

Your Reference
BC0410001 and TR0510002



Our Reference
2774998/TAW1

FAO Examining Panel
National Infrastructure Planning
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16 June 2026

DEADLINE 4

Dear Examining Panel (ExP)

**East Midlands Gateway Phase 2 – BC0410001 (the DCO Application)
Application by SEGRO Properties Limited in respect of a Business and Commercial development comprising a second phase of the SEGRO Logistics Park East Midlands Gateway and highway related development (EMG2)**

**East Midlands Gateway Phase 1 Material Change Order – TR0510002 (the MCO Application)
Application by SEGRO (EMG) Limited for a material change to the East Midlands Gateway Rail Freight Interchange and Highways Order 2016 (SI 2016/17)**

This letter is the response of SEGRO Properties Limited (DCO Applicant) and SEGRO (EMG) Limited (the MCO Applicant), together "the Applicants", to Deadline 4.

Comments on any submissions received by Deadlines 2 and 3

The Applicants' response to the submissions received at Deadlines 2 and 3 are enclosed (Document DCO 7.13 / MCO 7.13).

Post Hearing Submissions

The Applicants' post hearing submissions are enclosed (Document DCO 7.14 / MCO 7.14).

The Applicants' response to the hearing action points is also enclosed (Document DCO 7.15 / MCO 7.15).

Responses to ExQ2

The Applicants' response to the ExQ2 is enclosed (Document DCO 7.16 / MCO 7.16).

Any further information submitted by the Applicants

Public Rights of Way, Works No. 14 Active travel link (ATL) and Works No. 15 A453 EMA junction crossing

As set out in the Applicants' responses to the Deadline 2 and 3 Submissions made by East Midlands Airport (EMA) (Document DCO 7.13 / MCO 7.13) the Applicants have been liaising with EMA on the alignment of the

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Active Travel Link (ATL) and have agreed to make various minor changes. These changes have been agreed with National Highways and Leicestershire County Council where relevant.

In addition, as set out in the Applicants' responses to the Deadline 2 and 3 Submissions made by Leicestershire County Council (Document DCO 7.13 / MCO 7.13) the Applicants have agreed to:

- Amend the crossing within the A453 EMA junction (Works No. 15) to a controlled crossing;
- Revise the status of the eastern perimeter path to a permissive path; and
- Include for public footpath status along the cycle tracks.

The following application documents have been updated and are enclosed to reflect these agreed changes:

| Document Name | Doc. Ref. | Explanation |
|---|----------------------------|---|
| Works Plans Sheet 1 | DCO 2.3A [REP1-007D] | Description of Works No. 15 amended |
| Works Plans Sheet 2 | DCO 2.3B [REP1-008D] | Area of Works No. 14 reduced to reflect the reduced land take for the ATL and to minimise the impact on EMA assets |
| Access and Rights of Way Plans Sheet 1 | DCO 2.4A [REP1-011D] | Amendment to status of eastern perimeter path and inclusion of public footpath status on the cycle tracks |
| Access and Rights of Way Plans Sheet 2 | DCO 2.4B [REP1-012D] | Minor amendment to reflect the revised alignment of the ATL and inclusion of public footpath status on the cycle tracks |
| Components of the Proposed Development | DCO 2.7 / MCO 2.7 [AS-008] | Description of Works No. 15 amended |
| Highway Plans General Arrangement Sheet 1 | DCO 2.8A [REP1-016D] | Layout and description of Works No. 15 amended |
| Highway Plans General Arrangement Sheet 2 | DCO 2.8B [REP1-017D] | Amendment to reflect the revised alignment of the ATL |
| Highway Plans Cross Sections Sheet 2 | DCO 2.9B [REP1-019D] | Amendment to reflect the revised alignment of the ATL |
| Highway Plans Long Sections Sheet 3 | DCO 2.10C [APP-051D] | Amendment to reflect the revised alignment of the ATL |

The draft DCO, Land Plans, Book of Reference, Statement of Reasons and associated documents will be updated and reissued as necessary at Deadline 5.

Other documents

The following application documents have been updated and are enclosed (all clean and tracked except for the Community Park Plan):

| Document Name | Doc. Ref. | Explanation |
|---------------------|----------------------|---|
| Community Park Plan | DCO 2.16 [REP2-007D] | Additional footpath added - see response to ExQ2 1.2.1 for further details (Document DCO 7.16 / MCO 7.16) |

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|--|---------------------------------|--|
| Planning Statement | DCO 5.4 / MCO 5.4 [AS-018] | Correction of references / policy consideration relating to effects on SSSIs |
| Chapter 5 of the ES - Socio-economic | DCO 6.5 / MCO 6.5 [REP3-008] | In response to ExQ2 18.0.7 |
| Chapter 12 of the ES - Heritage | DCO 6.12 / MCO 6.12 [REP3-018] | To provide the kinetic experience along Hyams Lane in response to comments from Historic England |
| Chapter 17 of the ES - Population and Human Health | DCO 6.17 / MCO 6.17 [AS-065] | To provide signposting of where key components of the health impact assessment have been addressed |
| Appendix 3A of the ES - CEMP (DCO only) | DCO 6.3A [REP2-026D] | Updated Construction Traffic Management Plan to address comments made by Leicestershire County Council at ISH3 |
| Appendix 6C of the ES - Framework Travel Plan | DCO 6.6C / MCO 6.6C [APP-085] | In response to Action Point 47 of the May hearings, the Applicants have clarified that the EMG2 Gateway Shuttle service will be free and available for use by residents of Diseworth |
| Appendix 12A of the ES – Built Heritage Statement | DCO 6.12A / MCO 6.12A [AS-053] | To provide the kinetic experience along Hyams Lane in response to comments from Historic England |
| Appendix 17C of the ES – Equality Statement | DCO 6.17c / MCO 6.17C [APP-183] | In response to Action Point 63 of the May hearings |

The following new application documents is also enclosed:

| | | |
|---|-----------------------|---|
| Appendix 12H of the ES – Archaeological Mitigation Strategy | DCO 6.12H / MCO 6.12H | As set out within Chapter 12, a targeted programme of archaeological mitigation will have to be undertaken post-consent. To ensure that the any archaeological fieldwork can be progressed as soon as feasibly possible post-consent, the Applicants have engaged with the LCC archaeology officer earlier than would usually be the case in order to agree an Archaeological Mitigation Strategy (AMS). The AMS has now been agreed between the parties, as detailed in the SoCG submitted at Deadline 4 |
|---|-----------------------|---|

Any further information requested by the ExP

In response to the ExP's Rule 17 request, the Applicants have reformatted all the draft SoCG. As the changes are extensive, only clean versions of the SoCG have been submitted at this Deadline.

The following reformatted SoCG are enclosed:

1. Overarching draft SoCG with NWLDC (Document DCO 8.3A / MCO 8.3A)

2. Planning Policy draft SoCG with NWLDC (Document DCO 8.3B / MCO 8.3B)
3. Air Quality draft SoCG with NWLDC (Document DCO 8.3C / MCO 8.3C)
4. Lighting draft SoCG with NWLDC (Document DCO 8.3D / MCO 8.3D)
5. Noise draft SoCG with NWLDC (Document DCO 8.3E / MCO 8.3E)
6. Landscape draft SoCG with NWLDC (Document DCO 8.3F / MCO 8.3F)
7. Heritage draft SoCG with NWLDC (Document DCO 8.3G / MCO 8.3G)
8. Draft SoCG with National Highways (Document DCO 8.5 / MCO 8.5)
9. Draft SoCG with Natural England (Document DCO 8.7 / MCO 8.7)
10. Draft SoCG with Historic England (Document DCO 8.8 / MCO 8.8)
11. Draft SoCG with Environment Agency (Document DCO 8.10 / MCO 8.10)
12. Draft SoCG with East Midlands Airport (Document DCO 8.11 / MCO 8.11)
13. Draft SoCG with Prologis and East Midlands Airport (Document DCO 8.12 / MCO 8.12)

The Applicants also enclose the following draft SoCG with Leicestershire County Council. However, please note that these were only received yesterday and they have not yet been reviewed by the Applicants. In addition, the Applicants have not yet had an opportunity to add hyperlinks. The Applicants will complete their review and add hyperlinks by Deadline 5.

1. Overarching SoCG (Document DCO 8.4A / MCO 8.4A)
2. Highways (Document DCO 8.4B / MCO 8.4B)
3. Archaeology (Document DCO 8.4C / MCO 8.4C)
4. Ecology (Document DCO 8.4D / MCO 8.4D)
5. Population and Human Health (Document DCO 8.4E / MCO 8.4E)
6. Materials and Waste (Document DCO 8.4F / MCO 8.4F)
7. Flood Risk and Drainage (Document DCO 8.4G / MCO 8.4G)

An updated Statement of Commonality (DCO 8.2 / MCO 8.2 and REP2-033) is also enclosed.

Finally, we enclose an application documents tracker (clean and tracked) for the DCO (Document DCO 1.8) and MCO (Document MCO 1.7).

If you have any queries or require anything further, please do not hesitate to contact us.

Yours sincerely

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Enclosures (clean and tracked versions where appropriate):

Documents relating to DCO and MCO:

1. Components of the Proposed Development (Document DCO 2.7 / MCO 2.7 and [AS-008])
2. Planning Statement (Document DCO 5.4 / MCO 5.4 and [AS-018])
3. Chapter 5 of the ES – Socio-Economic (Document DCO 6.5 / MCO 6.5 and [REP3-008])
4. Chapter 12 of the ES – Cultural Heritage (Document DCO 6.12 / MCO 6.12 and [REP3-018])
5. Chapter 17 of the ES – Population and Human Health (Document DCO 6.17 / MCO 6.17 and [AS-065])
6. Appendix 6C of the ES Framework Travel Plan (DCO 6.6C / MCO 6.6C and [APP-085])
7. Appendix 12A of the ES Built Heritage Statement (DCO 6.12A / MCO 6.12A and [AS-053])
8. Appendix 12H of the ES – Archaeological Mitigation Strategy (DCO 6.12H / MCO 6.12H)
9. Appendix 17C of the ES Equality Statement (DCO 6.17C / MCO 6.17C and [APP-183])
10. Applicants' response to the submissions received at Deadlines 2 and 3 (Document DCO 7.13 / MCO 7.13)

11. Applicants' Post Hearing Submissions (Document DCO 7.14 / MCO 7.14)
12. Applicants' response to the hearing action points (Document DCO 7.15 / MCO 7.15)
13. Applicants' response to the ExQ2 (Document DCO 7.16 / MCO 7.16)
14. Statement of Commonality (DCO 8.2 / MCO 8.2 and REP2-033)
15. Overarching draft SoCG with NWLDC (Document DCO 8.3A / MCO 8.3A and [REP1-062])
16. Planning Policy draft SoCG with NWLDC (Document DCO 8.3B / MCO 8.3B and [REP1-063])
17. Air Quality draft SoCG with NWLDC (Document DCO 8.3C / MCO 8.3C and [REP1-064])
18. Lighting draft SoCG with NWLDC (Document DCO 8.3D / MCO 8.3D and [REP1-065])
19. Noise draft SoCG with NWLDC (Document DCO 8.3E / MCO 8.3E and [REP1-066])
20. Landscape draft SoCG with NWLDC (Document DCO 8.3F / MCO 8.3F and [REP1-067])
21. Heritage draft SoCG with NWLDC (Document DCO 8.3G / MCO 8.3G and [REP1-068])
22. Overarching Draft SoCG with LCC (Document DCO 8.4A / MCO 8.4A and [REP1-069])
23. Highways Draft SoCG with LCC (Document DCO 8.4B / MCO 8.4B and [REP1-070])
24. Archaeology Draft SoCG with LCC (Document DCO 8.4C / MCO 8.4C and [REP1-071])
25. Ecology Draft SoCG with LCC (Document DCO 8.4D / MCO 8.4D and [REP1-072])
26. Population and Health Draft SoCG with LCC (Document DCO 8.4E / MCO 8.4E and [REP2-035])
27. Materials and Waste Draft SoCG with LCC (Document DCO 8.4F / MCO 8.4F and [REP1-074])
28. Drainage Draft SoCG with LCC (Document DCO 8.4G / MCO 8.4G and [REP1-075])
29. Draft SoCG with National Highways (Document DCO 8.5 / MCO 8.5 and [REP2-037])
30. Draft SoCG with Natural England (Document DCO 8.7 / MCO 8.7 and [REP2-039])
31. Draft SoCG with Historic England (Document DCO 8.8 / MCO 8.8 and [REP1-079])
32. Draft SoCG with Environment Agency (Document DCO 8.10 / MCO 8.10 and [REP1-081])
33. Draft SoCG with East Midlands Airport (Document DCO 8.11 / MCO 8.11 and [REP2-041])
34. Draft SoCG with Prologis and East Midlands Airport (Document DCO 8.12 / MCO 8.12 and [REP2-043])

Documents relating to DCO only:

35. DCO Application Documents Tracker (Document DCO 1.8 and [REP3-004D])
36. Works Plans Sheet 1 (Document DCO 2.3A and [REP1-007D])
37. Works Plans Sheet 2 (Document DCO 2.3B and [REP1-008D])
38. Access and Rights of Way Plans Sheet 1 (Document DCO 2.4A and [REP1-011D])
39. Access and Rights of Way Plans Sheet 1 (Document DCO 2.4B and [REP1-012D])
40. Highway Plans General Arrangement Sheet 1 (Document DCO 2.8A and [REP1-016D])
41. Highway Plans General Arrangement Sheet 2 (Document DCO 2.8B and [REP1-017D])
42. Highway Plans Cross Sections Sheet 2 (Document DCO 2.9B and [REP1-019D])
43. Highway Plans Long Sections Sheet 3 (Document DCO 2.10C and [APP-051D])
44. Community Park Plan (Document DCO 2.16 and [REP2-007D])
45. Appendix 3A of the ES - CEMP (Document DCO 6.3A and [REP2-026D])

Documents relating to MCO only:

46. MCO Application Documents Tracker (Document MCO 1.7 and [REP3-002M])