

Your Reference Numbers: BC041001 and
TR051002

Date: 1st September 2026

To whom it may concern,

EXAMINATION DEADLINE 7

EAST MIDLANDS GATEWAY PHASE 2 (PLANNING INSPECTORATE REFERENCE: BC041001) AND MATERIAL CHANGE ORDER TO THE EAST MIDLANDS GATEWAY RAIL FREIGHT INTERCHANGE AND HIGHWAY ORDER 2016 (S.I. 2016/17) (PLANNING INSPECTORATE REFERENCE: TR051002).

The following comprises a response from North West Leicestershire District Council ('NWLDC' – the Council) (Interested Party Reference Number ('IPRN') – FCB2E7A1E) to the Rule 17 correspondence issued by the Examining Panel ('ExP') on 20 August 2026. Additionally, an update is provided on various matters that NWLDC trust will be of assistance to the ExP.

National Planning Policy Framework 2026

A revised National Planning Policy Framework ('NPPF') was published by the Government on 17 August 2026. NWLDC considers that the following national decision-making policies would now apply to the ExP's determination and introduce a 'new' consideration that was either not present within the 2024 version or was not explicit.

- Policy S5: Principle of development outside settlements;
- Policy E2: Meeting the need for business land and premises;
- Policy E3: Freight and logistics; and
- Policy P3: Living conditions and pollution.

It is the view of NWLDC that all other decision-making policies are substantively similar to those within the 2024 version and are either amalgamated into one policy or slightly rephrased.

Design Approach Document ('DAD') [REP2-022]

NWLDC provided comments on the Design Code of the DAD to the Applicants on 24 July 2026 and 6 August 2026. The Applicants subsequently provided an updated DAD to NWLDC on 25 August 2026, and it is understood that the Applicants will be submitting that version of the DAD into the Examination at Deadline 7 (1 September 2026).

NWLDC is still considering the contents of the revised DAD and is not in a position to confirm whether its contents are accepted by Deadline 7.

NWLDC remains committed to agreeing the contents of the DAD with the Applicants before the close of the Examination on 10 September 2026. In this respect, a definitive position will be provided at Deadline 8 (9 September 2026), albeit the matter is also covered within the Planning Policy Statement of Common Ground ('SoCG') (see 4.11 – DCO and 5.7 – MCO).

SoCGs

Final and signed versions of Built Heritage SoCG [REP6-056], Landscape and Visual SoCG [REP6-055] and Lighting SoCG [REP6-054] were submitted by the Applicants into the Examination at Deadline 6 (28 July 2026).

The Noise and Vibration SoCG, Air Quality SoCG and Overarching SoCG have now been finalised and signed, and it is understood that these final versions of the SoCGs will be submitted by the Applicants into the Examination at Deadline 7 (1 September 2026).

In terms of the Planning Policy SoCG, the only matter which remains under discussion with the Applicants is the section associated with the 'Approach to Design' (4.11 – DCO and 5.7 - MCO) which will not be agreed until such time as NWLDC has considered the contents of the revised DAD (and in particular the Design Code section). As will be ascertained by the ExP when the Planning Policy SoCG is submitted into the Examination by the Applicants, which will likely be at Deadline 7, NWLDC and the Applicants do not agree on the following matters in relation to the Development Consent Order ('DCO') and Material Change Order ('MCO'):

- a) Safeguarding of land for the dualling of the A453 (4.13 - DCO);
- b) Compliance with Local Plan Policy Ec2(2) (4.14 – DCO); and
- c) Compliance with Local Plan Policy Ec2(2) (5.8 – MCO).

Long Whatton & Diseworth Neighbourhood Plan ('LW&DNP')

The submission version of the LW&DNP was previously submitted into the Examination by NWLDC as Appendix 5 to its Local Impact Report ('LIR') [\[REP1-103\]](#) [\[REP1-104\]](#) and [\[REP1-105\]](#) at Deadline 1 (7 April 2026).

A referendum relating to the adoption of the LW&DNP is to take place on 10 September 2026. For the purposes of the Examination, the following documents are brought to the attention of the ExP:

- Appendix 1 - LW&DNP Referendum Version;
- Appendix 2 - LW&DNP Examiner's Report; and
- Appendix 3 - LW&DNP Decision Statement.

If the LW&DNP is 'made', then the LW&DNP Referendum Version will supersede that previously provided to the ExP. NWLDC can provide a further update on whether the LW&DNP is made after the referendum takes place on 10 September 2026 if that would assist the ExP.

Determination of Application Reference 24/00727/OUTM

Q7.0.3 of the Third Written Questions of the ExP sought confirmation on the status of the joint application, being considered by NWLDC under the above planning application reference, as of 28 July 2026 and 9/10 September 2026.

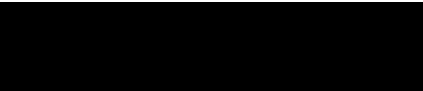
NWLDC's response to Q7.0.3 [\[REP6-088\]](#) should be noted by the ExP, with it being the case that the joint applicants remain in discussion with both National Highways and Leicestershire County Council in respect of the highway impacts of the development. No further information has been submitted by the joint applicants to NWLDC in respect of this matter to date.

In addition, no further information has yet been submitted to NWLDC to address the comments of the Council's Planning Policy team associated with the terms of Policy Ec2(2) of the adopted North West Leicestershire Local Plan.

There is no longer a Planning Committee on the 8 September 2026 and therefore a decision on the joint application will not be made until after the close of the Examination (10 September 2026).

I trust that this information is of assistance to you.

Yours sincerely


Principal Planning Officer (Major Projects)