

Document DCO 8.4A/MCO 8.4A

Overarching Statement of Common Ground between SEGRO and Leicestershire County Council

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 Overarching Statement of Common Ground has been entered into by SEGRO Properties Limited and SEGRO (EMG) Limited ("the Applicant") and Leicestershire County Council ("LCC").
- 1.2 Discussions on various Statements of Common Ground ("SoCG") have been ongoing between the parties for several months and pre-date the Rule 6 ("R6") letter produced by the Examining Panel ("ExP") which, in Annex F, detailed the subject matters the ExP wish to see addressed in the various SoCG.
- 1.3 Accordingly, the purpose of this Overarching SoCG is twofold:
- (a) To sign post where within the various SoCG the subject matter referred to by the ExP can be found;
 - (b) To address any matters which the ExP refer to in Annex F which are not covered by the SoCG which have been under discussion.

2 Structure of this SoCG

- 2.1 Table 1 below sets out the signposting of the various items listed in Annex F of the R6 letter which the ExP wished to be included in the SoCG between the Applicant and LCC. Tables 2 and 3 then address the matters referred to in Annex F which are not covered in the other topic specific SoCG between the Applicant and LCC.

Table 1

Topic	Where addressed
Principle of development	See para 3.1 Table 2 below
Traffic and transport including traffic modelling and assessment of alternatives	LCC Transport SoCG
Effects on the public rights of way network and on non-motorised users	LCC Transport SoCG
Economic and social effects	LCC Population and Human Health SoCG Also see para 3.2 Table 2 below
Environmental impact assessment, including cumulative effects	See para 3.3 Table 2 below
Water environment and flood risk	LCC Flood Risk and Drainage SoCG
Good Design	LCC Transport SoCG Also see para 3.4 Table 2 below
Any other potential effects, including on heritage assets, biodiversity, air quality, emissions and contamination	LCC Archaeological SoCG LCC Ecology SoCG

	Defer to NWL on air quality and defer to EA on ground conditions Defer to EA on contamination
Various environmental management plans, both during construction and operation	See para 3.5 Table 2 below
The dDCO and dMCO, including requirements and discharge mechanisms	See Para 3.6 Table 2 below

2.2 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.

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3 Matters not dealt with in other topic specific SoCG between the Applicant and LCC

Table 2 – DCO Matters not covered in other SoCG

Reference Number	Matter	Application Document	Applicants' Position	Interested Party's Position	Status	Date
Matters not dealt with in other SoCG						
3.1	Principle of Development	n/a	It is understood that the principle of the development is acceptable to LCC subject only to the resolution of any outstanding issues referred to in the individual SoCG entered into between the Applicant and LCC.	LCC support the principle of development subject to commitment to appropriate strategy of mitigation and delivery across all disciplines.	Under discussion	
3.2	Economic and social effects	n/a	It is understood that LCC have not considered any economic and social effects other than those referred to in the Population and Health SoCG	LCC would defer to North West Leicestershire District Council on economic and social effects other than those specifically commented on in the Population and Health SoCG.	Under discussion	
3.3	Environmental impact assessment, including cumulative effects	n/a	<p>The ES has assessed the development applied for using appropriate methodology (apart from any issues relating to methodology referred to in the topic specific SoCG between the Applicant and LCC) and it includes an appropriate assessment of cumulative effects.</p> <p>The topic specific SoCG between the Applicant and LCC identify any disagreements between the Applicant and LCC in respect of the outcome of the assessment. Unless identified in</p>	LCC await further consideration of this matter in light of the ExP Rule 17 letter [PD-021] and the requests made by the ExP.	Under discussion	

			those SoCG it is understood that LCC are content with the conclusions of those assessments which are relevant to the topics covered by LCC.			
3.4	Good Design	n/a	LCC have not considered the issue of good design part from any issues of highway design which are covered in the topic specific Transport SoCG between the Applicant and LCC	LCC would defer to North West Leicestershire District Council on Good Design other than for those matters specifically commented on in the Highways and Transport SoCG.	Under discussion	
3.5	Various environmental management plans, both during construction and operation	n/a	The topic specific SoCG between the Applicant and LCC identify any disagreements between LCC and the Applicant in respect of environmental management plans, both during construction and operation. Unless otherwise identified in those SoCG the management plans are appropriate and will be secured by appropriately worded requirements.	LCC understand further documentation will be submitted by the applicant at Deadline 4 which LCC will review in line with the examination timetable.	Under discussion	
3.6	The DCO and MCO including requirements and discharge mechanisms	draft DCO (reference REP2-0008D) [Hyperlink]	Discussions are ongoing with regard to the protective provisions included in the DCO.	LCC would welcome engagement with the applicant team in respect of the significant concerns raised and the wording of the dDCO over a protracted period of time which are yet to be addressed. This includes concerns in respect of requirements, including missing requirements, protective provisions and delivery mechanisms.	Under discussion	

Table 3 – MCO Matters not covered in other SoCG

Reference Number	Matter	Application Document	Applicants' Position	Interested Party's Position	Status	Date
4.1	MCO specific issues	n/a	There are no issues between LCC which relate to the MCO which are not covered in other topic specific SoCG	LCC understands that the applicant will be submitting further information into the examination regarding works associated with the MCO, LCC will review and respond in line with the examination timetable.	Under discussion	

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SIGNATURES:

On behalf of the Applicant:

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Signature

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Name

.....
Position

On behalf of Leicestershire County Council:

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Signature

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Name

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Position

