agreed with the Applicant team that a Site Waste Management and Materials Plan (SWMMP) will be prepared prior to commencement of construction, in line with relevant legislation and best practice (e.g. CL:AIRE Code of Practice) and requested that it be reflected in the dDCO.	Agreed	04/06/2026
4.8	Monitoring of waste	TBC	Monitoring of waste types and quantities will be undertaken and reported as part of the Environmental Management System during construction.	LCC request that there needs to be clarity as to when, how and where this will be undertaken and who it will be reported to etc.	Under discussion	04/06/2026

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5 MCO

Reference Number	Matter	Application Document	Applicants' Position	Interested Party's Position	Status	Date
Topic Area						
5.1	Zone of Influence	ES Chapter 18: Materials and Waste, Section 6 (Reference REP1-029) [Hyperlink]	The Environmental Statement (ES) identifies and applies the appropriate Zone of Influence (ZoI) for assessing the capacity of regional and local waste infrastructure. The approach is clarified in the Technical Note dated March 2025 which is provided as Appendix 2. The ES identifies and applies the appropriate ZoI for assessing the usage of materials. The approach is clarified in the Technical Note dated April 2025 which is provided as Appendix 3.	LCC accept the clarifications and ask that the supporting Technical Notes (TNs) referred to be submitted to the Examination.	Under discussion	11/06/2026

Reference Number	Matter	Application Document	Applicants' Position	Interested Party's Position	Status	Date
5.2	Waste hierarchy	ES Chapter 18: Materials and Waste, Section 6 (Reference REP1-029) [Hyperlink]	The design has incorporated the waste hierarchy (prevention, re-use, recycling, recovery, disposal) in accordance with the National Planning Policy for Waste (NPPW) and local waste strategies. This is reinforced in the Technical Note dated March 2025 which is provided as Appendix 2 and includes measures to minimise waste generation, maximise on-site re-use and prioritise recycling and recovery in line with policy.	LCC accept the clarifications and ask that the supporting Technical Notes (TNs) referred to be submitted to the Examination.	Under discussion	11/06/2026

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5.3	Construction and operational waste arisings	ES Chapter 18: Materials and Waste, Section 6 (Reference REP1-029) [Hyperlink]	Construction and operational waste arisings assessment within the revised ES (Document DCO 6.18 dated April 2026), and anticipated volumes and types of waste are considered realistic. Following initial queries raised by LCC further clarification is now provided within the updated Chapter and reinforced in the Technical Note dated March 2025 provided as Appendix 2, including explanation of data sources, assumptions and any limitations. Any identified discrepancies are not material and do not affect the overall conclusions of the ES.	LCC accept the clarifications and ask that the supporting Technical Notes (TNs) referred to be submitted to the Examination.	Under discussion	11/06/2026
5.4	Capacity at waste facilities	ES Chapter 18: Materials and Waste, Section 6 (Reference REP1-029) [Hyperlink]	There is adequate capacity at waste facilities in the determined Zone of Influence to manage forecast arisings from the Scheme. Following initial queries raised by LCC further clarification is now provided within the updated Chapter and reinforced in the Technical Note dated March 2025 provided as Appendix 2. The conclusions of the ES remain valid.	LCC accept the clarifications and ask that the supporting Technical Notes (TNs) referred to be submitted to the Examination.	Under discussion	11/06/2026

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Reference Number	Matter	Application Document	Applicants' Position	Interested Party's Position	Status	Date
5.5	Use of EA Data	ES Chapter 18: Materials and Waste, Section 5 (Reference REP1-029) [Hyperlink]	The most up to date Environment Agency (EA) Waste Data Interrogator and EA Remaining Landfill Capacity data has been used. Following initial queries raised by LCC this position is supported in the Technical Note dated March 2026 provided as Appendix 4 and the conclusions of the significance of the effects within the ES remain valid.	LCC accept the clarifications and ask that the supporting Technical Notes (TNs) referred to be submitted to the Examination.	Under discussion	11/06/2026
5.6	Use of EA Data	ES Chapter 18: Materials and Waste, Section 5 (Reference REP1-029) [Hyperlink]	The data provided on Landfill capacity in the Refined Study Area is based on the most up to date EA data and excludes landfills that would not be capable of accepting waste from EMG2. This position is supported through the Technical Note dated March 2026 which is provided as Appendix 4 and the conclusions of the significance of effects within the ES remain valid.	LCC accept the clarifications and ask that the supporting Technical Notes (TNs) referred to be submitted to the Examination.	Under discussion	11/06/2026

Reference Number	Matter	Application Document	Applicants' Position	Interested Party's Position	Status	Date
5.7	Monitoring of waste	TBC	Monitoring of waste types and quantities will be undertaken and reported as part of the Environmental Management System during construction.	LCC request that there needs to be clarity as to when, how and where this will be undertaken and who it will be reported to etc.	Under discussion	11/06/2026

6 Conclusions

6.1 There remain issues to be finalised between the Applicant and LCC in relation to several materials and waste matters under discussion in relation to the Scheme. These are recorded in the tables in sections 4 and 5 above.

6.2 The Applicant and LCC 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:

Leo Oliver
…….
Signature
Leo Oliver
…….
Name

…Senior Planning Officer…….
Position

On behalf of Leicestershire County Council:

…….
Signature

…….
Name

…….
Position

APPENDIX 1

RECORD OF ENGAGEMENT

Date	Form of engagement	Summary of matters dealt with
09/12/2024	Online meeting	BWB made LCC aware that there is no definitive methodology for determining the 'expansive study area', with each scenario having distinct limitations. BWB proposed an expansive study 30-mile geographical radius extending from the central study location based upon guidance from WRAP, CIRIA and DEFRA. LCC confirmed that the approach proposed for the assessment was acceptable in principle and requested a justification for this approach. It was also noted that this approach would introduce a transboundary element, necessitating additional consultation with neighbouring councils to ensure a comprehensive assessment.
13/03/2025	Email	LCC provided the following comments to the Statutory Consultation based on the first draft version of the Materials and Waste Chapter: • LCC did not agree a 30-mile expansive study area radius of study and requested further justification; • The radius must be clear whether it is based on vehicle miles distance travelled or an isochrone; • The latest Environment Agency (EA) Waste Data Interrogator has not been used; • Baseline data on the production of materials is set out inconsistently;

		• LCC raised the conflation of non-hazardous Construction and Demolition (C&D) wastes and non-hazardous waste; • Waste data should include any relevant facilities within the expansive study area; and • Only a partial representation of recycling facilities within Leicestershire has been included. BWB addressed these comments in the subsequent draft version of the Chapter.
28/03/2025	Email	BWB issued a Technical Note, which was subsequently submitted with the Application as Appendix 18B. This Technical Note provided a justification for the choice of expansive study area (i.e. a 30-mile isochrone).
02/04/2025	Online meeting	BWB provided more context to justify the proposed expansive 30-mile study area and raised the difficulty in establishing the existing and future capacity for waste facilities within the expansive study area due to EA Waste Data Interrogators not setting out this data. LCC confirmed that: • they were satisfied with the justification for the proposed expansive 30-mile study area with respect to waste but requested further justification for the 30 mile study area with respect to minerals. • they are aware of the dearth of available data on existing and future waste capacity and suggested using whatever information is set out within local and county level waste plans and annual monitoring reports.

		BWB took the advice on existing and future waste capacity on board in progression of the Chapter.
02/04/2025	Email	BWB issued an updated Technical Note, which was subsequently submitted with the Application as Appendix 18C. This Technical Note expanded on the justification for the proposed expansive 30-mile study area for the minerals assessment. LCC confirmed that the justification provided for the minerals assessment was acceptable.
30/04/2025	Email	LCC issued data on existing and future waste facility capacity for Leicestershire which BWB utilised to progress the Chapter.
24/07/2025	Statutory Consultation	LCC provided the following comments to the Statutory Consultation based on the second draft version of the Materials and Waste Chapter: • LCC acknowledged and accepted that many of the comments they made on the first draft version of the Chapter were addressed in the second draft version; • LCC commented that data in the latest Annual Monitoring Report (AMR) was not used; • LCC requested clarification on whether a cut and fill balance would be achieved for both the DCO and MCO Applications; • LCC requested that a Development Sequencing Plan be included within the Site Waste and Materials Management Plan, which was subsequently submitted as Appendix 18E of the DCO Application;

		• LCC noted a remaining inconsistency with reporting on incineration and energy from waste facilities; • LCC queried why Inert and Non- Hazardous Waste streams were not split out as distinct waste streams in some instances; • LCC queried whether the capacity of one particular non-hazardous facility within Leicestershire had been included in the reporting; • LCC requested that a list of construction and demolition recycling facilities included in reporting are provided; • LCC commented that some facilities within the AMR would not accept waste produced by the Scheme; • LCC acknowledged receipt of the updated Technical Note (Appendix 18.3) and accepted the justification for the expansive study area; and • LCC queried the figure provided in the Chapter for the total remaining non- hazardous landfill capacity in Leicestershire. BWB addressed these comments in the version of the Chapter submitted with the Application and provided clarifications on LCC's queries in Appendix 18A of the Chapter.
25/07/2025	Email	The Principal Planning Officer at Nottinghamshire County Council provided comments on the draft version of the Chapter issued on June 23, 2025. The most important comments related to landfill capacity of certain sites in Nottinghamshire and advice on which ones should not be considered within the assessment due to their inability to

		accept waste form EMG 2. This advice was taken on board, and those sites were excluded from the baseline assessment within the Chapter.
09/12/2026	Email	A draft version of this SoCG was issued to LCC for their review and comment on matters agreed, not agreed and still under discussion.
09/01/2026	Statutory Consultation	LCC provided the following comments within their Relevant Representations document issued on January 9, 2025: • Inconsistencies and data issues remain, making it difficult to assess impacts. Environmental Statement (ES) Chapter 18 Materials and Waste includes Waste Data Interrogator (WDI) data from 2023. The Waste Data Interrogator 2024 is available. Chapter 18 of the ES should be updated with the latest WDI data. • The magnitude of impact may be understated due to the way in which national data is used if regional data is not available. This could present a significant impact as insignificant due to the difference in national and regional production of materials and minerals. • LCC has agreed with the Applicant team that a Site Waste Management Plan (SWMP) will be prepared prior to commencement of construction, in line with relevant legislation and best practice (e.g. CL:AIRE Code of Practice). However, this does not appear to have translated into a requirement in the dDCO.
26/02/2026	Email	BWB updated the Materials and Waste Chapter based on the comments from LCC within their Relevant Representations document on January 9, 2025. This update included a complete update of the baseline assessment to include the Waste Data Interrogator 2024 data and a re-assessment of significance of effects.

		A Technical Note, which set out the updates made to the Chapter, was produced and issued by BWB to LCC prior to an online meeting between the two parties on March 3, 2026.
03/03/2026	Online meeting	During this meeting, the three points raised by LCC within their Relevant Representations document issued on January 9, 2025, were discussed with a view to reaching an agreement on whether the Technical Note issued by BWB on 26/02/2026 had been addressed. LCC acknowledged that updates had been made to the Chapter to reflect Waste Data Interrogator 2024, but they stated that they still had some concerns on the Chapter. BWB suggested issuing the updated Chapter to LCC for review and comment as a means of allaying LCC's concerns.
06/03/2026	Email	BWB issued the updated Materials and Waste Chapter to LCC for review and comment.
13/03/2026	Email	LCC acknowledged receipt of the updated Chapter issued on March 3, 2026 and provided comments and queries on the updated Chapter within their email.
13/03/2026	Email	BWB acknowledged receipt of the comments and queries and offered an online meeting to discuss them, which LCC agreed to via email.
19/03/2026	Online meeting	The two parties discussed the comments and queries provided by LCC with respect to the updated Chapter and a conclusion was reached that a large majority of them had been addressed within the Chapter.

24/03/2026	Email	BWB followed up the online meeting on March 19, 2026 by issuing an updated version of the Technical Note to LCC for their review and comment. LCC acknowledged receipt of this the following day.
02/04/2026	Email	BWB issued an updated version of this SoCG to the appointed Planning Consultant for issue at Deadline 1 of the Examination process for LCC's review and amendments based on matters they deemed to be agreed, not agreed and still under discussion.
20/04/2026	Email	BWB received a version of this SoCG via the appointed Planning Consultant which had been updated by LCC. This version confirmed that the large majority of matters were considered to be agreed but four points were deemed to be still under discussion. LCC requested that the following be submitted at Deadline 2 Technical Notes be submitted at Deadline 2 of the Examination process for their review: • BWB's Technical Notes which support the Materials and Waste Chapter; and • Revised dDCO requirements 11 and 24.
February to June 2026	Examination	Discussion has also continued during the examination by way of the ExP Questions, hearing sessions and responses to reach an agreement on all technical aspects.

Appendix 2

Technical Note Issued in March 2025

Leicester County Council

[redacted]

Date:25th March 2025

Via Email

BWB Reference: 220500

EAST MIDLANDS GATEWAY PHASE 2 CONSULTATION
TECHNICAL NOTE: RESPONSE TO LCC COMMENTS ON WASTE AND MATERIALS

Thank you for meeting with us to discuss the above proposed Nationally Significant Infrastructure Project (NSIP) on 24.03.2025.

This Technical Note has been prepared in response to formal comments taken from Leicestershire County Council ('LCC') in respect of Waste and Material matters for the proposed East Midlands Gateway Phase 2 ('EMG2') on 13th March 2025. It aims to address these matters and assist with seeking agreement on the scope and methodology of Chapter 18 of the Environmental Statement. Responses to each comment have been provided in **Table 1-1**.

Addressing a key concern, the initial Chapter submission was presented in its preliminary form, acknowledging that the assessments had not yet been fully updated to reflect the revised study area. This change in study area followed consultation on 9th December, and at the time of submission, data collection and assessment activities for the additional areas had not yet been completed. As such, the preliminary chapter does not yet capture all of the relevant baseline data, material sourcing information, or waste estimates for these extended areas. Gaps were therefore intentionally left within the chapter, with the understanding that these would be addressed as part of the ongoing assessment process and agreed as part of the PPA. The intent is to incorporate the relevant information and complete all outstanding elements ahead of the DCO submission, ensuring that the chapter accurately reflects the full extent of the updated study area and meets the requirements of the Environmental Impact Assessment Regulations.

Enclosure 1 reviews relevant national guidance, local waste planning policies in Leicestershire, Derbyshire, and Nottinghamshire, methodological best practices, and case studies to identify how an appropriate zone of influence (ZOI) can be determined. A summary comparison table of recommended radii/methods by source is provided at the end and is hoped that this represents a satisfactory justification for the ZOI illustrated in **Enclosure 2**.

Table 1-1: BWB Responses to LCC Comments

Paragraph reference	Comments	BWB Response
18.2.10 ii 18.2.11	LCC did not agree a 30-mile expansive study area radius of study. 30 miles was mentioned as an example, but LCC asked that whatever radius used is supported with some form of evidence or justification. The documents used as justification for a 30-mile radius in this paragraph are generic and provide no real evidence for selecting a 30-mile radius as the expansive study area. This Chapter needs to justify expansive study area radius for both materials and waste separately. Radius still needs to be agreed with LCC and with other neighbouring authorities (Nottinghamshire, Derbyshire, Staffordshire, Lincolnshire, Staffordshire, Warwickshire and West Midlands Combined Authority). Whatever radius is agreed, it must be clear whether it is based on vehicle miles distance travelled or an isochrone.	The 30-mile radius cited was provided following initial consultation in which LCC proposed that an isopleth (circular) radius is best suited - and is not fixed. Separate justifications for materials and waste have now been developed, and both will distinguish whether the assessment is based on isochrone mapping or vehicle miles. We are engaging with neighbouring authorities (Nottinghamshire, Derbyshire, Staffordshire, Lincolnshire and Warwickshire) to agree on the most appropriate study area, based on regional logistics, facility catchments, and available data. We acknowledge LCC's request for a clear justification and provided clarity in Enclosure 1.
18.2.13	States that *"[This section to be completed on receipt of data from and further consultation with LCC]"*. It is not clear what data is expected from LCC. No request has been received.	At the time of writing the draft chapter, we appreciate that no formal data request had been made to LCC. The information we are seekingspecifically, relates to the local-level facility throughput and forecasted capacity information which is not publicly available. This will now be requested formally from LCC and relevant waste planning authorities.
Table 18.1	In the 'Assessment of Operational Effects' section Table 18.1 sets out the density:volume ratio for warehouse related waste during operation. An equivalent table should also be provided for construction and demolition related waste in the 'Assessment of Construction Effects' section.	An equivalent table for construction and demolition-related waste (CDW) has now been added under the 'Assessment of Construction Effects' section. This includes waste density and volume assumptions based on the BRE SmartWaste tool and industry benchmarks.
Table 18.2	Sensitivity Criteria table provides criteria for just inert waste but should	The table has been updated to include criteria for commercial and industrial (C&I) waste and municipal waste, in addition to inert waste, to

	also provide criteria for other types of waste (e.g. commercial and industrial waste arising during the operational stage).	ensure a comprehensive assessment of all relevant waste streams during the operational phase.
18.2.44 & 45	Prior to the publication of the draft Environmental Statement the Applicant has not sought consideration and agreement from LCC on the materials and waste Chapter. Also, it has not identified what the data gaps are with which they would like support from LCC.	The Chapter was drafted and submitted with the final submission in mind. Whilst we acknowledge that formal engagement specific to this chapter was limited, we refer to the previous 'Notices of Consultation' and the meeting of the 11th December in which we presented our methodology and highlighted existing data gaps and limitations with respect to information contained on the 'waste Interrogator'. Going forward, we are continuing a focused dialogue with LCC to clarify outstanding data gaps and seek agreement on key methodological assumptions (including waste stream baselines, receptor sensitivities, and projected capacities).
18.2.46	Final bullet says available capacity data for 2020 projected forward to 2023 for landfill capacity. However, 2023 data is available from the Waste Data Interrogator so there is no need to project older data.	We acknowledge this as a typo and the most current information (2023) from the Waste Data Interrogator has been applied. The narrative has been corrected accordingly.
Table 18.8	Table includes cut and fill volume row, but no data is provided. Without knowing the cut and fill balance, it is unknown whether there will need to be importation of engineering fill or exportation of excavation waste.	We acknowledge the omission. The cut and fill assessment has now been completed and the resulting volumes included in the table and accompanying text. The balance determines whether materials will be reused on site or imported/exported.
18.5.17	Again, cut and fill balance needs to be completed.	
Table 18.9	Lack of reference to National Planning Policy for Waste (NPPW). Waste Disposal Authority Plan (2018-2030) has been superseded by the adopted Waste and Resources Strategy (2022-2050).	We acknowledge that the document has been superseded but it was included as a means of providing context. For clarity of discussion, the reference to the outdated Waste Disposal Authority Plan has been replaced with the current Waste and Resources Strategy (2022–2050). The National Planning Policy for Waste (NPPW) is now referenced and aligned with the assessment framework.
Table 18.11	This table attempts to present very different data in a single table for comparison. For example, sand and gravel is presented as annual sales, but crushed rock is total permitted reserves. It is using data from 2019 and 2020, when more recent data is available (e.g. Local Aggregate Assessments) and this should be used. Also, it is confusing as to whether a regional picture is being presented, or just Leicestershire.	This table has been revised to ensure data consistency (e.g. using either annual sales or permitted reserves, not both) and to reflect the most recent Local Aggregate Assessments (2021–2023). The geographical scope is now clearly identified for each data point—either Leicestershire or regional, as appropriate.

Table 18.13 and subsequent paragraphs	Inconsistency in the number of incinerators within the 30-mile expansive study area (to be agreed).	The inconsistency in the number of incinerators has been resolved. The data table and text have been aligned and updated with the latest available information. The facilities are now clearly identified by location within the agreed study area (once finalised).
18.4.8 to 18.4.11	There appears to have been the conflation of non-hazardous Construction and Demolition (C&D) wastes and non-hazardous waste (which relates mostly to municipal waste). It is not appropriate to compare the recycling rates of one with the other.	We acknowledge the conflation of non-hazardous municipal waste with C&D waste. These have now been separated, and recycling rate comparisons have been revised to reflect like-for-like waste types, using appropriate DEFRA data sets.
18.4.13 and table 18.13	This table should list the waste facilities in the 30-mile expansive study radius, not just Leicestershire.	The table now includes facilities from all relevant areas within the proposed expansive study area, not just Leicestershire. Each facility is listed with its waste type specialism and location (where this information exists).
18.4.14 and Table 18.14	It's not clear what waste streams are being used for the waste quantities set out in Table 18.14 (e.g. does it include non-hazardous municipal waste, C&D and Commercial & Industrial (C&I), or a selection of these streams). Also, it is not clear why 2022 data has been used, when more recent 2023 data is available.	2022 data has been used where 2023 data is unavailable. The table has been updated to clarify which waste streams are included (municipal, C&I, and C&D).
18.4.15	Makes reference to 76.7% of waste in Leicestershire being diverted from landfill and compares this against an England wide rate of 90%. However, the 90% seems to refer to C&D waste and 76.7% to a mix of waste streams. It makes the comparison meaningless.	The comparison with national performance is provided given the scheme is considered 'Nationally Significant'. The comparison has been revised to ensure consistency between waste types (e.g. comparing C&D diversion in Leicestershire with national C&D diversion rates only). Any mixed comparisons have been removed.
Table 18.15	Only landfill capacity in Leicestershire has been considered. It is missing for other authorities within whatever expansive study area is identified and agreed.	As discussed, the chapter was presented in its 'preliminary' form, recognising that all assessments had not yet been updated to accommodate the change in study area. This table has been expanded to include landfill capacity for all authorities within the defined study area. Sources have been cited from relevant regional and local waste plans.
Table 18.17	The table appears to be a partial representation of recycling facilities predominantly within Leicester City rather than the County. In addition, some identified sites are irrelevant for a Rail Freight Interchange (e.g. Household Waste Recycling Sites). Furthermore, no facilities have been considered in the expansive study area outside of Leicestershire (e.g. Derbyshire, Nottinghamshire).	The table has been revised to exclude irrelevant facilities (e.g. HWRCs) and include appropriate commercial waste processing and recycling infrastructure across the broader study area, including Derbyshire and Nottinghamshire.

18.5.20 & 22	Figures provided in these paragraphs do not reflect the figures in the tables that immediately precede them.	Figures in the text have been corrected to align precisely with those in the tables. Any discrepancies due to rounding or outdated figures have been resolved.
Section 18.6, 18.7 & 18.8	All include notes which say: “section to be completed”.	These sections have now been completed, incorporating the outcomes of the impact assessment, mitigation strategy, and residual effects in line with the updated methodology and agreed study area.

Next Steps and Actions

As we have set out in **Enclosure 1 and as discussed on the 24th March**, it is our intent to continue engaging with LCC and other Stakeholders, not only to agree the spatial scope, but discuss results and any mitigation in advance of submission, to lend legitimacy to the chosen ZOI and also streamline the EIA review and reflect any of your concerns, all of which will form the basis of the Statement of Common Ground.

We look forward to meeting with you and discussing matters further on the **1st April**.

Yours sincerely

Matt Wilby MSc(hons), BSc(hons), CEnv, MIEMA
Associate Director: Environmental Planning
TT: 0113 233 8000 | M: [redacted]

Enclosures:

Enclosure 1 – Zone of Influence for Waste in EIA – Strategic Rail Freight Centre (UK)
Enclosure 2 – Proposed Zone of Influence

Enclosure1: Zone of Influence for Waste in EIA – Strategic Rail Freight Centre (UK)

Zone of Influence for Waste in EIA – Strategic Rail Freight Centre (UK)

Introduction

When preparing an Environmental Impact Assessment (EIA), defining the "*zone of influence*" (or study area) for waste impacts is critical. This zone dictates the geographic extent considered when assessing waste generation and management during construction and operation (covering construction/demolition waste, commercial/industrial waste, municipal waste, etc.). Neither UK legislation nor EIA regulations prescribe a fixed radius for waste assessments – instead, guidance and best practice suggest a case-by-case definition, balancing the proximity principle (managing waste as close to its source as practicable) with the practical realities of waste infrastructure capacity and economics[1].

This report reviews relevant national guidance, local waste planning policies in Leicestershire, Derbyshire, and Nottinghamshire, methodological best practices, and case studies to identify how an appropriate zone of influence can be determined. A summary comparison table of recommended radii/methods by source is provided at the end.

National Guidance on Spatial Scope for Waste in EIA

UK EIA Practice Guidance: Modern EIA guidance emphasizes defining waste study areas based on where project wastes will realistically be managed, rather than an arbitrary distance. The Institute of Environmental Management and Assessment (IEMA) notes that an EIA practitioner should establish a suitable study area depending on the project's location and the types/quantities of materials and waste involved[2]. If materials can be sourced and wastes managed locally, the study area may remain local; but if the project's waste needs require regional or national facilities, the study area should expand accordingly.

IEMA's guide proposes using two tiers of study area: (1) the development footprint (site and immediate works) and (2) an "expansive" study area covering the availability/capacity of waste infrastructure (treatment facilities, landfills, etc.) in the relevant region(s). The expansive area might correspond to a waste planning region or span multiple regions if needed.

This tiered approach is echoed by sector-specific guidance. For example, Highways England's DMRB LA 110 (2019) standard[1] for materials and waste requires defining two study areas: the project site itself, and a wider area including all waste management and recovery facilities that could receive the project's arisings. The guidance explicitly states that the second study area should be established by balancing the proximity principle with value-for-money and logistical practicalities. Notably, if a project lies near administrative boundaries, the "region" considered should extend into neighbouring counties as appropriate, rather than being arbitrarily cut off. In practice, this means the waste assessment might encompass an entire county or multiple counties around the site, based on where suitable licensed facilities exist to handle the expected waste.

[1] Design Manual for Roads and Bridges: LA 110 Material assets and waste.
[2] IEMA guide to: Materials and Waste in Environmental Impact Assessment. Guidance for a proportionate approach

National Planning Policy for Waste: UK waste planning policy also provides context on catchment areas, though it does not fix any radius. The National Planning Policy for Waste (NPPW, 2014) and accompanying Planning Practice Guidance highlight that waste planning authorities (WPAs) should consider "the likely catchment and necessary flows of waste" for facilities[3] In other words, plans and assessments should reflect the geographic area from which a facility will draw waste or to which project waste will go. For many waste streams, the distribution of arisings mirrors population and settlement patterns, so large facilities often serve wide areas. The NPPW stresses the proximity principle and self-sufficiency, i.e. managing waste as near as possible to its source and aiming for regions (and the UK as a whole) to handle their own waste arisings. However, it acknowledges that certain facilities (e.g. specialised hazardous waste plants or large energy-from-waste installations) require catchment areas large enough for viable operation, which may extend beyond individual local authority boundaries.

Planning authorities are therefore cautioned not to impose rigid distance limits that could hinder such necessary infrastructure. Instead, they should focus on whether a development is appropriately located relative to its waste sources and transport links. In summary, national policy supports defining the waste influence zone based on functional catchments and transport logistics rather than an arbitrary fixed radius.

Local Waste Planning Policies (Leicestershire, Derbyshire, Nottinghamshire)

Local waste plans in Leicestershire, Derbyshire, and Nottinghamshire all embed the proximity principle and discuss waste catchments, though none mandate a specific uniform radius for assessments. They generally distinguish between facilities serving a localised catchment versus those of sub-regional/regional significance, and stress flexibility to accommodate cross-border waste flows where justified.

- Leicestershire: The Leicestershire Minerals and Waste Local Plan (2019) and Waste Strategy (2022) reinforce managing waste as close to source as practicable. Leicestershire's strategy explicitly aims to handle residual municipal waste within the county "where this is consistent with the proximity principle," and to manage other wastes at "the nearest appropriate" facilities. This implies that, ideally, the county would be the extent of the waste influence area for local wastes, but if certain wastes require treatment elsewhere, the nearest regional facility should be used. In practice, large strategic developments in Leicestershire are assessed against both county-level waste capacity and the broader East Midlands region. For example, Leicestershire County Council often expects EIAs to consider impacts on the county's waste management capacity (as part of achieving local self-sufficiency) while also acknowledging regional infrastructure for waste streams not handled within the county. The county's policy does not quantify a mileage, but the implicit zone of influence is at least county-wide and can extend to regional facilities if needed (consistent with the Waste Management Plan for England's proximity and self-sufficiency principles).

- Nottinghamshire: Nottinghamshire County (with Nottingham City) recently updated its Waste Local Plan (anticipated 2023/24)[4]. The draft plan advocates siting waste facilities "as close to source as practically possible" for most wastes, especially for large and medium-scale facilities. At the same

[3] Ministry of Housing, Communities and Local Government, Ministry of Housing, Communities & Local Government (2018 to 2021) and Department for Levelling Up, Housing and Communities (2015): Waste Guidance.https://www.gov.uk/guidance/waste#:~:text=,types%20of%20waste%20management%20facility

[4]https://www.nottinghamshire.gov.uk/media/5077597/wastelocalplan2022.pdf#:~:text=waste%20more%20sustainably%20where%20possible,applicants%20to%20understand%20the%20overall

time, it recognizes some proposals will serve a wider-than-local catchment, so the WPA will maintain a flexible approach and coordinate with neighbouring authorities in such case. The plan explicitly mentions that during its lifetime, proposals may come forward to take waste from a wider area, and the WPA will work with others to ensure the waste hierarchy and sustainability are still upheld

- In effect, Nottinghamshire's policy implies an assessment zone that starts with the county (and city) area but may extend to a regional level if a facility intends to import waste from or export to outside the county. Notably, in an EIA context, Nottinghamshire has asked developers to consider waste capacity in both Nottinghamshire and adjacent counties if a project is likely to draw on cross-border waste infrastructure. For instance, Bassetlaw District (north Notts) advised that a large NSIP project's waste assessment should evaluate capacity impacts in Nottinghamshire and Lincolnshire, given multiple big developments in the area using regional facilities This underscores that the zone of influence can span multiple counties where regional waste systems are interlinked.

- Derbyshire: Derbyshire (with Derby City) currently relies on an older Waste Local Plan (2005) while a new plan is in preparation. The 2005 plan firmly applied the proximity principle but explicitly declined to set a fixed distance, stating "it is not considered appropriate to specify a generally acceptable travel distance for waste because every case is different." Instead, planners were directed to examine existing waste movement patterns and judge whether a proposal would significantly reduce or increase transport distances The plan noted that many waste movements occur across county boundaries (even short-distance cross-border trips) and that would likely continue It also acknowledged that longer-distance haulage by rail or water can sometimes be more sustainable than shorter road trips, particularly for large volumes

  In essence, Derbyshire's approach was case-by-case: a local recycling facility might only serve nearby towns, whereas a major landfill or treatment plant might justifiably draw waste from 30+ miles away. In EIA practice for Derbyshire projects, this translates to defining the study area based on the real catchment of the waste in question. A current example is the proposed East Midlands Intermodal Park SRFI (South Derbyshire), where scoping materials indicated that the waste assessment would likely consider the East Midlands region to capture all relevant waste infrastructure, rather than arbitrarily limiting to Derbyshire. Although Derbyshire's own policy didn't give numeric guidance, an adjacent authority (Staffordshire) provided a useful benchmark: Staffordshire's waste plan (2013) considered landfills and large recovery facilities as "sub-regional/regional" serving roughly a 20–30 mile catchment, versus local composting facilities serving about a 15-mile radius. Derbyshire's needs are similar given its mix of urban and rural areas; thus a 20–30 mile zone is often a reasonable starting point for strategic waste facilities, adjusted for specific circumstances.

In summary, the East Midlands WPAs expect waste to be managed near its source, but accept that county boundaries are porous for waste flows. None of these local policies imposes a strict radius (indeed, Staffordshire explicitly noted its distance figures were guidelines and not rigid limits.

The common thread is that an EIA's waste study area should cover at least the host county and any other counties from which waste will be sourced or to which it will be sent, guided by the proximity principle and existing waste transport patterns.

Methodological Best Practice for Defining Waste Impact Zones

Beyond policy, various industry methodologies provide insight into how to justify a waste assessment's spatial scope. Key considerations include: the types of waste generated, likely destinations (treatment/disposal sites), available transportation, and the capacity of infrastructure within different distances.

Proximity Principle & Infrastructure Capacity: The proximity principle is embedded in UK and EU waste law, requiring waste to be disposed of in "one of the nearest appropriate installations." However, "nearest" is not absolute distance alone – it must be balanced with facility suitability and economics1.

Practitioners typically start by identifying all licensed waste facilities that could handle the project's waste types, then mapping these relative to the project site. Often a radius is used as a convenient boundary to capture facilities, but how large? One approach is to select a radius that covers the main waste management hubs in the region.

Guidance from organisations like WRAP and CIRIA (focused on sustainable resource management) suggests using a practical range such as 30 miles when defining "local" sourcing of materials and waste management. For example, WRAP notes that sourcing materials or sending waste within about 30 miles minimizes transport emissions and supports local economies. CIRIA's best practice guides likewise discuss logistics within similar distance bands (tens of miles) for construction waste, as distances beyond this often lead to diminishing returns in sustainability. British Standard BS 8903 (Sustainable Procurement), while not prescribing an exact distance, reinforces that prioritizing local sourcing (with distance thresholds aligned to practical transport limits) is a key strategy. These informal benchmarks have filtered into EIA practice – a 25–30 mile radius is commonly cited as a rule-of-thumb for a "local/regional" waste catchment in many assessments.

Transport and Cross-Boundary Factors: When defining the zone, consultants consider major transport routes. A radius that extends far along a motorway or rail line (enabling quick haulage) might be appropriate if the project is likely to use facilities accessible via that corridor. In contrast, if a facility 40 miles away is only reachable by smaller roads (impractical for heavy waste haulage), it might effectively fall outside the project's influence even if within a simple radius. Thus, some EIAs define the waste study area not as a perfect circle, but based on drive time isochrones or specific waste haul routes. For example, if a strategic site lies near the M1, the assessment might include waste infrastructure up the M1 corridor (even into neighbouring regions) within, say, an hour's drive. In all cases, availability of capacity is crucial: the zone should encompass all areas where there is spare landfill void or treatment capacity that the project might realistically utilise.Planners often consult the Environment Agency's Waste Data Interrogator and landfill capacity reports to see how far afield the waste may need to go if local capacity is tight. If the host county has limited void space and nearest available landfill is 50 miles away, the zone of influence must extend to that location to properly assess impact on capacity.

Consultation and Agreement: Best practice is to agree the study area in scoping with the relevant authorities. Both IEMA and DMRB guidance encourage early discussion with regulators about the proposed spatial scope. Such agreements ensure the EIA covers all relevant geographic areas of interest to the authority. It's also important to keep the study area under review; if consultations reveal that a more distant facility (outside the initial zone) is expected to take significant waste, the assessment boundary should be adjusted accordingly.

Case Studies and Examples

To illustrate how the zone of influence can be defined in practice, it's useful to look at similar projects or accepted EIAs in the region:

Rail Freight Interchange Proposals (East Midlands): Other SRFI or large-scale logistics proposals in the broader region have tended to use regional study areas rather than a fixed short radius. For example, the (now withdrawn) East Midlands Intermodal Park in South Derbyshire had initially scoped its waste assessment to the East Midlands Region (covering Derbyshire, Leicestershire, Nottinghamshire, etc.), reasoning that the project could draw waste management resources from anywhere in the region. Another case is the West Midlands Interchange SRFI (Staffordshire), which, though outside our tri-county focus, set a useful precedent by assessing waste capacity at both a regional (West Midlands) and national level for certain waste streams[2]. It defined expansive study areas for inert and non-hazardous waste by region, and for hazardous waste at the national level, since hazardous waste often travels to a few specialized sites nationally. Hinckley SFRI also agreed upon a similar radius; the ES justifies 30 miles by aligning it with multiple guidance sources: WRAP's 30-mile local sourcing concept, CIRIA's logistics guidance, and the Defra Waste Management Plan for England which endorses the proximity principle (often interpreted in practice as ~30 miles).

This tiered method is instructive: a project may need *different* zones of influence for different waste types. A Leicestershire or Derbyshire SRFI EIA might similarly define, say, a 30-mile (multi-county) radius for common construction and commercial wastes, but consider the entire UK for niche hazardous wastes (as any hazardous construction waste might be sent to one of a handful of sites nationwide).

Local Development EIA Examples: Even for non-NSIP projects reviewed by local planning authorities, it's common to see waste assessments taking a regional view. For instance, a major commercial development in Nottinghamshire (the One Earth solar farm NSIP in Bassetlaw) received scoping feedback that its waste chapter should examine capacity forecasts in Nottinghamshire and neighbouring Lincolnshire. In Leicestershire, large construction projects have been asked to demonstrate that local waste facilities can handle their spoil and debris, often by referencing the county's Waste Needs Assessment and then extending outward to regional data if county capacity is constrained. The Leicester and Leicestershire Strategic Growth Plan documentation also indicates that significant infrastructure projects should plan for waste management in tandem with regional partners, ensuring that waste arising from growth is dealt with without exporting problems elsewhere.

These examples underscore that local authorities in this region expect a joined-up, cross-boundary approach in EIAs – essentially looking at the wider East Midlands waste network as the zone of influence, rather than an isolated district.

Waste Facility Catchment Policies: As a point of reference, some waste planning authorities (outside the three counties) have given explicit catchment distances in policy which, while not directly governing EIA, illustrate generally acceptable zones. The Staffordshire & Stoke-on-Trent Waste Local Plan (2013) defined *"local or sub-county"* scale facilities as those handling tens of thousands of tonnes per year with an approximate 15-mile service radius, whereas *"regional"* scale facilities (200,000+ tpa like incinerators or large landfills) might serve a 20–30 mile radius catchment. Staffordshire ultimately did not lock these into hard rules, but it demonstrates that a 15–30 mile range is considered reasonable for most waste developments in the Midlands. Similarly, the West Midlands RSS (now abolished) had used 30–50 km (~20–30 miles) catchments for certain waste facility planning. So in absence of a strict rule, many practitioners

treat ~30 miles as a sensible upper bound for a "local region" waste assessment radius, unless there is justification to go wider (e.g. lack of any landfill within 30 miles might force looking further).

In conclusion, the case studies reinforce that an EIA waste assessment in Leicestershire, Derbyshire, or Nottinghamshire should at minimum cover the host county and adjacent counties. A radius on the order of 25–30 miles is commonly employed to capture that scope, given the density of waste infrastructure in the East Midlands. This radius can be adjusted based on specific waste streams – narrower if the waste will clearly only go to a near site, or broader if needed for specialized waste. The key is to justify the chosen zone with evidence: cite proximity principle, existing waste travel distances, and the location of facilities likely to be used. If this justification is made (as in the EMG2 example, tying 30 miles to recognized guidance) and agreed in scoping, it is likely to be accepted by local authorities and inspectors.

Summary Comparison of Guidance on Waste Assessment Zone of Influence

The table below summarises various sources and their approach to defining the spatial extent ("zone of influence") for waste assessments, highlighting any recommended radii or methods:

Source / Guidance	Recommended Zone of Influence / Methodology
IEMA EIA Guide (2020)	*No fixed radius*. Define study area based on where project materials will be sourced and wastes managed. Typically involves two tiers: (1) the project footprint, and (2) an expansive area covering the relevant waste planning region(s) needed for waste disposal/recovery. If waste can be dealt with locally, the study area remains small; if regional/national infrastructure is required, extend the scope accordingly.
DMRB LA 110 (Highways, 2019)	*Requires two study areas*: the immediate project site, and a wider area including all waste management facilities that could accept the project's waste. Emphasises balancing the proximity principle with practical and economic factors when setting the wider region. Recommends agreeing the study area with the overseeing authority, and extending it across administrative boundaries if needed to include nearest suitable facilities. (No predefined distance; the "region" could be a county or multiple counties depending on site context.)
National Planning Policy (NPPW, PPG)	*No specific distance*. In line with the Waste Framework Directive, policy calls for waste to be managed close to source (proximity principle) and for planning to consider waste facility catchments necessary for viability. WPAs should plan for an adequate network of facilities to handle expected arisings, which may involve facilities serving areas beyond a single authority. The likely distribution of waste arisings and the catchment needed for a facility are key considerations. Thus, EIAs should reflect whether a project's waste will be handled within the local authority, region, or beyond, based on facility availability – rather than imposing an arbitrary radius.
Leicestershire (Waste Policy)	*Proximity-led, county-focused*. Aim to manage waste within Leicestershire if possible: "residual waste within the County where consistent with the proximity principle". Other wastes to be managed at the nearest appropriate facilities (which could be within or outside the

	county). In practice, the county expects EIAs to consider impacts on both local (county) capacity and the surrounding region for any waste exported. No fixed radius is stated, but the policy implies using the county as a core zone and extending outward as needed to nearest waste infrastructure.
Nottinghamshire (Draft WLP 2022)	*Close-to-source with flexibility*. Large and medium facilities should be "sited as close to source as practicably possible." However, the plan anticipates some facilities will take waste from a wider catchment, so it adopts a flexible approach. The WPA will work with neighbouring authorities for cross-border waste flows. Thus, an EIA should cover Nottinghamshire and any other counties supplying or receiving the development's waste. No set radius; the spatial extent is determined by the waste catchment of the proposal (often the East Midlands region for strategic sites).
Derbyshire (WLP 2005)	*Case-by-case, no fixed distance*. The plan explicitly did not define a specific travel distance for waste, noting each case differs. Instead, assess whether the proposal aligns with the proximity principle by looking at current waste movement patterns and if it would reduce overall haul distances. Long-distance transport by rail or water can be acceptable for bulk waste. For EIA, this means the zone of influence is determined by the actual catchment needed for the waste in question (could be local or regional). In practical terms, a Derbyshire project's waste study area often spans the county and adjacent counties, especially for strategic waste like landfill or treatment which might serve 20–30 miles or more.
Staffordshire WLP (2013)	*Tiered catchment guidelines*. Identified typical service radii by facility type: e.g. 15-mile catchment for local-scale facilities (e.g. composting sites ~30–50k tpa) and 20–30 mile catchment for larger regional facilities (e.g. energy-from-waste or landfills ~200k+ tpa). These were examples rather than strict limits, and the policy remained flexible on distances. This provides a benchmark that ~30 miles is generally a reasonable maximum for a waste facility's core catchment in a Midlands context.
EIA Case Study	*Fixed radius applied (agreed)*. This radius was chosen due to lack of any formal standard and because it aligns with several best-practice references: WRAP's suggestion of ~30 miles for local sourcing, CIRIA logistics guidance, and Defra's Waste Management Plan which implicitly supports a ~30-mile proximity guideline. Within that radius, all counties intersecting the circle were included in capacity analysis. This case demonstrates a successful justification of a specific radius by linking it to widely accepted sustainability criteria.
Other Large Projects (East Mids)	Regional study areas. Recent NSIPs and major projects in Leicestershire/Notts/Derbyshire have typically assessed waste at a county or regional scale. For example, one NSIP in north Notts was asked to consider waste capacity in two counties (Notts and Lincs) due to its wide footprint. Another project considered the entire East Midlands planning region as its study area to capture regional waste infrastructure. These examples underline that a multi-county regional approach is the norm for strategic developments' waste assessments, with no single mileage but rather the inclusion of all relevant waste facilities in the broader region.

Conclusion

In determining the appropriate zone of influence for a waste assessment in a new SRFI EIA (Leicestershire/Derbyshire/Nottinghamshire), the evidence points to a regionally scaled approach. National and local guidance concur that there is no one-size-fits-all radius; instead, the study area should encompass all areas likely to be affected by or involved in the project's waste management. Practically, this means:

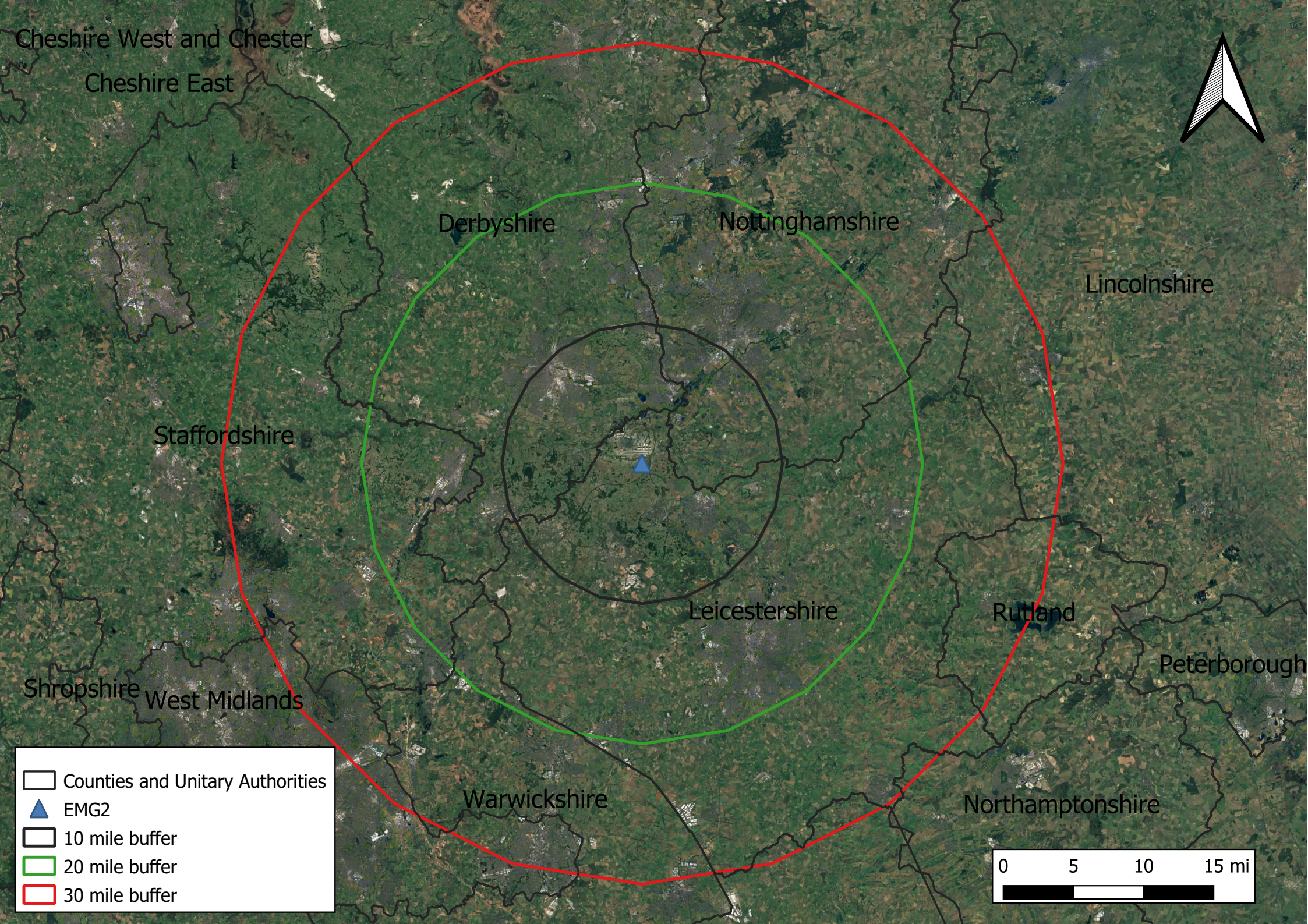
- Cover the Host and Neighbouring Counties: At minimum include the county of the development and adjacent counties, as waste is often hauled across borders to the nearest suitable facility. This ensures alignment with local policies seeking waste to be dealt with nearby (often within the sub-region).

- Use ~30 Miles as a Benchmark Radius: In absence of specific directives, a radius around 30 miles is a defensible starting point for capturing the waste infrastructure network in the East Midlands. This distance has been referenced in sustainability frameworks and accepted in comparable EIAs, striking a balance between being broad enough to include regional facilities but still reflecting a "local" catchment in practical terms. Justify with Proximity and Capacity Data: Clearly explain why the chosen zone is appropriate. Include analysis of waste capacity within that zone to show the assessment is meaningful (as councils like Notts and Leicestershire will look for impacts on their waste management capacity). If certain waste streams require going beyond the initial zone (e.g. hazardous waste to a national facility), note that and consider a separate wider scope for those streams.

- Coordinate with Authorities: Engage the local Waste Planning Authority early (scoping) to agree the spatial scope. They may also provide input on any specific facilities or areas to include (for instance, if a neighbouring county facility is crucial). This not only lends legitimacy to the chosen zone of influence but also streamlines the EIA review, since the authority sees their concerns reflected.

By following these practices, the EIA waste assessment will be robust and geographically appropriate – considering all relevant waste generation and disposal impacts from construction and operation of the SRFI, without overextending into areas unlikely to be affected. The goal is to ensure that the assessment meaningfully evaluates whether local/regional waste infrastructure can accommodate the project (and what the environmental effects of that are) within a justified spatial boundary. Adopting a radius or zone supported by guidance and case studies, and tailoring it to the project's waste logistics, will meet both national EIA expectations and local planning policy requirements in Leicestershire, Derbyshire, and Nottinghamshire and beyond.

Enclosure 2: Proposed Zone of Influence


Cheshire West and Chester
Cheshire East
Derbyshire
Nottinghamshire
Lincolnshire
Staffordshire
Leicestershire
Rutland
Peterborough
Shropshire
West Midlands
Warwickshire
Northamptonshire
Counties and Unitary Authorities
EMG2
10 mile buffer
20 mile buffer
30 mile buffer
0
5
10
15 mi

Appendix 3

Updated Technical Note Issued in April 2025

Leicester County Council

[redacted]

Date: 02nd April 2025

Via Email

BWB Reference: 220500

EAST MIDLANDS GATEWAY PHASE 2 CONSULTATION
TECHNICAL NOTE ISSUE 2: RESPONSE TO LCC COMMENTS ON WASTE AND MATERIALS

Thank you for meeting with us to discuss the above proposed Nationally Significant Infrastructure Project (NSIP) on 02.04.2025.

This Technical Note (issue 2) has been prepared to provide updates in response to comments taken with respect to our previous Technical Note circulated 28th March 2025. It aims to address these matters and assist with seeking agreement on the scope and methodology of Chapter 18 of the Environmental Statement. Key matters of discussion were as follows:

1. Leicester County Council ('LCC') are appreciative of the additional information with respect to the revised 'Zone of Influence' and satisfied with the approach with respect to waste matters. LCC are however conscious that the justification is heavily focused on waste matters and does not account for materials.

2. Points of clarity with respect to data requests and the interpretation / application of publicly available information.

3. Agreements to circulate results of the assessment in advance of any statutory and formal submission process via the Planning Inspectorate ('PINS').

Addressing these matters:

1. Agreement of the Zone of Influence

We acknowledge that the primary focus of our previous Technical Note was on waste-related matters, and that the rationale for this focus may not have been sufficiently clear to the reader or consultees.

To clarify, while both materials and waste considerations are relevant in the EIA, the ZOI considered (and presented) for materials is guided by well-established best practice—most notably, guidance from WRAP[1],

[1] WRAP (Waste & Resources Action Programme) is frequently referenced in sustainable construction guidance. WRAP suggests that sourcing materials within 30 miles (approx. 50 km) of a construction site supports: a) lower transport emissions, b) local economic benefits and c) compliance with sustainable procurement goals (WRAP; *'Guidance for building and civil engineering projects - Procurement requirements for reducing waste and using resources efficiently'*).

CIRIA[2] and standards for Sustainable Procurement[3] — which already supports the use of a 30-mile radius as a reasonable benchmark for defining a "local" or regional sourcing and supply area for construction materials.

Due to the relative clarity and precedent associated with defining the materials study area, we considered it more straightforward to stipulate and justify. In contrast, the ZOI for waste is typically more complex, requiring a more nuanced, case-by-case analysis of waste flows, infrastructure capacity, and proximity principles. As such, the Technical Note focused primarily on waste matters to address these more variable and locally sensitive issues.

While this focus was clear in our internal approach, we now recognise that it may not have been sufficiently communicated in the note itself, and we will ensure future versions more clearly distinguish between the two elements and their respective assessment boundaries. With this in mind, we have updated the previous enclosure to be more considerate of materials matters (**Enclosure 1**).

The ZOI therefore considers both waste and materials matters, reflecting a proportionate and rational approach that captures the key environmental considerations associated with each. This combined assessment ensures that the ZOI is appropriately defined to address the generation, movement, and management of waste, as well as the sourcing and use of materials, in a way that aligns with best practice and supports a balanced and integrated understanding of potential impacts.

2. Data Limitations and Use of Public Information

In response to discussions raised around the formal request of infection to inform the waste baseline and assessment, we wish to highlight the challenges experienced in applying the Environment Agency's (EA's) Waste Data Interrogator (WDI) to the newly defined ZOI. While we remain committed to a transparent, robust, and standards-led approach to managing waste from the project, the limitations in publicly available data constrain our ability to provide a high-resolution, site-specific baseline within the revised ZOI. This does not diminish our landfill diversion commitments, but it does impact our ability to model potential environmental effects in line with a worst-case scenario methodology.

The WDI typically aggregates data at the county level or across multiple sites, making it difficult to isolate which facilities are located within the newly defined ZOI (e.g., a 30-mile radius) and whether those sites were operational at the time the data was last published. For this reason, our original methodology adopted the county boundary as the spatial basis for the assessment, as it allowed us to apply data more consistently and with greater certainty.

With the adoption of a ZOI that spans beyond a single administrative area, we are now experiencing difficulty in conducting a detailed assessment of existing waste infrastructure capacity within this more localised, non-administrative area. Specifically, the lack of clearly attributable, site-level data restricts our

[2] CIRIA guidance (CIRIA C767) documents on sustainable construction and resource efficiency discuss how local sourcing and materials use can influence environmental impact. While CIRIA does not define a fixed radius, it encourages setting sourcing distances that align with sustainability targets, often citing 30–50 km (~20–30 miles) as a practical range for local material procurement.

[3] While not construction-specific, BS 8903 advises that procurement policies should set geographical limits for sourcing where relevant. Many local authorities and major clients interpret this as justification for 30-mile sourcing limits for materials to support environmental goals.

ability to produce the granular, site-specific analysis that we would typically aim for in accordance with best practice.

While this does not compromise our commitment to diverting a minimum of 95% of construction waste from landfill, it does limit our ability to confidently assert a "worst-case" scenario prior to mitigation—a standard approach within EIA that we are keen to uphold and not be criticised for overlooking.
We intend to make further requests for disaggregated data from relevant Waste Planning Authorities and the EA to enhance the robustness of our assessment. However, we acknowledge that this information may not be readily available or publicly accessible. In some cases, it may not exist in a usable format, or it may be withheld for reasons of confidentiality or data sensitivity.

In addition, establishing a forward-looking ('future baseline') or estimated current baseline (2025) using the 2023 WDI datasets—alongside 'Authority Monitoring Reports' (AMR's) and local plan evidence—presents similar difficulties. Without the ability to isolate the performance or capacity of individual facilities, it is extremely challenging to 'reverse engineer' infrastructure capacity and performance across the ZOI using publicly available sources. This data gap further complicates efforts to establish a clear and accurate baseline against which to assess future effects.

We hope this explanation helps to contextualise the scope and limitations of our current assessment approach. While these constraints do not undermine our overall waste management commitments, they do present technical challenges that we believe it is important to set out transparently.

3. Circulation of Information

We can confirm that we have been given authority to circulate the results of the assessment ahead of any statutory or formal submission to the Planning Inspectorate ('PINS'). This early release of information is intended to support ongoing engagement with key stakeholders and consultees and reflects a proactive approach to collaboration and transparency.

By sharing the assessment findings in advance, we are able to assist with the alignment of respective programmes and facilitate a clearer understanding of the anticipated environmental effects and proposed mitigation measures. Importantly, this also provides an opportunity to identify and address any points of clarification or concern prior to formal submission, helping to streamline the Examination process and, where possible, secure early agreement on key outcomes.

We believe this approach will enhance the quality and efficiency of the Examination and ultimately support a more robust and well-informed decision-making process.

Next Steps and Actions

We will continue to explore all reasonable avenues to improve data clarity — including submitting direct requests for information — but wish to acknowledge this constraint at this stage to ensure transparency and manage expectations regarding assessment precision.

We will circulate the latest draft of the assessment at the earliest opportunity. Please note that we are aiming to submit a version for internal discussion by 11th April, so it is likely that you will receive it concurrently. In response, and taking into account your upcoming annual leave, we're happy to leave the assessment with you to review and provide comments at your convenience. Please don't hesitate to get in touch or arrange a follow-up meeting at a time that suits you, but we will follow-up in due course.

Yours sincerely,

Matt Wilby

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Enclosures:

Enclosure 1 – Updated Justification for establishing the Zone of Influence for Waste and Materials in EIA

Enclosure1: Updated Justification for establishing the Zone of Influence for Waste & Materials in EIA

Updated Justification for establishing the Zone of Influence for Waste & Materials in EIA

Introduction

Considering waste and materials within an Environmental Impact Assessment (EIA) is essential for promoting environmental sustainability and ensuring compliance with national and local policy objectives. The extraction, processing, use, and disposal of materials can have significant environmental impacts, including resource depletion, energy consumption, pollution, and greenhouse gas emissions. Similarly, the generation of waste—particularly during construction and operational phases—can place pressure on existing waste infrastructure, contribute to landfill use, and increase transport-related impacts. By assessing materials and waste at the EIA stage, developers can identify opportunities to reduce resource consumption, prioritise the use of recycled or locally sourced materials, and apply the waste hierarchy to maximise reuse and recycling while minimising landfill disposal. This approach supports the transition to a circular economy, aligns with principles of sustainable development, and helps ensure that mitigation measures are integrated early in the project design. Ultimately, a robust assessment of materials and waste contributes to a more environmentally responsible and resilient development.

When preparing an EIA, defining the "*zone of influence*" (or study area) for impacts is critical. This zone dictates the geographic extent considered when assessing waste and material generation and management during construction and operation (covering construction/demolition, material availability, procurement and selection, commercial/industrial waste, municipal waste, etc.).

Identifying a ZOI for the assessment of materials is guided by well-established best practice—most notably, guidance from WRAP[4], CIRIA[5] and standards for Sustainable Procurement[6] — which already supports the use of a 30-mile radius as a reasonable benchmark for defining a "local" or regional sourcing and supply area for construction materials. Due to the relative clarity and precedent associated with defining the materials study area, we considered it more straightforward to stipulate and justify. In contrast, neither UK legislation nor EIA regulations prescribe a fixed radius for waste assessments – instead, guidance and best practice suggest a case-by-case definition, balancing the proximity principle (managing

[4] WRAP (Waste & Resources Action Programme) is frequently referenced in sustainable construction guidance. WRAP suggests that sourcing materials within 30 miles (approx. 50 km) of a construction site supports: a) lower transport emissions, b) local economic benefits and c) compliance with sustainable procurement goals (WRAP; '*Guidance for building and civil engineering projects - Procurement requirements for reducing waste and using resources efficiently*').

[5] CIRIA guidance (CIRIA C767) documents on sustainable construction and resource efficiency discuss how local sourcing and materials use can influence environmental impact. While CIRIA does not define a fixed radius, it encourages setting sourcing distances that align with sustainability targets, often citing 30–50 km (~20–30 miles) as a practical range for local material procurement.

[6] While not construction-specific, BS 8903 advises that procurement policies should set geographical limits for sourcing where relevant. Many local authorities and major clients interpret this as justification for 30-mile sourcing limits for materials to support environmental goals.

waste as close to its source as practicable) with the practical realities of waste infrastructure capacity and economics[7].

As such, this report primarily focusses on relevant national guidance, local planning policies in Leicestershire, Derbyshire, and Nottinghamshire, methodological best practices, and case studies to identify how an appropriate zone of influence can be determined in respective of waste matters. A summary comparison table of recommended radii/methods by source is provided at the end.

National Guidance on Spatial Scope for Waste in EIA

UK EIA Practice Guidance: Modern EIA guidance emphasizes defining waste study areas based on where project wastes will realistically be managed, rather than an arbitrary distance. The Institute of Environmental Management and Assessment (IEMA) notes that an EIA practitioner should establish a suitable study area depending on the project's location and the types/quantities of materials and waste involved[8]. If materials can be sourced and wastes managed locally, the study area may remain local; but if the project's waste needs require regional or national facilities, the study area should expand accordingly.

IEMA's guide proposes using two tiers of study area: (1) the development footprint (site and immediate works) and (2) an "expansive" study area covering the availability/capacity of waste infrastructure (treatment facilities, landfills, etc.) in the relevant region(s). The expansive area might correspond to a waste planning region or span multiple regions if needed.

This tiered approach is echoed by sector-specific guidance. For example, Highways England's DMRB LA 110 (2019) standard[1] for materials and waste requires defining two study areas: the project site itself, and a wider area including all waste management and recovery facilities that could receive the project's arisings. The guidance explicitly states that the second study area should be established by balancing the proximity principle with value-for-money and logistical practicalities. Notably, if a project lies near administrative boundaries, the "region" considered should extend into neighbouring counties as appropriate, rather than being arbitrarily cut off. In practice, this means the waste assessment might encompass an entire county or multiple counties around the site, based on where suitable licensed facilities exist to handle the expected waste.

National Planning Policy for Waste: UK waste planning policy also provides context on catchment areas, though it does not fix any radius. The National Planning Policy for Waste (NPPW, 2014) and accompanying Planning Practice Guidance highlight that waste planning authorities (WPAs) should consider "the likely catchment and necessary flows of waste" for facilities[9] In other words, plans and assessments should reflect the geographic area from which a facility will draw waste or to which project waste will go. For many waste streams, the distribution of arisings mirrors population and settlement patterns, so large facilities often serve wide areas. The NPPW stresses the proximity principle and self-sufficiency, i.e. managing waste as near as possible to its source and aiming for regions (and the UK as a whole) to handle their own waste

[7] Design Manual for Roads and Bridges: LA 110 Material assets and waste.
[8] IEMA guide to: Materials and Waste in Environmental Impact Assessment. Guidance for a proportionate approach
[9] Ministry of Housing, Communities and Local Government, Ministry of Housing, Communities & Local Government (2018 to 2021) and Department for Levelling Up, Housing and Communities (2015): Waste Guidance.https://www.gov.uk/guidance/waste#:~:text=,types%20of%20waste%20management%20facility

arisings. However, it acknowledges that certain facilities (e.g. specialised hazardous waste plants or large energy-from-waste installations) require catchment areas large enough for viable operation, which may extend beyond individual local authority boundaries.

Planning authorities are therefore cautioned not to impose rigid distance limits that could hinder such necessary infrastructure. Instead, they should focus on whether a development is appropriately located relative to its waste sources and transport links. In summary, national policy supports defining the waste influence zone based on functional catchments and transport logistics rather than an arbitrary fixed radius.

Local Waste Planning Policies (Leicestershire, Derbyshire, Nottinghamshire)

Local waste plans in Leicestershire, Derbyshire, and Nottinghamshire all embed the proximity principle and discuss waste catchments, though none mandate a specific uniform radius for assessments. They generally distinguish between facilities serving a localised catchment versus those of sub-regional/regional significance, and stress flexibility to accommodate cross-border waste flows where justified.

- Leicestershire: The Leicestershire Minerals and Waste Local Plan (2019) and Waste Strategy (2022) reinforce managing waste as close to source as practicable. Leicestershire's strategy explicitly aims to handle residual municipal waste within the county "where this is consistent with the proximity principle," and to manage other wastes at "the nearest appropriate" facilities. This implies that, ideally, the county would be the extent of the waste influence area for local wastes, but if certain wastes require treatment elsewhere, the nearest regional facility should be used. In practice, large strategic developments in Leicestershire are assessed against both county-level waste capacity and the broader East Midlands region. For example, Leicestershire County Council often expects EIAs to consider impacts on the county's waste management capacity (as part of achieving local self-sufficiency) while also acknowledging regional infrastructure for waste streams not handled within the county. The county's policy does not quantify a mileage, but the implicit zone of influence is at least county-wide and can extend to regional facilities if needed (consistent with the Waste Management Plan for England's proximity and self-sufficiency principles).

- Nottinghamshire: Nottinghamshire County (with Nottingham City) recently updated its Waste Local Plan (anticipated 2023/24)[10]. The draft plan advocates siting waste facilities "as close to source as practically possible" for most wastes, especially for large and medium-scale facilities. At the same time, it recognizes some proposals will serve a wider-than-local catchment, so the WPA will maintain a flexible approach and coordinate with neighbouring authorities in such case. The plan explicitly mentions that during its lifetime, proposals may come forward to take waste from a wider area, and the WPA will work with others to ensure the waste hierarchy and sustainability are still upheld

- In effect, Nottinghamshire's policy implies an assessment zone that starts with the county (and city) area but may extend to a regional level if a facility intends to import waste from or export to outside the county. Notably, in an EIA context, Nottinghamshire has asked developers to consider waste capacity in both Nottinghamshire and adjacent counties if a project is likely to draw on cross-border waste infrastructure. For instance, Bassetlaw District (north Notts) advised that a large NSIP project's waste assessment should evaluate capacity impacts in Nottinghamshire and Lincolnshire, given

[10] https://www.nottinghamshire.gov.uk/media/5077597/wastelocalplan2022.pdf#:~:text=waste%20more%20sustainably%20where%20possible,applicants%20to%20understand%20the%20overall

multiple big developments in the area using regional facilities This underscores that the zone of influence can span multiple counties where regional waste systems are interlinked.

- Derbyshire: Derbyshire (with Derby City) currently relies on an older Waste Local Plan (2005) while a new plan is in preparation. The 2005 plan firmly applied the proximity principle but explicitly declined to set a fixed distance, stating "it is not considered appropriate to specify a generally acceptable travel distance for waste because every case is different." Instead, planners were directed to examine existing waste movement patterns and judge whether a proposal would significantly reduce or increase transport distances The plan noted that many waste movements occur across county boundaries (even short-distance cross-border trips) and that would likely continue It also acknowledged that longer-distance haulage by rail or water can sometimes be more sustainable than shorter road trips, particularly for large volumes

  In essence, Derbyshire's approach was case-by-case: a local recycling facility might only serve nearby towns, whereas a major landfill or treatment plant might justifiably draw waste from 30+ miles away. In EIA practice for Derbyshire projects, this translates to defining the study area based on the real catchment of the waste in question. A current example is the proposed East Midlands Intermodal Park SRFI (South Derbyshire), where scoping materials indicated that the waste assessment would likely consider the East Midlands region to capture all relevant waste infrastructure, rather than arbitrarily limiting to Derbyshire. Although Derbyshire's own policy didn't give numeric guidance, an adjacent authority (Staffordshire) provided a useful benchmark: Staffordshire's waste plan (2013) considered landfills and large recovery facilities as "sub-regional/regional" serving roughly a 20–30 mile catchment, versus local composting facilities serving about a 15-mile radius. Derbyshire's needs are similar given its mix of urban and rural areas; thus a 20–30 mile zone is often a reasonable starting point for strategic waste facilities, adjusted for specific circumstances.

In summary, the East Midlands WPAs expect waste to be managed near its source, but accept that county boundaries are porous for waste flows. None of these local policies imposes a strict radius (indeed, Staffordshire explicitly noted its distance figures were guidelines and not rigid limits.

The common thread is that an EIA's waste study area should cover at least the host county and any other counties from which waste will be sourced or to which it will be sent, guided by the proximity principle and existing waste transport patterns.

Methodological Best Practice for Defining Waste Impact Zones

Beyond policy, various industry methodologies provide insight into how to justify a waste assessment's spatial scope. Key considerations include: the types of waste generated, likely destinations (treatment/disposal sites), available transportation, and the capacity of infrastructure within different distances.

Proximity Principle & Infrastructure Capacity: The proximity principle is embedded in UK and EU waste law, requiring waste to be disposed of in "one of the nearest appropriate installations." However, "nearest" is not absolute distance alone – it must be balanced with facility suitability and economics1.

Practitioners typically start by identifying all licensed waste facilities that could handle the project's waste types, then mapping these relative to the project site. Often a radius is used as a convenient boundary to

capture facilities, but how large? One approach is to select a radius that covers the main waste management hubs in the region.

Guidance from organisations like WRAP and CIRIA (focused on sustainable resource management) suggests using a practical range such as 30 miles when defining "local" sourcing of materials and waste management. For example, WRAP notes that sourcing materials or sending waste within about 30 miles minimizes transport emissions and supports local economies. CIRIA's best practice guides likewise discuss logistics within similar distance bands (tens of miles) for construction waste, as distances beyond this often lead to diminishing returns in sustainability. British Standard BS 8903 (Sustainable Procurement), while not prescribing an exact distance, reinforces that prioritizing local sourcing (with distance thresholds aligned to practical transport limits) is a key strategy. These informal benchmarks have filtered into EIA practice – a 25–30 mile radius is commonly cited as a rule-of-thumb for a "local/regional" waste catchment in many assessments.

Transport and Cross-Boundary Factors: When defining the zone, consultants consider major transport routes. A radius that extends far along a motorway or rail line (enabling quick haulage) might be appropriate if the project is likely to use facilities accessible via that corridor. In contrast, if a facility 40 miles away is only reachable by smaller roads (impractical for heavy waste haulage), it might effectively fall outside the project's influence even if within a simple radius. Thus, some EIAs define the waste study area not as a perfect circle, but based on drive time isochrones or specific waste haul routes. For example, if a strategic site lies near the M1, the assessment might include waste infrastructure up the M1 corridor (even into neighbouring regions) within, say, an hour's drive. In all cases, availability of capacity is crucial: the zone should encompass all areas where there is spare landfill void or treatment capacity that the project might realistically utilise.Planners often consult the Environment Agency's Waste Data Interrogator and landfill capacity reports to see how far afield the waste may need to go if local capacity is tight. If the host county has limited void space and nearest available landfill is 50 miles away, the zone of influence must extend to that location to properly assess impact on capacity.

Consultation and Agreement: Best practice is to agree the study area in scoping with the relevant authorities. Both IEMA and DMRB guidance encourage early discussion with regulators about the proposed spatial scope. Such agreements ensure the EIA covers all relevant geographic areas of interest to the authority. It's also important to keep the study area under review; if consultations reveal that a more distant facility (outside the initial zone) is expected to take significant waste, the assessment boundary should be adjusted accordingly.

Case Studies and Examples

To illustrate how the zone of influence can be defined in practice, it's useful to look at similar projects or accepted EIAs in the region:

Rail Freight Interchange Proposals (East Midlands): Other SRFI or large-scale logistics proposals in the broader region have tended to use regional study areas rather than a fixed short radius. For example, the (now withdrawn) East Midlands Intermodal Park in South Derbyshire had initially scoped its waste assessment to the East Midlands Region (covering Derbyshire, Leicestershire, Nottinghamshire, etc.), reasoning that the project could draw waste management resources from anywhere in the region. Another case is the West Midlands Interchange SRFI (Staffordshire), which, though outside our tri-county focus, set a useful precedent by assessing waste capacity at both a regional (West Midlands) and national level for certain waste streams[2]. It defined expansive study areas for inert and non-hazardous waste by region, and

for hazardous waste at the national level, since hazardous waste often travels to a few specialized sites nationally. Hinckley SFRI also agreed upon a similar radius; the ES justifies 30 miles by aligning it with multiple guidance sources: WRAP's 30-mile local sourcing concept, CIRIA's logistics guidance, and the Defra Waste Management Plan for England which endorses the proximity principle (often interpreted in practice as ~30 miles).

This tiered method is instructive: a project may need *different* zones of influence for different waste types. A Leicestershire or Derbyshire SRFI EIA might similarly define, say, a 30-mile (multi-county) radius for common construction and commercial wastes, but consider the entire UK for niche hazardous wastes (as any hazardous construction waste might be sent to one of a handful of sites nationwide).

Local Development EIA Examples: Even for non-NSIP projects reviewed by local planning authorities, it's common to see waste assessments taking a regional view. For instance, a major commercial development in Nottinghamshire (the One Earth solar farm NSIP in Bassetlaw) received scoping feedback that its waste chapter should examine capacity forecasts in Nottinghamshire and neighbouring Lincolnshire. In Leicestershire, large construction projects have been asked to demonstrate that local waste facilities can handle their spoil and debris, often by referencing the county's Waste Needs Assessment and then extending outward to regional data if county capacity is constrained. The Leicester and Leicestershire Strategic Growth Plan documentation also indicates that significant infrastructure projects should plan for waste management in tandem with regional partners, ensuring that waste arising from growth is dealt with without exporting problems elsewhere.

These examples underscore that local authorities in this region expect a joined-up, cross-boundary approach in EIAs – essentially looking at the wider East Midlands waste network as the zone of influence, rather than an isolated district.

Waste Facility Catchment Policies: As a point of reference, some waste planning authorities (outside the three counties) have given explicit catchment distances in policy which, while not directly governing EIA, illustrate generally acceptable zones. The Staffordshire & Stoke-on-Trent Waste Local Plan (2013) defined *"local or sub-county"* scale facilities as those handling tens of thousands of tonnes per year with an approximate 15-mile service radius, whereas *"regional"* scale facilities (200,000+ tpa like incinerators or large landfills) might serve a 20–30 mile radius catchment. Staffordshire ultimately did not lock these into hard rules, but it demonstrates that a 15–30 mile range is considered reasonable for most waste developments in the Midlands. Similarly, the West Midlands RSS (now abolished) had used 30–50 km (~20–30 miles) catchments for certain waste facility planning. So in absence of a strict rule, many practitioners treat ~30 miles as a sensible upper bound for a "local region" waste assessment radius, unless there is justification to go wider (e.g. lack of any landfill within 30 miles might force looking further).

In conclusion, the case studies reinforce that an EIA waste assessment in Leicestershire, Derbyshire, or Nottinghamshire should at minimum cover the host county and adjacent counties. A radius on the order of 25–30 miles is commonly employed to capture that scope, given the density of waste infrastructure in the East Midlands. This radius can be adjusted based on specific waste streams – narrower if the waste will clearly only go to a near site, or broader if needed for specialized waste. The key is to justify the chosen zone with evidence: cite proximity principle, existing waste travel distances, and the location of facilities likely to be used. If this justification is made (as in the EMG2 example, tying 30 miles to recognized guidance) and agreed in scoping, it is likely to be accepted by local authorities and inspectors.

Summary Comparison of Guidance on Waste Assessment Zone of Influence

The table below summarises various sources and their approach to defining the spatial extent ("zone of influence") for waste assessments, highlighting any recommended radii or methods:

Source / Guidance	Recommended Zone of Influence / Methodology
IEMA EIA Guide (2020)	*No fixed radius*. Define study area based on where project materials will be sourced and wastes managed. Typically involves two tiers: (1) the project footprint, and (2) an expansive area covering the relevant waste planning region(s) needed for waste disposal/recovery. If waste can be dealt with locally, the study area remains small; if regional/national infrastructure is required, extend the scope accordingly.
DMRB LA 110 (Highways, 2019)	*Requires two study areas*: the immediate project site, and a wider area including all waste management facilities that could accept the project's waste. Emphasises balancing the proximity principle with practical and economic factors when setting the wider region. Recommends agreeing the study area with the overseeing authority, and extending it across administrative boundaries if needed to include nearest suitable facilities. (No predefined distance; the "region" could be a county or multiple counties depending on site context.)
National Planning Policy (NPPW, PPG)	*No specific distance*. In line with the Waste Framework Directive, policy calls for waste to be managed close to source (proximity principle) and for planning to consider waste facility catchments necessary for viability. WPAs should plan for an adequate network of facilities to handle expected arisings, which may involve facilities serving areas beyond a single authority. The likely distribution of waste arisings and the catchment needed for a facility are key considerations. Thus, EIAs should reflect whether a project's waste will be handled within the local authority, region, or beyond, based on facility availability – rather than imposing an arbitrary radius.
Leicestershire (Waste Policy)	*Proximity-led, county-focused*. Aim to manage waste within Leicestershire if possible: "residual waste within the County where consistent with the proximity principle". Other wastes to be managed at the nearest appropriate facilities (which could be within or outside the county). In practice, the county expects EIAs to consider impacts on both local (county) capacity and the surrounding region for any waste exported. No fixed radius is stated, but the policy implies using the county as a core zone and extending outward as needed to nearest waste infrastructure.
Nottinghamshire (Draft WLP 2022)	*Close-to-source with flexibility*. Large and medium facilities should be "sited as close to source as practicably possible." However, the plan anticipates some facilities will take waste from a wider catchment, so it adopts a flexible approach. The WPA will work with neighbouring authorities for cross-border waste flows. Thus, an EIA should cover Nottinghamshire and any other counties supplying or receiving the development's waste. No set radius; the spatial extent is determined by the waste catchment of the proposal (often the East Midlands region for strategic sites).

Derbyshire (WLP 2005)	*Case-by-case, no fixed distance*. The plan explicitly did not define a specific travel distance for waste, noting each case differs. Instead, assess whether the proposal aligns with the proximity principle by looking at current waste movement patterns and if it would reduce overall haul distances. Long-distance transport by rail or water can be acceptable for bulk waste. For EIA, this means the zone of influence is determined by the actual catchment needed for the waste in question (could be local or regional). In practical terms, a Derbyshire project's waste study area often spans the county and adjacent counties, especially for strategic waste like landfill or treatment which might serve 20–30 miles or more.
Staffordshire WLP (2013)	*Tiered catchment guidelines*. Identified typical service radii by facility type: e.g. 15-mile catchment for local-scale facilities (e.g. composting sites ~30–50k tpa) and 20–30 mile catchment for larger regional facilities (e.g. energy-from-waste or landfills ~200k+ tpa). These were examples rather than strict limits, and the policy remained flexible on distances. This provides a benchmark that ~30 miles is generally a reasonable maximum for a waste facility's core catchment in a Midlands context.
EIA Case Study	*Fixed radius applied (agreed)*. This radius was chosen due to lack of any formal standard and because it aligns with several best-practice references: WRAP's suggestion of ~30 miles for local sourcing, CIRIA logistics guidance, and Defra's Waste Management Plan which implicitly supports a ~30-mile proximity guideline. Within that radius, all counties intersecting the circle were included in capacity analysis. This case demonstrates a successful justification of a specific radius by linking it to widely accepted sustainability criteria.
Other Large Projects (East Mids)	Regional study areas. Recent NSIPs and major projects in Leicestershire/Notts/Derbyshire have typically assessed waste at a county or regional scale. For example, one NSIP in north Notts was asked to consider waste capacity in two counties (Notts and Lincs) due to its wide footprint. Another project considered the entire East Midlands planning region as its study area to capture regional waste infrastructure. These examples underline that a multi-county regional approach is the norm for strategic developments' waste assessments, with no single mileage but rather the inclusion of all relevant waste facilities in the broader region.

Conclusion

In determining the appropriate zone of influence for a waste assessment in a new SRFI EIA (Leicestershire/Derbyshire/Nottinghamshire), the evidence points to a regionally scaled approach. National and local guidance concur that there is no one-size-fits-all radius; instead, the study area should encompass all areas likely to be affected by or involved in the project's waste management. Practically, this means:

- Cover the Host and Neighbouring Counties: At minimum include the county of the development and adjacent counties, as waste is often hauled across borders to the nearest suitable facility. This ensures alignment with local policies seeking waste to be dealt with nearby (often within the sub-region).

- Use ~30 Miles as a Benchmark Radius: In absence of specific directives, a radius around 30 miles is a defensible starting point for capturing the waste infrastructure network in the East Midlands. This distance has been referenced in sustainability frameworks and accepted in comparable EIAs, striking a balance between being broad enough to include regional facilities but still reflecting a "local" catchment in practical terms. Justify with Proximity and Capacity Data: Clearly explain why the chosen zone is appropriate. Include analysis of waste capacity within that zone to show the assessment is meaningful (as councils like Notts and Leicestershire will look for impacts on their waste management capacity). If certain waste streams require going beyond the initial zone (e.g. hazardous waste to a national facility), note that and consider a separate wider scope for those streams.

- Coordinate with Authorities: Engage the local Waste Planning Authority early (scoping) to agree the spatial scope. They may also provide input on any specific facilities or areas to include (for instance, if a neighbouring county facility is crucial). This not only lends legitimacy to the chosen zone of influence but also streamlines the EIA review, since the authority sees their concerns reflected.

The ZOI therefore considers both waste and materials matters, reflecting a proportionate and rational approach that captures the key environmental considerations associated with each. This combined assessment ensures that the ZOI is appropriately defined to address the generation, movement, and management of waste, as well as the sourcing and use of materials, in a way that aligns with best practice and supports a balanced and integrated understanding of potential impacts.

By following these practices, the EIA waste and material assessment will be robust and geographically appropriate – considering all relevant waste generation and disposal impacts from construction and operation of the SRFI, without overextending into areas unlikely to be affected. The goal is to ensure that the assessment meaningfully evaluates whether local/regional waste infrastructure can accommodate the project (and what the environmental effects of that are) within a justified spatial boundary. Adopting a radius or ZOI supported by guidance and case studies, and tailoring it to the project's waste logistics, will meet both national EIA expectations and local planning policy requirements in Leicestershire, Derbyshire, and Nottinghamshire and beyond.

Appendix 4

Updated Technical Note Issued in March 2026

Leicester County Council

[redacted]

Date: 24 March 2026

Via Email

BWB Reference: 220500

SEGRO PROPERTIES LIMITED FOR AN ORDER GRANTING CONSENT FOR THE EAST MIDLANDS GATEWAY PHASE 2 (BC0410001)

RESPONSE TO RELEVANT REPRESENTATIONS BY LCC ON WASTE AND MATERIAL MATTERS

Further to the Technical Note issued on 26 February 2026 (Enclosure 1) and the subsequent meeting held on Tuesday 3 March 2026, this note provides responses to the clarification points raised by Leicestershire County Council during a meeting held on 19 March 2026.

The purpose of this Technical Note is to address the specific matters identified, provide additional clarification where required, and support ongoing discussions between the Applicant and the Council.

It is important to note that the recalculation of the assessment presented within the Technical Note dated 26th February, and the tracked review of Chapter 18 has been undertaken for illustrative purposes only. An updated Chapter 18: Materials and Waste may be issued at Deadline 1 (7 April 2026) of the examination of the applications Examining Panel but this is yet to be confirmed at the time of writing.

The recalculations have therefore been prepared solely to assist the examination process and respond to the specific points raised by Leicestershire County Council. The exercise has been undertaken in a collaborative spirit to aid discussion, provide transparency regarding the updated datasets, and demonstrate how the assessment would read if the most recently available information were applied.

Importantly, the purpose of this exercise is to provide confidence that, when the updated datasets are considered, the conclusions of the original assessment remain robust and conclusions remain unchanged; the review confirms that the updated data does not alter the significance testing within the assessment, and no effects previously assessed as not significant become significant in EIA terms.

Addressing these matters:

LCC Comment	BWB Response
Note changes to paragraph 18.12 of tracked Environmental Statement (ES) Chapter 18 Materials and Waste	No response required.
There still remains some confusion as the data for WDI for example is referred to in paragraph 18.2.12 as 'Environment Agency ('EA') (2025): Waste Data Interrogator; and EA 'Remaining Landfill Capacity, England' (2025)' and later in the chapter (e.g.18.5.12) is referred to as '2024 WDI'. Not sure if this is simply as the result of the 2025 release interrogator being 2024 data known as 2024 WDI? It is also referred to in the TN as 'Environment Agency Waste Data Interrogator (2024 dataset)' and 'Environment Agency Remaining Landfill Capacity – England (2024 dataset)'	The Environment Agency Waste Data Interrogator referenced in the Chapter as "EA (2025)" reflects the publication year of the dataset, while the data contained within that release relates to the 2024 reporting year. The Waste Data Interrogator is typically published with a time lag, meaning the 2025 release contains the most recent available data for the 2024 reporting period. Accordingly, references within the Chapter to "EA (2025): Waste Data Interrogator" relate to the publication year, while references to "2024 WDI" or the "2024 dataset" refer to the reporting year of the underlying waste data. All references therefore relate to the same dataset, and no different or additional data sources have been used within the assessment.
Note table of waste sites (18.14) updated to January 2026	No response required.
Note name change to ISEP guidance	No response required.
Note clarification that metrics are 'per week' at paragraph 18.2.33	No response required.
We note that there have been changes to table 18.7 Materials Magnitude Criteria to clarify that data may be regional and/or national baseline	No response required.
Note that paragraph 18.2.52 now states that the Chapter includes 2024 data unless otherwise stated. Without tying ourselves in knots, is this sufficient with the caveat? As some is 2025 (and WDI confusingly is 2024 data published 2025)	The wording in paragraph 18.2.52 stating that the Chapter includes data up to and including 2024, unless otherwise stated, is intended to provide a clear and proportionate description of the baseline data used in the assessment. The majority of datasets applied within Chapter 18 relate to the 2024 reporting year, and therefore this statement accurately reflects the overall baseline. It is recognised that some datasets are published in 2025 but report data for the 2024 reporting year. This is the case for the Environment Agency Waste Data Interrogator and the Environment Agency "Remaining Landfill Capacity – England" dataset. In these instances, the year referenced

	in the text reflects the publication date, while the data itself relates to the 2024 reporting period. These datasets are clearly referenced in the Chapter and Technical Note. On this basis, the wording in paragraph 18.2.52 is considered sufficient as a general statement of data currency, with individual datasets identified where necessary. This approach avoids unnecessary complexity while maintaining transparency regarding the reporting year and publication date of the underlying data.
We note the 5th bullet of paragraph 18.2.52 now has been edited to remove reference to consumption of resources and to be in line with paragraph 18.5.79. Could you clarify, please?	The amendment to the fifth bullet point of paragraph 18.2.52 was made to ensure consistency with the scope of the assessment presented later in the Chapter, specifically paragraph 18.5.79. In the earlier drafting, the wording referenced broader consumption of resources, which could imply a wider lifecycle assessment of material extraction, production and depletion. However, Chapter 18 does not assess upstream resource extraction or full lifecycle resource depletion impacts. Instead, the assessment focuses on materials use during construction and the management of waste arisings, in accordance with the methodology set out in the ISEP Guidance for Materials and Waste in EIA. The revised wording therefore removes the reference to broader resource consumption to avoid implying that a full lifecycle resource assessment has been undertaken. This aligns the limitations section with the actual scope of the Chapter and ensures consistency with paragraph 18.5.79, which explains the boundaries of the materials assessment.
We note that paragraph 18.5.6 has been amended to explain the use of national data to address Point 2 of our Relevant Representations	No response required.
We note that changes have been made to table 18.13 to account for data published after the chapter was submitted	No response required.
We note that changes have been made to table 18.14 to account for data published after the chapter was submitted. This may require explanation or clarification, as it seems to	We are unsure as to which statements in capacity are being referred to.

suggest changes in capacity, contrary to later statements around capacity.	Table 18.14 has been updated to reflect the most recent facility inventory available at the time of the review, which identifies 265 waste management facilities within the Refined Study Area. This update reflects updated facility listings within the Waste Data Interrogator database rather than changes to landfill capacity. The table therefore describes the types and number of operational facilities, whereas landfill capacity is assessed separately using the Environment Agency Remaining Landfill Capacity dataset presented in Table 18.18. Consequently, the update to Table 18.14 does not indicate any reduction in capacity and does not contradict the later analysis of landfill capacity. **Action:** matters to be discussed in meeting 19.03.2026. This matter was discussed in the meeting on 19 March 2026. The purpose of Table 18.14 is to provide an overarching snapshot of the number and type of all waste management facilities (e.g. landfill, incineration, transfer, treatment etc.) within the Refined Study Area that could potentially accept construction and/or operational waste from EMG2 Project. It does not reflect the waste capacity of any of these facilities. As part of updating Chapter 18 based on the most current WDI data, a more refined filtering of waste management facilities was undertaken which led to a reduction in the total number of waste management facilities within the Refined Study Area that could potentially accept construction and/or operational waste. Although the total number of facilities in Table 18.14 has decreased (from 356 to 265) compared to the Chapter submitted with the application, this has not affected the total remaining **Landfill** capacity assessment (Table 18.18), which is what the significance assessment is based on.
Noted that table 18.16 has been updated to account for data published after the chapter was submitted	No response required.

It is noted that paragraphs 18.5.17 and 18.5.18 have been consequently re-written	No response required.
Noted that table 18.17 and 18.18 have been updated to account for data published after the chapter was submitted and subsequent commentary re-written	No response required.
A comment both on the TN and these tables, the recalculated landfill capacities I don't get as they are different from the EA data. I've just gone in and turned off Rutland, so not sure if mine are too simplistic (I get 36,426,969 m^3 across Leicestershire, Derbyshire and Nottinghamshire in 2024). Paragraph 1.17 of the TN states that for the 3 counties **Total remaining capacity in 2024**: 30,533,384 m^3. Also noted that this is then contradicted somewhat by paragraph 18.5.38 of the tracked Chapter 18 which also says 36,747,144 m^3. Maybe this is a point of clarification?	The difference between the landfill capacity figures referenced in the Technical Note (26.02.26 / Enclosure 1) and those derived directly from the Environment Agency dataset arises from the refinement of the dataset used for the assessment. The Environment Agency "*Remaining Landfill Capacity – England*" dataset provides a national inventory of all permitted landfill sites, including sites that are technically permitted but which, in practice, would not receive waste from the EMG2 Project. When extracting data directly from the dataset for Leicestershire, Derbyshire and Nottinghamshire, a total capacity of approximately 36.4 million m^3 may be obtained depending on the filters applied (for example, excluding Rutland). However, for the purposes of the assessment presented in Chapter 18 and the Technical Note, the dataset was further refined to reflect the capacity realistically available to receive waste from the EMG2 Project. This refinement was undertaken following consultation with Nottinghamshire County Council and involved excluding certain landfill facilities identified within the Environment Agency dataset where it was confirmed that waste generated by the EMG2 Project would not be accepted at those facilities. Once these sites were removed from the dataset, the remaining landfill capacity across Leicestershire, Derbyshire and Nottinghamshire was calculated as 30,533,384 m^3 for 2024, as presented in Table 18.18 and referenced within the Technical Note. The figure referenced in paragraph 18.5.38 of the tracked Chapter 18 reflects an earlier extraction of the Environment Agency dataset prior to the refinement described above.

	To avoid confusion, the wording in the Chapter has been reviewed and the Chapter has now been further refined and updated to ensure that the distinction between the total theoretical capacity reported by the Environment Agency dataset and the refined capacity used in the assessment is clearly explained. This includes the exclusion of any landfill capacity within Rutland as it is recognised that it is an independent unitary authority.
Noted that paragraph 18.5.23 has been simplified for clarity and to account for new data, but it has arguably taken out explanations of the data	Paragraph 18.5.23 was simplified following the inclusion of updated baseline tables and datasets in the revised Chapter. The intention of this amendment was to reduce duplication between the narrative text and the tabulated data presented elsewhere in the section, and to improve the overall readability of the chapter. The underlying datasets, sources and calculations remain unchanged and are now presented more clearly within the updated tables and accompanying text. The Applicant recognises that the previous wording provided additional explanatory context for the data. However, this information is now captured within the updated baseline tables and supporting paragraphs within Section 18.5. As such, the simplification was intended to streamline the narrative rather than remove substantive explanation. If helpful, the Applicant would be content to reintroduce a short explanatory sentence to further clarify the data interpretation while maintaining a concise presentation of the baseline information.
Noted that table 18.19 and 18.20 have been updated to account for data published after the chapter was submitted	Paragraph 18.5.23 was simplified following the inclusion of updated baseline tables and datasets in the revised Chapter. The intention of this amendment was to reduce duplication between the narrative text and the tabulated data presented elsewhere in the section, and to improve the overall readability of the chapter. The underlying datasets, sources and calculations remain unchanged and are now presented more clearly within the updated tables and accompanying text. The Applicant recognises that the previous wording provided additional explanatory context for the data. However, this information is now

	captured within the updated baseline tables and supporting paragraphs within Section 18.5. As such, the simplification was intended to streamline the narrative rather than remove substantive explanation. If helpful, the Applicant would be content to reintroduce a short explanatory sentence to further clarify the data interpretation while maintaining a concise presentation of the baseline information. Following the meeting on 19 March, the additional explanatory context for the data has now been reinstated into Paragraph 18.5.23 of the Chapter at the request of LCC.
Materials impact recalculation is confusing – the Leicestershire figure for crushed rock production is 'Leicestershire: 9.56 Mt', which would indicate it is from the 2024 (2023 data) LAA which I would think would be the same data as the document should have had previously (as it was published Nov 2024). Does this mean it simply wasn't in the original Chapter 18?	The figure quoted in the Chapter submitted with the application for crushed rock production in Leicestershire (9.52 Mt) is derived from page 25 of LCC's Authority Monitoring Report 2023-2024 (produced in May 2025). The figure of 9.56 Mt for crushed rock production in Leicestershire is derived from Table 1 of the Leicestershire Local Aggregate Assessment (LAA) 2024, which reports production data for the year 2023. However, it is noted that this LAA also quotes a figure of 9.52 Mt (e.g. on page 3) for crushed rock production in Leicestershire in 2023. The figure quoted in the Chapter submitted with the application for crushed rock production in Leicestershire (9.52 Mt in 2023) is derived from page 25 of LCC's Authority Monitoring Report 2023-2024 (produced in May 2025). The inclusion of the 9.56 Mt figure therefore represents a refinement and clarification of the baseline data, rather than a change in the underlying assessment approach. Importantly, incorporating this dataset does not materially alter the conclusions of the materials assessment. The recalculation confirms that the proportion of crushed rock potentially required for the EMG2 Project remains well below the thresholds set out within the ISEP magnitude criteria, and the significance of the effect remains unchanged.

	It was discussed at the meeting on 19 March 2026 that an updated Local Aggregate Assessment (LAA) was published by LCC in February 2026, subsequent to the most recent updates to Chapter 18. This latest LAA reports that crushed rock production in Leicestershire increased to **10.71 Mt in 2024**. This updated dataset further reinforces the conclusions of the materials assessment as presented in the updated ES Chapter. It was agreed during the meeting that no further update to the assessment is required in light of the latest LAA.
Is there a contradiction between the TN and the tracked Chapter 18 regarding paragraph 1.57 of the TN? It states '*The quantified review confirms that no recalculated effect crosses a significance threshold and no previously non-significant effect becomes significant*.' It may be just semantics, but it is noted that the tracked Chapter 18 shows a change in significance now at various points (e.g. sensitivity change in tables 18.21, 18.29, 18.31)? Please could you explain? Also at paragraph 18.6.19 the magnitude for material resources consumption is considered Minor from negligible. It is noted that this is still not significant in the following paragraph.	The statement in paragraph 1.57 of the Technical Note refers specifically to the EIA significance test, rather than intermediate changes in sensitivity or magnitude within the assessment tables. Following the application of the updated datasets, some baseline sensitivity classifications have been refined within the tracked Chapter 18 (for example within Tables 18.21, 18.29 and 18.31). These changes reflect updated baseline information, such as revised landfill capacity figures or updated materials production data. However, these refinements occur at the receptor sensitivity stage of the assessment and do not alter the overall outcome of the significance matrix. Under the ISEP methodology applied in Chapter 18, the overall significance of effect is determined through the combination of receptor sensitivity and magnitude of impact. While sensitivity or magnitude may change between categories (for example from negligible to minor), the resulting significance may still remain below the "moderate" threshold that would constitute a significant effect in EIA terms. This is illustrated in paragraph 18.6.19, where the magnitude for material resource consumption changes from negligible to minor following the updated calculations. When this revised magnitude is combined with the relevant receptor sensitivity within the ISEP significance matrix, the resulting effect remains not significant. Accordingly, there is no contradiction between the Technical Note and the tracked Chapter. The

	Technical Note confirms that no recalculated effect crosses the significance threshold, meaning that no effect previously assessed as non-significant becomes significant as a result of the updated data. The changes identified in the tracked Chapter reflect refinements to intermediate assessment parameters rather than changes to the final significance conclusions.
Note table 18.25 and 18.33 addition for clarification regarding soil density rather than weight	No response required.
It is noted table 18.36 has been changed from very high to medium due to data released since the chapter was submitted	No response required.
Table 18.38 has also changed, is this for the same reason?	Yes, the change in Table 18.38 arises for the same reason. The table has been updated to reflect the application of the most recently available baseline datasets, including the updated landfill capacity figures and other supporting data incorporated into the tracked review of Chapter 18. As with the updates to other tables in the Chapter, the recalculation results in some refinement to the sensitivity and/or magnitude inputs used within the assessment matrix. However, when these revised inputs are applied through the ISEP significance matrix, the overall significance of effect remains unchanged. Accordingly, the update to Table 18.38 reflects a refinement of the baseline inputs rather than a change to the assessment conclusions, and the resulting effects remain not significant in EIA terms.
In relation to our final point in the RRs regarding the Site Waste Management Plan (SWMP), as mentioned in the meeting it was felt that the TN missed the point we were making but that a change of wording in the dDCO could address this. I understand that there is a February 2026 version of the dDCO which may address this?	The Applicant acknowledges the point raised in the Relevant Representations regarding the Site Waste Management Plan (SWMP) and the comments made during the meeting that the Technical Note did not fully address the concern raised. Following that discussion, the Applicant has reviewed the drafting within the draft Development Consent Order (dDCO). The February 2026 version of the dDCO includes revised wording intended to clarify the requirement for the preparation and

	implementation of a Site Waste Management Plan during the construction phase. The revised wording is intended to ensure that the SWMP is secured through the DCO and prepared prior to the commencement of the relevant construction works. The Applicant considers that this amendment addresses the concern raised in the Relevant Representations by ensuring that waste management arrangements are appropriately secured within the consenting framework, while allowing the detailed measures to be developed and implemented through the contractor's environmental management procedures at the construction stage. The Applicant remains open to further discussion with LCC should any additional clarification of the drafting be considered helpful.
Also on a related point, we would ask that there needs to be clarity as to when, how and where monitoring of waste types and quantities will be undertaken and reported as part of the Environmental Management System during construction. Also, of who it will be reported to and so on. Is this something you could clarify, please?	The monitoring of waste types and quantities during construction will be undertaken through the Site Waste Management Plan (SWMP) and the Construction Environmental Management Plan (CEMP), which will form part of the contractor's Environmental Management System. The SWMP set's out procedures for the recording, management and monitoring of construction waste, including the types and quantities of waste generated, the routes taken for reuse, recycling, recovery or disposal, and the licensed facilities receiving the waste, and who is responsible. Waste movements will be tracked through the use of waste transfer notes and duty of care documentation, in accordance with the Environmental Protection Act 1990 and the Waste Duty of Care Code of Practice. Monitoring will be undertaken throughout the construction phase, with waste data recorded on an ongoing basis as materials are removed from site. This information will be maintained within the contractor's environmental management records and used to demonstrate compliance with the SWMP and the waste hierarchy. Reporting of waste management performance will take place through the construction environmental management reporting framework,

	which will include regular monitoring and review of waste generation and recovery performance. These records will be made available to the relevant planning authority and other regulators where required, in accordance with the requirements of the approved management plans secured through the Development Consent Order. This approach is consistent with standard construction environmental management practice and ensures that waste generation, management routes and recovery performance would be monitored, recorded and auditable throughout the construction period. The arrangements described above reflect the information available at the time of writing, with further detail to be developed and agreed through the relevant management plans secured under the Development Consent Order prior to construction commencing.

Next Steps and Actions

Chapter 18: Materials and Waste will be re-issued to Leicestershire County Council with the minor amendments set out in the table above. The intention is to progress towards agreement on the methodology applied and the conclusions of the assessment, noting that the updated datasets and recalculations do not alter the outcome of the significance testing and do not result in a likely significant effect in EIA terms.

A draft Statement of Common Ground (SoCG) will also be circulated to Leicestershire County Council in with the aim of identifying and, where possible, agreeing the outstanding matters relating to Chapter 18: Materials and Waste. The intention is to progress agreement on the methodology, updated information and assessment conclusions, and to resolve matters collaboratively ahead of the DCO Examination wherever possible.

The Applicant remains committed to engaging proactively to resolve any residual matters and to progressing toward agreement.

Yours sincerely,

Matt Wilby

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Associate Director: Environmental Planning
TT: 0113 233 8000 | [redacted]

Enclosure 1: Technical Note dated 17th March 2026.

Leicester County Council

[redacted]

Date: 26th February 2026

Via Email

BWB Reference: 220500

SEGRO PROPERTIES LIMITED FOR AN ORDER GRANTING CONSENT FOR THE EAST MIDLANDS GATEWAY PHASE 2 (BC0410001)

RESPONSE TO RELEVANT REPRESENTATIONS BY LCC ON WASTE AND MATERIAL MATTERS

We write further to Leicestershire County Council's ('LCC') Relevant Representations (dated 9th January 2026) taken in respect of Chapter 18 (Materials and Waste) of the Environmental Statement ('ES'). Key matters are presented as follows:

1. *"Inconsistencies and data issues remain, making it difficult to assess impacts. Environmental Statement (ES) Chapter 18 Materials and Waste includes Waste Data Interrogator (WDI) data from 2023. The Waste Data Interrogator 2024 is available. Chapter 18 of the ES should be updated with the latest WDI data*.

2. *The magnitude of impact may be understated due to the way in which national data is used if regional data is not available. This could present a significant impact as insignificant due to the difference in national and regional production of materials and minerals*.

3. *LCC has agreed with the Applicant team that a Site Waste Management Plan (SWMP) will be prepared prior to commencement of construction, in line with relevant legislation and best practice (e.g. CL:AIRE Code of Practice). However, this does not appear to have translated into a requirement in the dDCO"*.

Addressing these matters:

1. Consistent Data Sets

1.1 The Applicant notes that the data originally submitted has since been updated. Chapter 18 relied on the Waste Data Interrogator ("WDI") 2023 dataset, which was the most up-to-date information reasonably available at the time the ES was prepared and submitted.

1.2 Planning Inspectorate Advice Note 9 recognises that, in order for the EIA and NSIP examination process to progress smoothly and proportionately, baseline conditions are typically defined at a clear point in time. The guidance explains that ESs are prepared using information that is

"*reasonably available at the time of preparation*", and that subsequent data releases do not ordinarily require updates unless they would materially affect the conclusions. However, in response to LCC's comments and in the interests of ensuring a shared and up-to-date evidence base, the Applicant has undertaken a review of the newly published dataset and updated the relevant information accordingly.

Update Following Publication of Revised Baseline Data Sets

1.3 As a result of the publication of the updated Waste Data Interrogator dataset, the Applicant has undertaken a review of related baseline information to ensure that any consequential changes have been appropriately considered. This has included checking associated datasets and assumptions where relevant to confirm whether the updated WDI data gives rise to any material change in the assessment conclusions:

Updated Data Sources

1.4 Updated Local Aggregate Assessments confirm that Derbyshire and Leicestershire remain significant producers of crushed rock, while Nottinghamshire continues to produce sand and gravel at stable levels. Regional production figures remain substantial when considered against the forecast demand generated by the EMG2 Project.

1.5 A review of the updated baseline information has been undertaken. The following datasets have been updated and incorporated into the assessment:

- Environment Agency Waste Data Interrogator (2024 dataset);
- Environment Agency Remaining Landfill Capacity – England (2024 dataset);
- Department for Business and Trade Monthly Bulletin of Building Materials and Components (December 2025 edition);

1.6 All updated data represent the most recent publicly available information at the time of finalising Chapter 18 (dated October 2025).

Review of Materials Baseline

National Materials Availability

1.7 The December 2025 Building Materials and Components Bulletin confirms that national production and sales of key construction materials remain stable. National outputs for sand and gravel, crushed rock, asphalt, ready-mix concrete and steel continue to demonstrate sufficient supply to meet construction demand across England.

1.8 No evidence has been identified of structural supply shortages or material constraints that would materially affect the availability of construction materials for the EMG2 Project.

Regional Materials Availability

1.9 Updated Local Aggregate Assessments confirm that Derbyshire and Leicestershire remain significant producers of crushed rock, while Nottinghamshire continues to produce sand and gravel

at stable levels. Regional production figures remain substantial when considered against the forecast demand generated by the EMG2 Project.

1.10 Recalculation of the EMG2 Project's material demand as a percentage of regional and national availability confirms that no individual material type exceeds 1% of regional or national baseline availability. In accordance with the ISEP magnitude criteria, this remains within the "Negligible" category.

1.11 There has therefore been no change to:

- The sensitivity of materials receptors;
- The magnitude classification; or
- The significance of effects.

Review of Waste Baseline

National Landfill Capacity

1.12 The Environment Agency's 2024 Remaining Landfill Capacity dataset indicates that total remaining landfill void capacity across Leicestershire, Derbyshire and Nottinghamshire is approximately 30.53 million cubic metres. This represents a reduction of approximately 1.7% compared to the previous year.

1.13 While landfill capacity continues to decrease incrementally as a result of ongoing disposal activity, the scale of remaining void space remains substantial in absolute terms.

1.14 Remaining landfill capacity in England (excluding the three assessed counties):

Total 2024 capacity: 300,297,671 m^3

1.15 No material change to national capacity has been identified that would affect the proportional assessment.

Regional Landfill Capacity

1.16 The Environment Agency Remaining Landfill Capacity dataset has been updated from the 2023 to the 2024 position.

1.17 Across Leicestershire, Derbyshire and Nottinghamshire combined:

- **Total remaining capacity in 2023**: 31,071,621 m^3
- **Total remaining capacity in 2024**: 30,533,384 m^3

1.18 This represents:

- **Absolute reduction**: 538,237 m^3
- **Percentage reduction**: 1.73%

1.19 Breakdown by category shows:

- Leicestershire non-hazardous capacity reduced by 621 m^3 (3.07%)
- Leicestershire inert capacity reduced by 157,120 m^3 (1.27%)
- Derbyshire non-hazardous (incl. stable hazardous cells) reduced by 613,010 m^3 (14.84%)
- Nottinghamshire inert reduced by 44,179 m^3 (2.88%)

1.20 No new hazardous merchant or restricted hazardous landfill capacity has been identified.

Sensitivity Test

1.21 Although total landfill void capacity across the Refined Study Area has reduced by 538,237 cubic metres between 2023 and 2024, representing a year-on-year decrease of approximately 1.73%, the remaining available capacity of approximately 30.53 million cubic metres remains substantial in absolute terms. This level of remaining void space continues to provide a significant buffer within the regional waste management system and does not indicate any immediate risk of capacity constraint.

1.22 In accordance with the Institute of Sustainability and Environmental Professionals (ISEP) guidance, a landfill receptor would typically be reclassified to "High" or "Very High" sensitivity where there is evidence of a considerable reduction in baseline capacity—generally within the range of 6–10% or greater—or where remaining capacity is demonstrably approaching exhaustion such that new infrastructure or additional void space would be required to accommodate forecast demand.

1.23 The observed reduction of 1.73% does not fall within this higher sensitivity threshold and does not indicate that landfill capacity within the Refined Study Area is approaching exhaustion. There is no evidence that additional landfill provision would be required as a result of baseline conditions alone, nor that the regional system is under abnormal pressure.

1.24 Accordingly, the sensitivity classification applied within Chapter 18 remains appropriate and unchanged.

<u>Recalculation of EMG2 Project Materials Impact</u>

1.25 Updated December 2025 Building Materials Bulletin data confirms:

National Production:

- Sand and gravel: 41.9 Mt
- Crushed rock: 131.8 Mt
- Asphalt: 24.4 Mt
- Ready-mix concrete: 12.3 Mm^3
- Steel: 5.6 Mt

1.26 Regional crushed rock production:

- Derbyshire: 14.59 Mt
- Leicestershire: 9.56 Mt

1.27 Even at maximum parameter assumptions, EMG2 material demand represents substantially less than 1% of regional production for any primary material category.

1.28 No material category has crossed the 1% magnitude threshold.

1.29 Accordingly:

- Magnitude remains: **Negligible**
- Sensitivity remains: **Low**
- Significance remains: **Not Significant**

Re-calculation of EMG2 Project's Impact on the Disposal of Waste

Updated Waste Arisings Data – Quantified Review

1.30 The Environment Agency Waste Data Interrogator (2024) confirms that across Leicestershire, Derbyshire and Nottinghamshire approximately 2.98 million tonnes of construction and demolition (C&D) waste were received in 2024. Of this total, approximately 72% was diverted to recycling, recovery, treatment or transfer facilities, with approximately 28% disposed of to landfill.

1.31 This diversion rate remains broadly consistent with historic trends and confirms that recovery infrastructure within the Refined Study Area remains well established

1.32 Total C&D waste received across the Refined Study Area:

- **2024 total:** 2,985,389 tonnes

1.33 Of which:

- 832,594 tonnes (28%) sent to landfill.
- 2,152,795 tonnes (72%) diverted to recovery/treatment.

1.34 These diversion rates remain consistent with national performance and demonstrate continued strong recovery capacity.

1.35 Operational facility capacity within the Refined Study Area remains:

- **Landfill capacity:** 1.38 Mt per annum
- Recycling/recovery capacity: 3.24 Mt per annum

1.36 No evidence has been identified of material reductions in operational waste management capacity since the previous baseline.

Capacity Analysis

1.37 The construction phase assessment has been reviewed using updated landfill capacity figures and updated waste diversion rates. Conservative assumptions remain embedded within the assessment, including:

- Peak construction year benchmarking;
- Upper-bound density assumptions;
- Precautionary recovery rates of 70%;
- Maximum parameter scenario for development floorspace and earthworks.

1.38 Recalculation confirms that construction waste arisings would continue to reduce regional landfill capacity by less than 1%. As such, effects remain negligible and not significant in EIA terms.

1.39 Operational waste generation estimates have been reviewed against updated DEFRA waste statistics and regional recovery infrastructure data. The assumed recovery rate of 70% remains precautionary relative to current national performance.

1.40 Recalculated landfill demand associated with operational waste remains well below 1% of available regional capacity. Sensitivity and magnitude classifications remain unchanged.

1.41 The EMG2 Project's forecast construction and operational landfill arisings were again benchmarked against the updated 2024 capacity of 30,533,384 m^3.

1.42 Using the worst-case construction waste forecast (as set out in Chapter 18 - Materials and Waste), the proportional reduction in landfill void capacity remains:

- <1% of regional capacity

1.43 Even if the full construction landfill arisings were hypothetically disposed within a single year (which represents a conservative assumption), the proportional reduction remains well below the 1% threshold for "Minor" magnitude under ISEP Method W1.

1.44 The 1.73% reduction in baseline capacity between 2023 and 2024 does not alter the EMG2 Project's classification because:

- The project's waste volumes have not increased;
- The proportional relationship to total void capacity remains negligible.

1.45 Accordingly:

- Magnitude remains: **Negligible**
- Sensitivity remains: **Low to Medium**
- Significance remains: **Not Significant**

Energy from Waste Infrastructure

1.46 Energy from Waste (EfW) capacity within the Refined Study Area has been reviewed and updated to reflect the operational status of facilities such as the Newhurst Energy Recovery Facility. The availability of EfW infrastructure further supports landfill diversion and recovery assumptions applied within Chapter 18.

1.47 The operational status of the Newhurst Energy Recovery Facility has been confirmed:

- **Capacity**: 455,000 tonnes per annum
- **Electricity generation**: 42 MW

1.48 Additional EfW facilities within the Refined Study Area provide further recovery capacity in excess of 400,000 tonnes per annum combined.

1.49 The updated recovery infrastructure strengthens the landfill diversion baseline rather than weakening it.

Cumulative Effect

1.50 No evidence has been identified of any major landfill closures within the Refined Study Area that would materially reduce available void capacity beyond the incremental year-on-year changes already reported. Similarly, there is no indication of significant competing developments coming forward that would substantially increase demand for landfill capacity within the same timeframe as the EMG2 Project. A review of available planning and waste management information also confirms that there have been no material reductions in recycling, recovery or transfer capacity across Leicestershire, Derbyshire or Nottinghamshire.

1.51 The observed 1.73% year-on-year reduction in total landfill capacity reflects normal operational depletion rather than a structural change in waste management infrastructure. In proportional terms, this modest reduction does not materially affect the cumulative baseline against which the EMG2 Project has been assessed. The relative scale of the Project's forecast landfill arisings remains negligible when considered alongside the remaining regional capacity and the continued availability of recovery infrastructure.

1.52 Accordingly, the cumulative assessment conclusions set out in Chapter 18 remain valid. Cumulative effects continue to be assessed as negligible to minor in magnitude and are not significant in EIA terms.

Conclusion

1.53 The updated datasets demonstrate that total regional landfill void capacity has reduced by 1.73% between 2023 and 2024, reflecting normal year-on-year depletion through ongoing disposal activity rather than any structural contraction in infrastructure provision. At the same time, construction and demolition waste continues to achieve high diversion rates, with approximately 72% of C&D waste managed through recycling, recovery or treatment routes rather than landfill. Operational waste management infrastructure within the Refined Study Area remains stable, with no identified reduction in recycling or recovery capacity and, in some instances, strengthened energy recovery provision. Regional materials production levels also remain robust, with aggregate and construction material outputs continuing at substantial volumes relative to forecast project demand.

1.54 Recalculation of the EMG2 Project's construction and operational waste arisings against the updated 2024 landfill capacity confirms that the Project's proportional contribution to regional void depletion remains below 1% of total available capacity. This remains firmly within the "Negligible" magnitude category under the applicable ISEP criteria. The quantified review therefore confirms that no recalculated effect exceeds a significance threshold and that no effect previously assessed as non-significant has become significant as a result of the updated baseline information.

In summary:

1.55 The updated datasets demonstrate:

- A 1.73% reduction in total regional landfill capacity between 2023 and 2024;
- Continued high diversion rates (72%) for C&D waste;

- Stable or increased recovery infrastructure capacity;
- Robust regional materials production levels.

1.56 Recalculation confirms that the EMG2 Project's proportional impact on landfill void capacity remains below 1% of total regional capacity.

1.57 The quantified review confirms that no recalculated effect crosses a significance threshold and no previously non-significant effect becomes significant.

1.58 Accordingly, Chapter 18 (dated October 2025) remains a robust and proportionate assessment of materials and waste.

2. Magnitude of Effect

2.1 The Applicant notes LCC's concern regarding the use of national datasets where regional data is unavailable. Planning Inspectorate Advice Note 7 recognises that professional judgement is required where data limitations exist and that the use of proxy or higher-level datasets may be appropriate, provided that assumptions are transparent and the assessment remains proportionate.

2.2 Advice Note 9 further cautions against delaying decision-making in pursuit of complete or ideal datasets where sufficient information already exists to assess likely significant effects. This is particularly relevant in the NSIP context, where the examination process depends upon clearly defined parameters and a stable evidence base.

2.3 In this regard, DMRB LA 110 provides an accepted technical framework for applying conservative assumptions where data resolution is limited. National datasets have been used transparently and precautionarily within Chapter 18, and there is no evidence that this approach has resulted in an understatement of impact magnitude or the misclassification of significant effects as insignificant.

2.4 Importantly, this approach forms part of the same methodology presented during the Scoping and pre-application engagement, at which time no objections were raised.

3. Site Waste Management Plan (SWMP)

3.1 For clarity, the Applicant notes that a Site Waste Management and Materials Plan (SWMMP) was drafted in support of Environmental Statement Chapter 18 (Materials and Waste) as referenced in paragraph 18.1.3.

3.2 The SWMMP is provided as Appendix E to Chapter 18, with Document Reference: DCO 6.18E, and is publicly available at the following location:

https://nsip-documents.planninginspectorate.gov.uk/published-documents/BC0410001-000625-DCO%206.18E%20Appendix%20E%20Site%20Waste%20Management%20and%20Materials%20Plan.pdf

3.3 The SWMMP has been prepared in accordance with relevant legislation and best practice guidance, including the CL Code of Practice, as stipulated within the Environmental Statement. It

demonstrates how materials management and waste minimisation will be addressed during construction and provides the framework to be taken forward and refined as part of the detailed construction management process.

4. Next Steps and Actions

4.1 The Technical Consultant has contacted Leicestershire County Council to arrange a meeting at the earliest opportunity to discuss these matters in detail. This meeting will provide LCC with the opportunity to review the updated analysis, seek clarification where necessary, and confirm whether the additional information satisfactorily addresses its outstanding points. The Applicant remains committed to engaging proactively to resolve any residual matters and to progressing toward agreement.

Yours sincerely,

Matt Wilby

Matt Wilby MSc(hons), BSc(hons), CEnv, MIEMA
Associate Director: Environmental Planning
TT: 0113 233 8000 | [redacted]

Enclosure 2: Email Correspondence

[redacted]

This email originated from outside of our organisation. Please exercise caution with content, links and attachments.

Good afternoon, Matt

Many thanks for this. Yes, I am free on Thursday of next week. I have meetings on Wednesday so fitting things in could be more challenging. I'm flexible on timings at present on Thursday 19th March (barring school pickup) so can fit around you. Is 10am any good? Or 13.00 to 14.00?

I look forward to reading your Technical Note.

Have a good weekend.

Kind regards

Leo

Leo Oliver
Senior Planning Officer
Planning, Historic and Natural Environment
Environment & Transport Department
Leicestershire County Council
County Hall
Glenfield
LE3 8RA

01163059837
[redacted]

[redacted]

Morning Leo,

Thanks for providing your comments. In terms of addressing them, I wonder if a call to discuss might be easier? Is there a time that suits you? Wednesday and Thursday are particularly good for my availability.

In the meantime, we will review the below and return an updated technical note for you.

Enjoy your weekend.

Matt

Matt Wilby CEnv, MISEP, MSc(hons), BSc(hons)
Director of Climate Solutions | BWB Consulting Limited

TT: 0113 233 8000 | [redacted]

Book time to meet with me

[redacted]

Good morning, Matt

Many thanks for your (and the others') time the other day (3rd March) and for following up with us. The meeting and Technical Note (TN) went some way to address concerns and clarify matters. The tracked Environmental Statement (ES) Chapter 18 Materials and Waste is also helpful in this regard and the 'Note to LCC' references within the latter also help.

I have been looking in detail and getting my head around this so apologies for the delay.

It may be useful to have another chat or to have some further clarification in whatever format suits you. I appreciate you're all very busy people. We have the following comments at present from the TN and tracked Chapter 18:

- Note changes to paragraph 18.12 of tracked Environmental Statement (ES) Chapter 18 Materials and Waste
- There still remains some confusion as the data for WDI for example is referred to in paragraph 18.2.12 as 'Environment Agency ('EA') (2025): Waste Data Interrogator[i]; and EA 'Remaining Landfill Capacity, England' (2025)[ii], and later in the chapter (e.g.18.5.12) is referred to as '2024 WDI'. Not sure if this is simply as the result of the 2025 release interrogator being 2024 data known as 2024 WDI? It is also referred to in the TN as 'Environment Agency Waste Data Interrogator (2024 dataset)' and 'Environment Agency Remaining Landfill Capacity – England (2024 dataset)'
- Note table of waste sites (18.14) updated to January 2026

- Note name change to ISEP guidance
- Note clarification that metrics are 'per week' at paragraph 18.2.33
- We note that there have been changes to table 18.7 Materials Magnitude Criteria to clarify that data may be regional and/or national baseline
- Note that paragraph 18.2.52 now states that the Chapter includes 2024 data unless otherwise stated. Without tying ourselves in knots, is this sufficient with the caveat? As some is 2025 (and WDI confusingly is 2024 data published 2025)
- We note the 5th bullet of paragraph 18.2.52 now has been edited to remove reference to consumption of resources and to be in line with paragraph 18.5.79. Could you clarify, please?
- We note that paragraph 18.5.6 has been amended to explain the use of national data to address Point 2 of our Relevant Representations
- We note that changes have been made to table 18.13 to account for data published after the chapter was submitted
- We note that changes have been made to table 18.14 to account for data published after the chapter was submitted. This may require explanation or clarification, as it seems to suggest changes in capacity, contrary to later statements around capacity
- Noted that table 18.16 has been updated to account for data published after the chapter was submitted
- It is noted that paragraphs 18.5.17 and 18.5.18 have been consequently re-written
- Noted that table 18.17 and 18.18 have been updated to account for data published after the chapter was submitted and subsequent commentary re-written
- A comment both on the TN and these tables, the recalculated landfill capacities I don't get as they are different from the EA data. I've just gone in and turned off Rutland, so not sure if mine are too simplistic (I get 36,426,969 m^3 across Leicestershire, Derbyshire and Nottinghamshire in 2024). Paragraph 1.17 of the TN states that for the 3 counties **Total remaining capacity in 2024**: 30,533,384 m^3. Also noted that this is then contradicted somewhat by paragraph 18.5.38 of the tracked Chapter 18 which also says 36,747,144 m^3. Maybe this is a point of clarification?
- Noted that paragraph 18.5.23 has been simplified for clarity and to account for new data, but it has arguably taken out explanations of the data
- Noted that table 18.19 and 18.20 have been updated to account for data published after the chapter was submitted
- Materials impact recalculation is confusing – the Leicestershire figure for crushed rock production is 'Leicestershire: 9.56 Mt', which would indicate it is from the 2024 (2023 data) LAA which I would think would be the same data as the document should have had previously (as it was published Nov 2024). Does this mean it simply wasn't in the original Chapter 18?
- Is there a contradiction between the TN and the tracked Chapter 18 regarding paragraph 1.57 of the TN? It states '*The quantified review confirms that no recalculated effect crosses a significance threshold and no previously non-significant effect becomes significant.*' It may be just semantics, but it is noted that the tracked Chapter 18 shows a change in significance now at various points (e.g. sensitivity change in tables 18.21, 18.29, 18.31)? Please could you explain? Also at paragraph 18.6.19 the magnitude for material resources consumption is considered Minor from negligible. It is noted that this is still not significant in the following paragraph.
- Note table 18.25 and 18.33 addition for clarification regarding soil density rather than weight
- It is noted table 18.36 has been changed from very high to medium due to data released since the chapter was submitted
- Table 18.38 has also changed, is this for the same reason?
- In relation to our final point in the RRs regarding the Site Waste Management Plan (SWMP), as mentioned in the meeting it was felt that the TN missed the point we were making but that a change of wording in the dDCO could address this. I understand that there is a February 2026 version of the dDCO which may address this?
- Also on a related point, we would ask that there needs to be clarity as to when, how and where monitoring of waste types and quantities will be undertaken and reported as part of the Environmental Management System during construction. Also, of who it will be reported to and so on. Is this something you could clarify, please?

Kind regards

Leo

Leo Oliver
Senior Planning Officer
Planning, Historic and Natural Environment
Environment & Transport Department
Leicestershire County Council
County Hall
Glenfield
LE3 8RA

Morning Both,

Just following up on the below to see if you need anything additional from or if you wish to re-arrange a call?

I am travelling over the next two days but I will be able to find time in between should you need it.

All the best,

Matt

Matt Wilby CEnv, MISEP, MSc(hons), BSc(hons)
Director of Climate Solutions | BWB Consulting Limited

TT: 0113 233 [redacted]

Book time to meet with me

[redacted]

Hi Both,

Further to the below, to assist with these matters I have agreed with the client team that we can circulate a tracked-changes version of Chapter 18 for transparency, allowing you to review our amendments in full.

Please note that we will not be able to formally submit this, as previously discussed, but we hope it will nonetheless be helpful

All the best,

Matt

Matt Wilby CEnv, MISEP, MSc(hons), BSc(hons)
Director of Climate Solutions | BWB Consulting Limited

TT: 0113 233 8000 | [redacted]

[redacted]

Hi Leo / Oliver,

Just following up on my voicemails; I'm conscious that you may still have some clarifications on our technical note / revised assessment and want to make sure that we work collaboratively with you to address them in a way that works best for you. Mindful of what is a tight programme, I also want to make sure that we have enough time to hopefully come to an agreement and avoid these matters at examination, which I am sure we can agree would be best for all of us.

Leo did mention that there were some specific matters that maybe needed a conversation in your absence, Oliver. I appreciate you're a very busy person in the unfortunate absence of Julie - if we can accommodate a meeting to suit you please let us know. Otherwise, shall we wait for more specifics to come by email?

I am no longer at a conference so able to pick up phone calls / emails if you wish to follow-up.

All the best,

Matt

Matt Wilby CEnv, MISEP, MSc(hons), BSc(hons)
Director of Climate Solutions | BWB Consulting Limited

TT: 0113 233 8000 | [redacted]

[redacted]

Good afternoon, Leo.

It was good to catch up with you yesterday. I'm sorry that Oliver was unable to attend.

It was helpful to run through the reassessment together. As discussed, the key point is that the significance test has been re-run and the conclusions remain unchanged. During the meeting we also covered a few minor points of clarification regarding the Environment Agency dataset, particularly where it appears to include sites outside of Leicestershire County Council's jurisdiction (an error by the EA). For ease of reference, I have summarised our responses to those points below.

- **Landfill Remaining Data**
  You noted that Grange Top Quarry in Rutland falls outside the wider study area and asked for confirmation that it was excluded. You also mentioned that the Kingsbury Road site is not within Leicestershire. Both of these sites are referenced in the chapter only in relation to hazardous waste capacity (see the first extract below). As there are no hazardous waste landfill facilities within the 30-mile study area, the capacity and sensitivity of hazardous waste landfill sites were assessed at a regional (East Midlands) and national level.

- **Crushed Stone vs. Sand and Gravel**
  You also raised the possibility of a mix-up between crushed stone and sand/gravel, referencing Cliffe Hill Quarry. In the chapter we mention Cliffe Hill in the context of potential future sand and gravel extraction within Leicestershire (see the second extract below). From our review, the quarry predominantly extracts igneous rock used to produce high-specification aggregates, asphalt and concrete products. While it may have been more appropriate to categorise the site under crushed stone within the table, this does not materially alter the dataset or the conclusions presented in the assessment.

The key point at this stage is whether LCC is content with the methodology applied, and therefore with the assessment and conclusions set out in the chapter, particularly the outcome of the significance test.

We also recognise that datasets will inevitably continue to be updated over time, as noted in Advice Note 9. However, at some stage it will be necessary to draw a line under the reassessment, noting that the purpose of the exercise is to confirm whether the methodology applied and the resulting significance conclusions are considered robust. While minor data changes may occur, in our opinion, they are unlikely to materially alter the conclusions of the significance test given the sale of the baseline.

In terms of **next steps**, the project has now entered the examination period and our focus is on progressing agreement where possible, particularly through the Statement of Common Ground (SoCG). A draft SoCG is due to be submitted by 7 April, so it would be helpful to confirm agreement on as many points as possible ahead of that deadline – if amendments to the Technical Note to capture the conversation above would be help in this matter, please let us know.

As the application is now in examination, there is no mechanism for circulating updated ES chapters. We appreciate that Oliver was not able to clarify all of his points during the meeting and we are of course happy to assist where we can. However, it would be helpful to now focus on resolving the remaining points and working towards agreement of the SoCG.

Please let me know if you would like to discuss any of the points further.

Matt

Matt Wilby CEnv, MISEP, MSc(hons), BSc(hons)
Director of Climate Solutions | BWB Consulting Limited

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[redacted]

[redacted]