

Document DCO 8.4A/MCO 8.4A

Overarching Statement of Common Ground between SEGRO and Leicestershire County Council

September 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, **red** - not agreed.

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 unresolved issues identified in the highways and Population and health SoCGs 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. Unfortunately, this position has not been fully reached in regards to outstanding concerns LCC has with the absence of requirements relating to a "monitor and manage" strategy in Kegworth, and to safeguarding on the A453, and associated assessment of impacts on population and public health.		01/09/26
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.		01/09/26
3.3	Environmental impact assessment, including cumulative effects	n/a	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	LCC is generally content with the EIA but remains of the view that Environmental Statement Chapter 17 should be updated to reflect		01/09/26

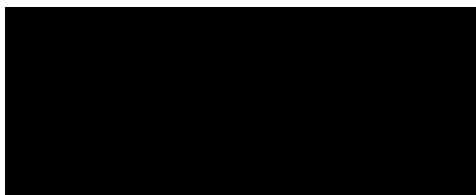
			it includes an appropriate assessment of cumulative effects. The topic specific SoCG between the Applicant and LCC identify any disagreements between the Applicant and LCC in respect of the outcome of the assessment. Unless identified in those SoCG it is understood that LCC are content with the conclusions of those assessments which are relevant to the topics covered by LCC.	traffic modelling and the associated impact on vulnerable receptors.		
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.		01/09/26
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 is content with the environmental management plans as submitted together with appropriately worded requirements.		01/09/26
3.6	The DCO and MCO including requirements and discharge mechanisms	draft DCO (reference REP6-007D)	Discussions have now concluded with regard to the protective provisions included in the DCO and are the protective provisions are now agreed. The dDCO was updated at Deadline 6 in response to LCC latest matters raised. LCC to confirm if now all	LCC have engaged with the Applicant over the protective provisions, and these are now all agreed subject only to submission of the final version at Deadline 7. LCC has outstanding concerns with disapplication of Acts, and the		01/09/26

			agreed other than those remaining issues relating to highways.	absence of requirements relating to a “monitor and manage” strategy, and to safeguarding of land along the site frontage with the A453 and on these grounds only do not agree.		
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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 has reviewed the additional information that the applicant submitted into the examination regarding works associated with the MCO, and has no outstanding concerns.		01/09/26

SIGNATURES:



Signature

David Green

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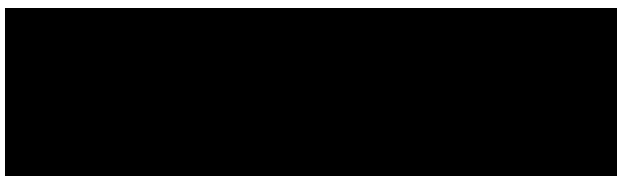
Name

Managing Director, Delta Planning

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Position

On behalf of Leicestershire County Council:



.....**27.08.2026**

Signature

Janna Walker

.....

Name

Assistant Director – Development & Growth

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Position