

Document DCO 8.8 / MCO 8.8

Statement of Common Ground between the Applicant and Historic England (relating to Designated Heritage Assets)

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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1 Introduction

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

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

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

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

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

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

2 Parties to this SoCG

2.1 This SoCG is entered into by (1) SEGRO who has submitted the DCO Application through SEGRO Properties Limited and has submitted the MCO application through SEGRO (EMG) Limited (referred to collectively as "the Applicant") and (2) Historic England (HE).

2.2 HE enters into this SoCG in its capacity as statutory consultee.

2.3 A record of the engagement between the Applicant and HE in relation to heritage assets is set out in the Appendix to this SoCG.

3 Structure of this SoCG

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

3.2 The areas covered by this SoCG are as follows:

3.2.1 Matters agreed

3.2.2 Matters not agreed

3.2.3 Matters still under discussion.

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 HE in relation to designated heritage assets.

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.

Reference Number	Matter	Application Document	Applicants' Position	Interested Party's Position	Status	Date
Designated Heritage Assets						
4.1	There are no designated heritage assets within the Order Limits (red line).	ES Chapter 12: Cultural Heritage (Reference REP3-018), Para 12.5.8 and Appendix 12A: Built Heritage Statement (Reference AS-053) and Appendix 12B: Archaeological Desk Based Assessment (Reference REP3-051)	It is agreed that there are no designated heritage assets within the Order Limits (red line).	It is agreed that there are no designated heritage assets within the Order Limits (red line).	Agreed	16/06/26
Heritage assets impacted by the proposals						
4.2	Heritage assets impacted by the proposals	ES Chapter 12: Cultural Heritage (Reference REP3-018), Paragraph 12.5.59 and 12.5.65-12.5.69 in respect of built heritage assets, Paragraph 12.5.20, 12.5.23 and 12.5.63 regarding the Bulwarks Scheduled Monument, and Paragraph 12.5.26	<p>The built heritage assets whose significance could potentially be affected by the proposal are the Grade II* listed Church of St Michael and All Angels (NHLE: 1068865) and Diseworth Conservation Area.</p> <p>The Applicant's ES Chapter has incorporated appropriate information regarding the assessment of built heritage assets and impacts to the Bulwarks Scheduled Monument.</p>	Whilst these assets may be the most affected – impacts on others are likely for example St Mary and St Hardulph Breedon (GI) and the associated Bulwarks Hill Fort (SM). These should be assessed as all impacts upon designated heritage assets will need to be considered by the ExA even if not considered significant in EIA terms. A statement of harm or inclusion in the ES will be necessary.	Agreed	16/06/26

Reference Number	Matter	Application Document	Applicants' Position	Interested Party's Position	Status	Date
			<p>Overall, impacts to the Scheduled Monument's setting are assessed as low adverse harm before mitigation. Embedded measures—landscape bunds, new planting and sensitive building design—are expected to reduce effects to negligible adverse (residual) harm, which would not be significant in Environmental Impact Assessment terms.</p> <p>The Grade I Listed Church of St Mary and St Hardulph was scoped out of detailed assessment due to the assets extended distance from the DCO Scheme resulting in a lack of legibility of its heritage significance, as set out at para 12.5.26 of the Applicant's ES Chapter.</p> <p>It is agreed that impacts upon these designated heritage assets will need to be considered by the ExA and placed within the planning balance.</p>			
Diseworth Conservation Area						
4.3	Impact of the development upon character of the Diseworth Conservation	ES Chapter 12: Cultural Heritage (Reference REP3-018)	The Diseworth Conservation Area is generally not prominent in the landscape. The spire of St Michael and All Angels is glimpsed from parts of the EMG2 Main Site, but those glimpses do not clearly reveal the village's historic form. Wider	Concerns raised by HE partially addressed through retention of Hyams Lane and set backs / landscaping but this approach will be fundamentally altered and it represents harm to character of Conservation Area via setting,	Not Agreed	16/06/26

Reference Number	Matter	Application Document	Applicants' Position	Interested Party's Position	Status	Date
	Area including on approach.		<p>landscape views that include sections of the EMG2 Main Site also encompass Diseworth and the church spire.</p> <p>Views out of the Diseworth Conservation Area—and the experience of the wider landscape from within it—are limited, as acknowledged in the Diseworth Conservation Area Appraisal (CAA).</p> <p>The Applicant's ES Chapter incorporates this assessment of the asset's setting via detailed study of existing documentary sources and a site visit, as set out at Para 12.5.48.</p> <p>The proposals for the EMG2 Main Site would cause less-than-substantial harm to the Conservation Area's character and appearance by altering part of its rural setting; the degree of harm would be low within the spectrum of less than substantial harm and therefore not significant in Environmental Impact Assessment terms.</p> <p>Appropriate details contained within the CAA have been incorporated</p>	resulting in a medium level of less than substantial harm.		

Reference Number	Matter	Application Document	Applicants' Position	Interested Party's Position	Status	Date
			into the Applicant's ES Chapter at Para 12.5.43.			
4.4	The Diseworth Conservation Area Appraisal (CAA)	ES Chapter 12: Cultural Heritage (Reference REP3-018), Paragraph 12.5.44	<p>The Diseworth Conservation Area Appraisal (CAA) notes that views of St Michael and All Angels Church have already been intruded upon by large-scale modern development.</p> <p>These details contained within the CAA have been appropriately incorporated into the Applicant's ES Chapter.</p>	Whilst HE notes the presence of modern development (ie EMG1) in proximity to Diseworth CA, the new DCO for EMG2 will frame the approach to the CA and bring development closer to the CA.	Agreed	16/06/26
4.5	Impact on the Diseworth Conservation Area	ES Chapter 12: Cultural Heritage (Reference REP3-018), Paragraph 12.5.68 and 12.5.69	<p>The proposals for the EMG2 Main Site will affect the wider rural setting of Diseworth Conservation Area, including relationship with the surrounding agricultural landscape, and the longer distance, glimpsed views of the village which will include the development.</p> <p>The proposals for the EMG2 Main Site would cause less than substantial harm to the Conservation Area's character and appearance by altering part of its rural setting; the degree of harm would be low within the spectrum of less than substantial harm and therefore not significant in</p>	EMG2 will have a moderate level of impact on the significance of Diseworth CA, principally through change to its rural character and experience of its approach from the north east (via Hyams Lane). This could equate to a moderate level of less than substantial harm in NPPF terms. This taken alongside the similar impacts upon the significance of the parish church in Diseworth, we consider these impacts to be significant in EIA terms.	Not agreed	16/06/26

Reference Number	Matter	Application Document	Applicants' Position	Interested Party's Position	Status	Date
			<p>Environmental Impact Assessment terms.</p> <p>This assessment of the proposed impacts to the Conservation Area has been set out in appropriate detail within the Applicant's ES Chapter. The assessment concludes that the development proposal will have a long term low magnitude impact, giving rise to minor adverse significance of effect.</p>			
Church of St Michael and All Angels						
4.6	Impact on Church of St Michael and All Angels	ES Chapter 12: Cultural Heritage (Reference REP3-018), Paragraph 12.5.66	<p>The proposals for the EMG2 Main Site will have an effect on the architectural and historic interest of the Church of St Michael and All Angels through the reduction in views of it within its rural setting; the change in land use and character within the EMG2 Main Site; and the alteration of some long-distance views which will, to a degree, diminish its landmark status. This will give rise to less than substantial harm to the asset's significance, which is likely to represent a medium level of less than substantial harm and therefore not significant in Environmental Impact Assessment terms.</p>	<p>Highly graded asset, would have EIA significant effect</p> <p>The church spire is a focal point within the landscape acting as a way finder for the community and visitors and contributes not only to the significance of the church itself; the landscape setting also contributes to the significance.</p>	Not Agreed	16/06/26

Reference Number	Matter	Application Document	Applicants' Position	Interested Party's Position	Status	Date
			<p>This assessment of the proposed impacts to the Listed Building has been set out in appropriate detail within the Applicant's ES Chapter. The assessment concludes that the development proposal will have a long term low magnitude impact, giving rise to minor adverse significance of effect.</p>			
The Bulwarks Scheduled Monument						
4.7	Impact on the Bulwarks Scheduled Monument	ES Chapter 12: Cultural Heritage (Reference REP3-018), Paragraph 12.5.63	<p>The EMG2 Main Site is 5km distance from The Bulwarks Scheduled Monument and forms only a very small part of the asset's wider setting. While the monument's prominent hill is visible, its specific features and earthworks are not understood from there. Much of the EMG2 Main Site is screened by intervening trees and vegetation, and the existing East Midlands Airport/EMG1 buildings form part of the background. Any rooflines of taller proposed buildings that are visible from the monument would appear alongside these existing modern intrusions, and the proposals would occupy only a small part of the monument's wider setting. Taking distance, screening and the extensive nature of the wider setting into account, any</p>	<p>Whilst the quarry is evident on the eastern side of Breedon Hill, its equally as legible from the west. The relationship of the hilltop position can still be experienced.</p> <p>Impacts on significance to the Grade I listed church and the Scheduled Monument through loss of rural landscape character in its setting are at a low level, however will still need to be weighed by the decision made and considered by the EXA. The assets on Breedon Hill should be considered holistically.</p>	Agreed	16/06/26

Reference Number	Matter	Application Document	Applicants' Position	Interested Party's Position	Status	Date
			<p>visual intrusion from the development would be minor and would cause only very limited degradation of the monument's aesthetic value.</p> <p>Overall, the assessment concludes that the development proposal will have a long term low magnitude impact, giving rise to a moderate to minor adverse significance of effect before mitigation. Embedded measures—landscape bunds, new planting and sensitive building design—are expected to reduce effects to negligible adverse (residual) harm, which would not be significant in Environmental Impact Assessment terms.</p> <p>It is agreed that impacts to the Bulwarks Scheduled Monument will need to be considered by the ExA and weighed within the planning balance. The assets on Breedon Hill should be considered holistically.</p>			
Church of St Mary and St Hardulph (NHLE: 1361364, Grade I Listed)						
4.8	Impact on Church of St Mary and St Hardulph	ES Chapter 12: Cultural Heritage (Reference REP3-018), Paragraph 12.5.26 and Appendix 12A: Built	The elements of setting that make the principal contribution to the Church of St Mary and St Hardulph's significance are its cemetery and the hilltop position. The proposed	Impacts on significance to the Grade I listed church and the Scheduled Monument through loss of rural landscape character in its setting are at a low level, however will still need	Not Agreed	16/06/26

Reference Number	Matter	Application Document	Applicants' Position	Interested Party's Position	Status	Date
		Heritage Statement (Reference AS-053)	<p>development would not materially alter those immediate setting attributes and the Church would remain prominent within the settlement and wider landscape.</p> <p>This assessment of the proposed impacts to the Listed Building has been set out in appropriate detail within the Applicant's ES Chapter and Appendix 12A. The asset has been scoped out of further assessment, and overall it is considered that the proposed development will have no impact to the significance of the asset.</p>	to be weighed by the decision maker and considered by the EXA. The assets on Breedon Hill should be considered holistically.		
Archaeology						
4.9	Information on archaeological baseline environment	ES Chapter 12: Cultural Heritage (Reference REP3-018), Paragraph 12.5.3 and Appendix 12B: Archaeological Desk Based Assessment (Reference REP3-051), Appendix 12C: Geophysical Survey Report (Reference APP-136), Appendix 12D: Geoarchaeological Report (Reference	<p>Sufficient primary and secondary data has been collated to characterise the archaeological baseline environment for the purposes of EIA within Chapter 12: Heritage.</p> <p>The archaeological information contained within the Applicant's ES Chapter and Appendix 12B, Appendix 12C, Appendix 12D, Appendix 12E, and Appendix 12F is considered sufficient.</p>	HE agrees that sufficient primary and secondary data has been collated to characterise the archaeological baseline environment for the purposes of EIA within Chapter 12: Cultural Heritage. It should be noted, however, that Leicestershire County Archaeologist has lead on this area of work	Agreed	16/06/26

Reference Number	Matter	Application Document	Applicants' Position	Interested Party's Position	Status	Date
		APP-137), Appendix 12E: Fieldwalking Report (Reference APP-138) and Appendix 12F: Trial Trenching Report (Reference APP-139)				
4.10	Methodology for assessing archaeological impacts	ES Chapter 12: Cultural Heritage (Reference REP3-018), Section 12.2 and 12.6 and Appendix 12B: Archaeological Desk Based Assessment (Reference REP3-051), Appendix 12C: Geophysical Survey Report (Reference APP-136), Appendix 12D: Geoarchaeological Report (Reference APP-137), Appendix 12E: Fieldwalking Report (Reference APP-138) and Appendix 12F: Trial Trenching Report (Reference APP-139)	<p>The methodologies used within Chapter 12 are appropriate for assessing the potential archaeological impacts for the Scheme.</p> <p>The archaeological information contained within the Applicant's ES Chapter and Appendix 12B, Appendix 12C, Appendix 12D, Appendix 12E, and Appendix 12F is considered sufficient.</p>	HE agrees that the methodologies used within Chapter 12 are appropriate for assessing the potential archaeological impacts for the Scheme. It should be noted, however, that Leicestershire County Archaeologist has lead on this area of work	Agreed	16/06/26

Reference Number	Matter	Application Document	Applicants' Position	Interested Party's Position	Status	Date
Heritage Assets						
5.1	Heritage assets within the MCO Scheme Site	ES Chapter 12: Cultural Heritage (Reference REP3-018), Para 12.6.6 and Appendix 12A: Built Heritage Statement (Reference AS-053) and Appendix 12B: Archaeological Desk Based Assessment (Reference REP3-051)	It is agreed that there are no designated heritage assets within the MCO Scheme Site.	It is agreed that there are no designated heritage assets within the MCO Scheme Site.	Agreed	16/06/26
Church of St Andrew (Kegworth)						
5.2		ES Chapter 12: Cultural Heritage (Reference REP3-018), Para 12.6.27	The proposals set out as part of the MCO scheme or works is likely to generate limited short term visual impacts to the significance of the Church of St Andrew [Kegworth] during construction. This will give rise to less than substantial harm to the asset's significance, which is likely to represent a negligible level of less than substantial harm. No harm is anticipated to arise once the development is operational. This assessment of the proposed impacts to the Listed Building has	HE agree that the proposals set out as part of the MCO scheme or works is likely to generate limited short term visual impacts to the significance of the Church of St Andrew [Kegworth] during construction. This will give rise to less than substantial harm to the asset's significance, which is likely to represent a negligible level of less than substantial harm. No harm is anticipated to arise once the development is operational.	Agreed	16/06/26

Reference Number	Matter	Application Document	Applicants' Position	Interested Party's Position	Status	Date
			been set out in appropriate detail within the Applicant's ES Chapter.			
Archaeology						
5.3	Methodology for assessing archaeological impacts	ES Chapter 12: Cultural Heritage (Reference REP3-018), Section 12.2 and 12.6 and Appendix 12B: Archaeological Desk Based Assessment (Reference REP3-051), Appendix 12C: Geophysical Survey Report (Reference APP-136), Appendix 12D: Geoarchaeological Report (Reference APP-137), Appendix 12E: Fieldwalking Report (Reference APP-138) and Appendix 12F: Trial Trenching Report (Reference APP-139)	<p>The methodologies used within Chapter 12: Heritage are appropriate for assessing the potential archaeological impacts for the Scheme.</p> <p>The archaeological information contained within the Applicant's ES Chapter 12 and Appendix 12B, Appendix 12C, Appendix 12D, Appendix 12E, and Appendix 12F is considered sufficient.</p>	HE agrees that the methodologies used within Chapter 12 are appropriate for assessing the potential archaeological impacts for the Scheme. It should be noted, however, that Leicestershire County Archaeologist has lead on this area of work.	Agreed	16/06/26
5.4	Archaeological Mitigation Measures	ES Chapter 12: Cultural Heritage (Reference REP3-018), Paragraph 12.5.71 –	The archaeological mitigation measures identified within Chapter 12 are appropriate in their location and extent, and ensure significant effects are avoided.	HE agreed that the archaeological mitigation measures identified within Chapter 12 are appropriate in their location and extent, and ensure significant effects are avoided. It should be noted,	Agreed	16/06/26

Reference Number	Matter	Application Document	Applicants' Position	Interested Party's Position	Status	Date
		12.5.75 and 12.6.31 – 12.6.32	The archaeological mitigation measures set out in the Applicant's ES Chapter is considered sufficient.	however, that Leicestershire County Archaeologist has lead on this area of work.		

DRAFT

SIGNATURES:

On behalf of the Applicant:

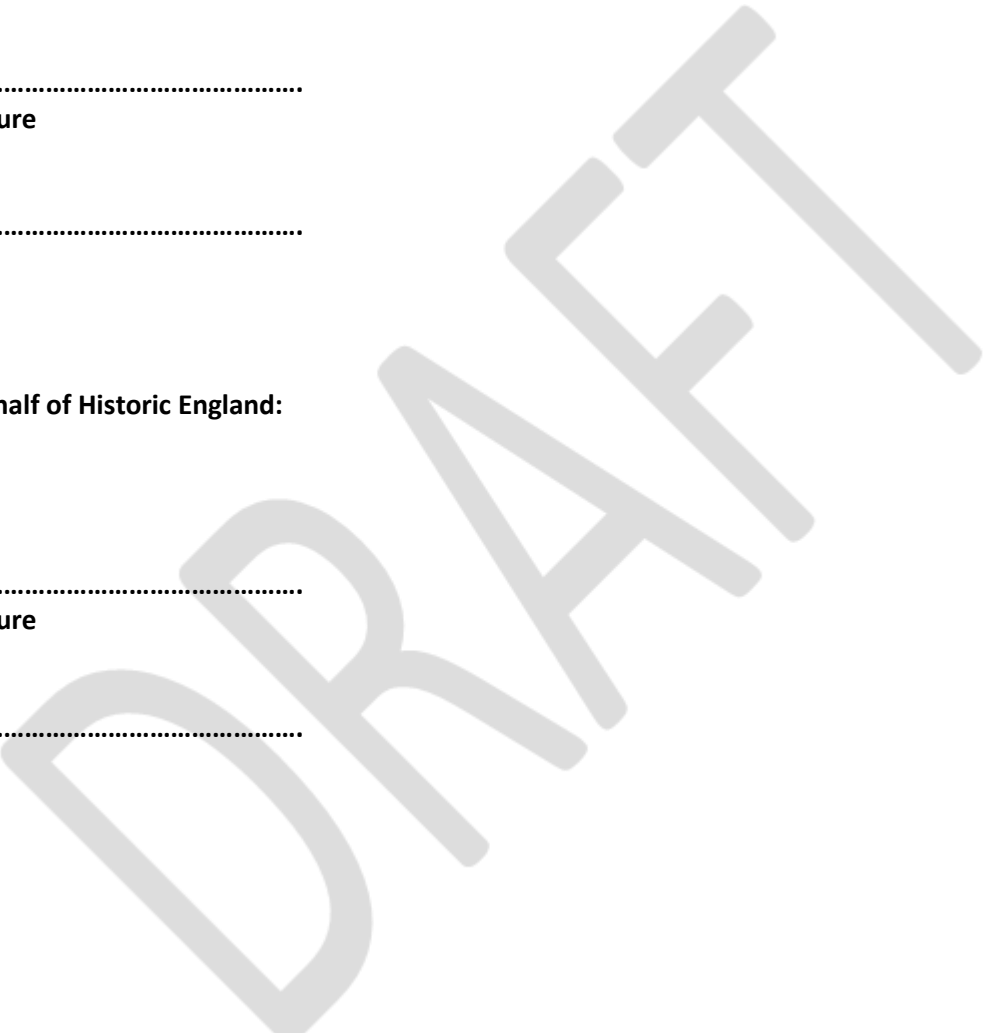
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Signature

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Name

On behalf of Historic England:

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Signature

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Name



**APPENDIX
RECORD OF ENGAGEMENT**

Date	Form of engagement	Summary of matters dealt with
September 2024	DCO Scoping Response	<p>The Ancient Monuments Inspector recommended that impacts to the historic landscape, historical/archaeological fabrics, and designated assets be assessed. Archaeological potential, landscape amenity, and culminative impacts should also be assessed.</p> <p>The assessment of the following assets was highlighted:</p> <ul style="list-style-type: none"> • Moated Site with Fishpond and Flood banks at Long Whatton SAM • GII* Langley Priory • Diseworth Conservation Area • St. Michael's Church • Old Hall Farm
November 2024	Follow up email to HE noting update of order limits	Receipt of email acknowledged by Ancient Monuments Inspector
February 2025	Consultation on DBA	No response from HE
March 2025	Follow up email to HE	No response from HE
June 2025	Consultation on updated DBA, Built Heritage Statement and ES	No response from HE

	Chapter 12 – Cultural Heritage Statement	
November 2025	Follow up email to HE	No response from HE
January 2026	Follow up email to HE	No response from HE
February 2026	Follow up email to HE	No response from HE
March 2026	Meeting held with HE	It was agreed at the meeting that HE did not have any specific concerns with the assessment methodology or scope of assessment provided as part of the application. Any concerns HE had were very minor in character. HE were looking to distill and modify the format of the SoCG. HE to provide further written comments to clarify discussions and to modify the text of the SoCG in light of the requests regarding format.
April 2026	Email	Applicant requests further comment from HE following meeting in March. HE responds requesting that the applicant modify the SoCG to facilitate further comment.
May 2026	Email	Detailed comments received from HE regarding the SoCG.
June 2026	Meeting held with HE	A further meeting was held with HE to discuss the content of the SoCG, in addition to their Section 17 response.