

Your Reference
BC0410001 and TR0510002



Our Reference
2774998/TAW1

FAO Examining Panel
National Infrastructure Planning
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1 September 2026

DEADLINE 7

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 7.

Response to the rule 17 / regulation 44 letter dated 10 August 2026

Detailed design and ecological mitigation including the habitat creation identified in the Biodiversity Net Gain Report

The updated Landscape and Ecological Mitigation Plan (clean and tracked) (DCO 6.9J / MCO 6.9J and [REP6-031]) is enclosed.

Updates to Design Approach Document

The updated Design Approach Document (clean and tracked) (DCO 5.3 / MCO 5.3 and [REP2-022]) and Appendix 1 – Highway Design Approach (clean and tracked) (DCO 5.3A / MCO 5.3A and [REP2-024]) are enclosed.

Response to the rule 17 / regulation 44 letter dated 20 August 2026

National Planning Policy Framework (NPPF 2026)

The Applicants confirm that the Planning Statement (DCO 5.4 / MCO 5.4 and [REP4-016]) has been updated to reflect the changes introduced by the NPPF 2026 and is enclosed (clean and tracked).

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Traffic Modelling

The Applicants' response to the issues raised by the ExP is set out in the Appendix to this letter.

Comments on any submissions received by Deadline 6 and 6a

The Applicants' response to the submissions received at Deadlines 6 and 6a is enclosed (DCO 7.27 / MCO 7.27).

A 'summary and signposting' document setting out areas of disagreement and noting cross referencing within examination

The Applicants' Summary and Signposting Document is enclosed (DCO 7.28 / MCO 7.28).

Final dDCO and final dMCO to be submitted by the applicants in the SI template with the SI template validation report

An updated dDCO (clean and tracked) (DCO 3.1 / [REP6-007D]) and updated dMCO (clean and tracked) (MCO 3.1 / [REP6-013M]) are enclosed, together with:

- Schedule of changes to the dDCO (clean and tracked) (DCO 3.4 / [REP6-011D])
- Schedule of changes to the dMCO (clean and tracked) (MCO 3.5 / [REP6-018M])
- Tracked change version of the East Midlands Gateway Rail Freight Interchange and Highways Order 2016 (MCO 3.4 / [REP6-017M])
- Explanatory Memorandum to dDCO (clean and tracked) (DCO 3.2 / [REP6-009D])
- Explanatory Memorandum to dMCO (clean and tracked) (MCO 3.2 / [REP6-015M])
- Validation Report for dDCO (DCO 3.3 and [APP-014D])
- Validation Report for dMCO (MCO 3.3 and [APP-017M])

Word versions of the dDCO and dMCO are also enclosed.

Final Book of Reference and schedule of changes to Book of Reference

The updated Book of Reference (clean and tracked) is enclosed (DCO 4.3 / [AS1-007]).

A schedule of changes to the Book of Reference is also enclosed (DCO 4.8).

Final Land and Rights Negotiations Tracker

The Applicants' final Land and Rights Negotiations Tracker (clean and tracked) is enclosed (DCO 4.7 / MCO 4.7 and [REP5-019D]).

Final SoCGs (including list of matters not agreed where SoCGs could not be finalised) and Final Statement of Commonality of SoCGs

The Applicants enclose the following final signed SoCG:

- Overarching with North West Leicestershire District Council (DCO 8.3A / MCO 8.3A and [REP6-050])
- Air Quality with North West Leicestershire District Council (DCO 8.3C / MCO 8.3C and [REP4-041])
- Noise with North West Leicestershire District Council (DCO 8.3E / MCO 8.3E and [REP4-043])
- Overarching with Leicestershire County Council (DCO 8.4A / MCO 8.4A and [REP4-046])
- Highways with Leicestershire County Council (DCO 8.4B / MCO 8.4B and [REP4-057])
- Population and Human Health with Leicestershire County Council (DCO 8.4E / MCO 8.4E and [REP6-061])
- Materials and Waste with Leicestershire County Council (DCO 8.4F / MCO 8.4F and [REP6-063])
- Flood Risk and Drainage with Leicestershire County Council (DCO 8.4G / MCO 8.4G and [REP6-065])
- National Highways (DCO 8.5 / MCO 8.5 and [REP6-067])
- Natural England (DCO 8.7 / MCO 8.7 and [REP6-069])

The Applicants enclose the following final SoCG which have been agreed but not signed:

- Litton (Donington) Ltd (DCO 8.13 / MCO 8.13)
- Environment Agency (clean and tracked) (DCO 8.10 / MCO 8.10 and [REP6-071])

The following enclosed draft SoCG (clean and tracked) are not agreed but have been updated:

- Planning Policy with North West Leicestershire District Council (DCO 8.3B / MCO 8.3B and [REP6-052])
- East Midlands International Airport Limited / East Midlands Airport Property Investments (Industrial) Limited / Prologis UK 121 Limited / Prologis UK Limited (DCO 8.12 / MCO 8.12 and [REP6-075])
- East Midlands International Airport Limited / East Midlands Airport Property Investments (Industrial) Limited (DCO 8.11 / MCO 8.11 and [REP6-073])

An updated Statement of Commonality (clean and tracked) (DCO 8.2 / MCO 8.2 and [REP6-048]) is also enclosed. The Applicants have expanded the statement to assist the ExP by identifying the areas of disagreement that remain within the various SoCG.

The ExP should note that, to agree matters with the Environment Agency, it has been necessary to make some small changes to the Construction Environmental Management Plan (clean and tracked) (DCO 6.3A and [REP6-020D]) and the Water Framework Directive (WFD) Screening (clean and tracked) (DCO 6.13F / MCO 6.13F and [REP5-027]).

Network Rail Infrastructure Limited (NRIL)

The Applicants have been liaising with NRIL in respect of their representations, who have confirmed in writing that they require reassurance that any rights they presently enjoy via their connection agreement or otherwise will not be removed and extinguished as part of the DCO Scheme.

The Applicants have confirmed that, so far as they are aware having undertaken due diligence, NRIL does not have any rights over the land subject to the DCO application. However, by way of further reassurance, the Applicants have included protective provisions within Part 9 of Schedule 13 of the draft DCO (DCO 3.1 and [REP6-007D]) submitted at Deadline 7 to this effect.

Final Examination Issues Tracker

The final Examination Issues Tracker (clean and tracked) is enclosed (DCO 7.6 / MCO 7.6 and [REP5-029]).

Final Guides to the Applications

The Guide to the DCO Application (clean and tracked) (DCO 1.3 and [APP-005D]) and the Guide to the MCO Application (clean and tracked) (MCO 1.2 and [APP-009M]) have been updated and are enclosed.

Final NPS Tracker

As indicated above, the Applicants have updated the Planning Statement (clean and tracked) (DCO 5.4 / MCO 5.4 and [REP4-016]), including Appendix 1 to it, to set out how the DCO Application and MCO Application accord with national and local planning policy, including the NPS.

Finally, we enclose an application documents tracker (clean and tracked) for the DCO (DCO 1.8 and [REP6-004D]) and MCO (MCO 1.7 and [REP6-002M]).

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

Yours sincerely

A large black rectangular redaction box covering the signature and name of the sender.

Enclosures (clean and tracked as appropriate):Documents relating to DCO and MCO:

1. Design Approach Document (DCO 5.3 / MCO 5.3 and [REP2-022])
2. Appendix 1 to Design Approach Document – Highway Design Approach (DCO 5.3A / MCO 5.3A and [REP2-024])
3. Planning Statement (DCO 5.4 / MCO 5.4 and [REP4-016])
4. Landscape and Ecological Mitigation Plan ([DCO 6.9J / MCO 6.9J and [REP6-031])
5. Water Framework Directive (WFD) Screening (DCO 6.13F / MCO 6.13F and [REP5-027])
6. Examination Issues Tracker (DCO 7.6 / MCO 7.6 and [REP5-029])
7. Applicants' response to the submissions received at Deadlines 6 and 6a (DCO 7.27 / MCO 7.27)
8. Applicants' Summary and Signposting Document (DCO 7.28 / MCO 7.28)
9. Statement of Commonality (DCO 8.2 / MCO 8.2 and [REP6-048])
10. Overarching SoCG with North West Leicestershire District Council (DCO 8.3A / MCO 8.3A and [REP6-050])
11. Planning Policy SoCG with North West Leicestershire District Council (DCO 8.3B / MCO 8.3B and [REP6-052])
12. Air Quality SoCG with North West Leicestershire District Council (DCO 8.3C / MCO 8.3C and [REP4-041])
13. Noise SoCG with North West Leicestershire District Council (DCO 8.3E / MCO 8.3E and [REP4-043])
14. Overarching SoCG with Leicestershire County Council (DCO 8.4A / MCO 8.4A and [REP4-046])
15. Highways SoCG with Leicestershire County Council (DCO 8.4B / MCO 8.4B and [REP4-057])
16. Population and Human Health SoCG with Leicestershire County Council (DCO 8.4E / MCO 8.4E and [REP6-061])
17. Materials and Waste SoCG with Leicestershire County Council (DCO 8.4F / MCO 8.4F and [REP6-063])
18. Flood Risk and Drainage SoCG with Leicestershire County Council (DCO 8.4G / MCO 8.4G and [REP6-065])
19. National Highways SoCG (DCO 8.5 / MCO 8.5 and [REP6-067])
20. Natural England SoCG (DCO 8.7 / MCO 8.7 and [REP6-069])
21. Environment Agency SoCG (DCO 8.10 / MCO 8.10 and [REP6-071])
22. East Midlands International Airport Limited / East Midlands Airport Property Investments (Industrial) Limited (DCO 8.11 / MCO 8.11 and [REP6-073])
23. East Midlands International Airport Limited / East Midlands Airport Property Investments (Industrial) Limited / Prologis UK 121 Limited / Prologis UK Limited (DCO 8.12 / MCO 8.12 and [REP6-075])
24. Litton (Donington) Ltd SoCG (DCO 8.13 / MCO 8.13)

Documents relating to DCO only:

25. Guide to the DCO Application (DCO 1.3 and [APP-005D])
26. DCO Application Documents Tracker (DCO 1.8 and [REP6-004D])
27. dDCO (Clean and Tracked) (DCO 3.1 / [REP6-007D])
28. dDCO (Word version) (DCO 3.1 / [REP6-007D])
29. Explanatory Memorandum to dDCO (clean and tracked) (DCO 3.2 / [REP6-009D])
30. Validation Report for dDCO (DCO 3.3 and [APP-014D])
31. Schedule of changes to the dDCO (clean and tracked) (DCO 3.4 / [REP6-011D])
32. Land and Rights Negotiations Tracker (DCO 4.7 / MCO 4.7 and [REP5-019D])
33. Book of Reference (DCO 4.3 / [AS1-007])
34. Schedule of changes to the Book of Reference (DCO 4.8)
35. Construction Environmental Management Plan (DCO 6.3A and [REP6-020D])

Documents relating to MCO only:

36. Guide to the MCO Application (MCO 1.2 and [APP-009M])
37. MCO Application Documents Tracker (MCO 1.7 and [REP6-002M])
38. dMCO (clean and tracked) (MCO 3.1 / [REP6-013M])
39. dMCO (Word version) (MCO 3.1 / [REP6-013M])
40. Explanatory Memorandum to dMCO (clean and tracked) (MCO 3.2 / [REP6-015M])
41. Validation Report for dMCO (MCO 3.3 and [APP-017M])

42. Tracked change version of the East Midlands Gateway Rail Freight Interchange and Highways Order 2016 (MCO 3.4 / [REP6-017M])
43. Schedule of changes to the dMCO (clean and tracked) (MCO 3.5 / [REP6-018M])

Appendix – Traffic Modelling

This Appendix provides the response to the questions asked by the ExP in their Rule 17 letter of 20 August 2026 [PD-033] that relate to Traffic Modelling.

Issue 1

“Following Protect Diseworth’s D6 submission ‘East Midlands Gateway Phase 2 (EMG2) Transport Report’ [REP6-099D] the ExP has been looking at the volumes of traffic on the A453 past the EMG2 main site. Notwithstanding the following, the ExP would expect the applicants to respond to Protect Diseworth’s submission at D7.

Appendix 50 of the Transport Assessment [REP1-043, pdf page 98ff], VISSIM Forecast Modelling Report, sets out forecast traffic flow diagrams (AM and PM, 2028 and 2038, without development, with development and with development and mitigation). In the D6a submissions the applicant has submitted a ‘VISSIM Additional Mezzanine Sensitivity Test Modelling Report’ [REP6A-003D] which has similar traffic flow diagrams. It is noted that the latter report does not show any 2028 figures.

Comparing the 2038 traffic flows on the two diagrams the ExP would have expected that the ‘without development’ flows should be the same. However, they are not. This may be because Appendix 50 uses the 2019 Pan Regional Traffic Model (PRTM) figures and the latest submission uses the 2023 PRTM figures, or for some other reason.

The ExP asks the applicants to confirm the situation explaining in full if the figures should be different.”

Applicants' response to Issue 1

The Applicants confirm that the figures for the traffic flows should be different. They are different because Appendix 50 uses the Pan Regional Traffic Model (PRTM) 2019 figures, and the latest submission uses the PRTM 2023 figures, hence the ‘without development’ flows in both scenarios will be different.

For the avoidance of doubt, it should be noted that the 2023 traffic flows are consistent when comparing the ‘without development’ traffic flows from the ‘2023 Sensitivity Test Modelling’ report ([REP6-0045D] – pdf page 198 and 199) and ‘VISSIM Additional Mezzanine Sensitivity Test Modelling’ report ([REP6A-003D] – pdf page 28 and 29).

Issue 2

“In the context of Protect Diseworth’s representation (see above), it would be beneficial to confirm the Applicants’ position as to the vehicle flows (in Passenger Car Units) along the A453 to the north of the EMG2 main site, both east and west of the access roundabout in the following scenarios in both the 2028 and 2038 modelled years:

- *without development,*
- *with development (both excluding and including mezzanines),*
- *with development (both excluding and including mezzanines) + mitigation.”*

Applicants' response to Issue 2

The following vehicle traffic flows which are given as total vehicles and not PCUs as (these were not assessed in VISSIM because there is not a PCU assessment option) have been extracted from the VISSIM model from the PRTM 2023 data for 2028 and 2038 where such information is available:

Total Vehicles (Two-way)				
PRTM 2023 Data (2028 Assessment Year)				
Scenario	AM		PM	
	East of EMG2 Site Access	West of EMG2 Site Access	East of EMG2 Site Access	West of EMG2 Site Access
WoD	1749	1306	1234	1058
WD, inc 100,000sqm GFA mezz, but exc mitigation	2333	1433	2105	1282
WD, inc 100,000sqm GFA mezz & inc mitigation	2442	1544	2238	1419

Total Vehicles (Two-way)				
PRTM 2023 Data (2038 Assessment Year)				
Scenario	AM		PM	
	East of EMG2 Site Access	West of EMG2 Site Access	East of EMG2 Site Access	West of EMG2 Site Access
WoD	1892	1444	1387	1088
WD, inc 100,000sqm GFA mezz, but exc mitigation	2395	1502	2174	1273
WD, inc 100,000sqm GFA mezz & inc mitigation	2529	1554	2554	1660
WD, inc 200,000sqm GFA mezz & inc mitigation ⁽ⁱⁱⁱ⁾	2583	1639	2730	1733

The following should be noted when reviewing the above tables:

- i) WoD = without development, WD = with development.
- ii) The WD excluding mitigation but including full 200,000sqm mezzanine scenario has not been assessed in 2038, and nor has the 200,000sqm mezzanine scenario been assessed in 2028 (because 2038 provides a worst-case assessment of the two years).
- iii) A robust, worst-case assessment has been undertaken on the mezzanine assessments, whereby 100% of B8 trips have been attributed to the mezzanine floor space
- iv) It should be worth noting that the flows above/attached may not align with those previously submitted in the VISSIM Additional Mezzanine Sensitivity Test Modelling Report [REP6A-003D] because the VISSIM models had to be re-run to obtain turning flows at the site access to inform the above table, and slightly differing results are always obtained when VISSIM models are re-run.

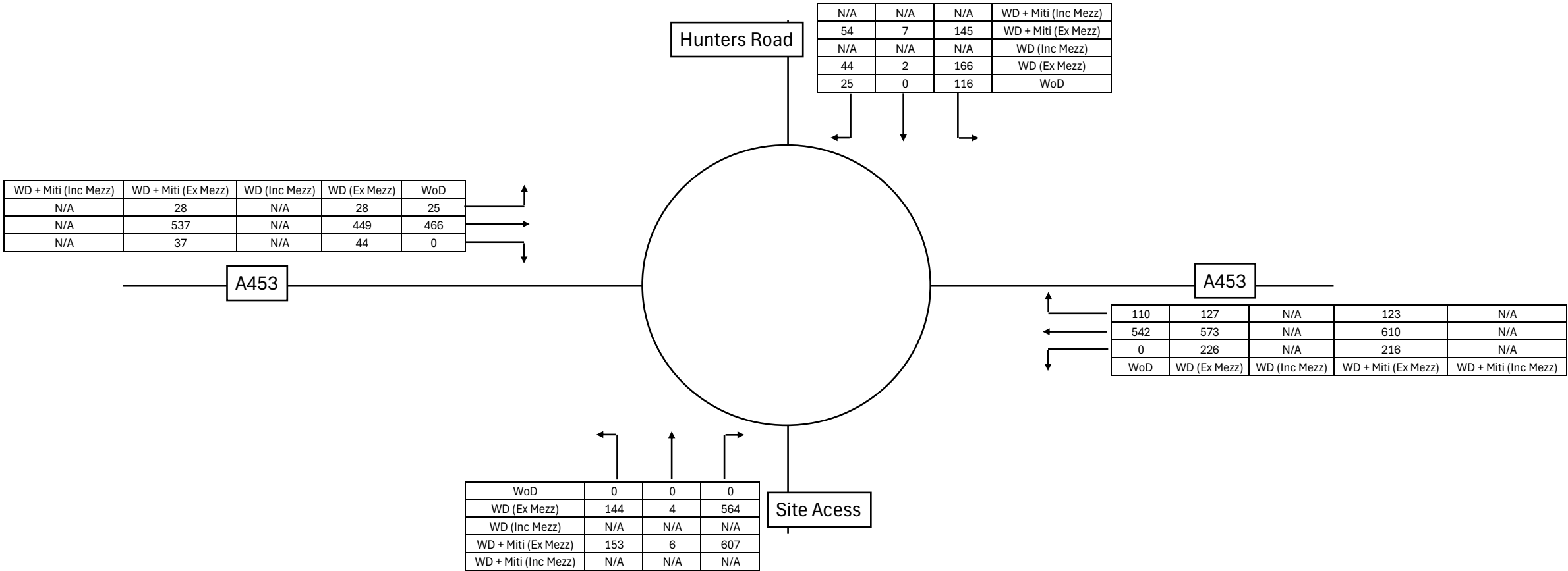
Issue 3

"National Highways and Leicestershire County Council (LCC) are also asked to comment on the perceived inconsistency on the flows as set out above and any effect it may have in relation to the consideration of the effect of the proposed development on the highway network.

While appreciating the difficulties in providing the diagrams on, effectively, an A4 format, the ExP would appreciate these diagrams to be submitted in effectively an A1 format to allow the figures to be easily read."

Applicants' response to Issue 3

The requested diagrams are attached, from the PRTM 2023 model outputs, for the 2028 and 2038 assessment years, to align with that set out in the above tables where applicable.



KEY	
WoD	Without Development
WD (Ex Mezz)	With Development, inc 100,000sqm GFA mezz, but exc mitigation
WD (Inc Mezz)	With Development, inc 200,000sqm GFA mezz, but exc mitigation
WD + Miti (Ex Mezz)	With Development, inc 100,000sqm GFA mezz & inc mitigation
WD + Miti (Inc Mezz)	With Development, inc 200,000sqm GFA mezz & inc mitigation



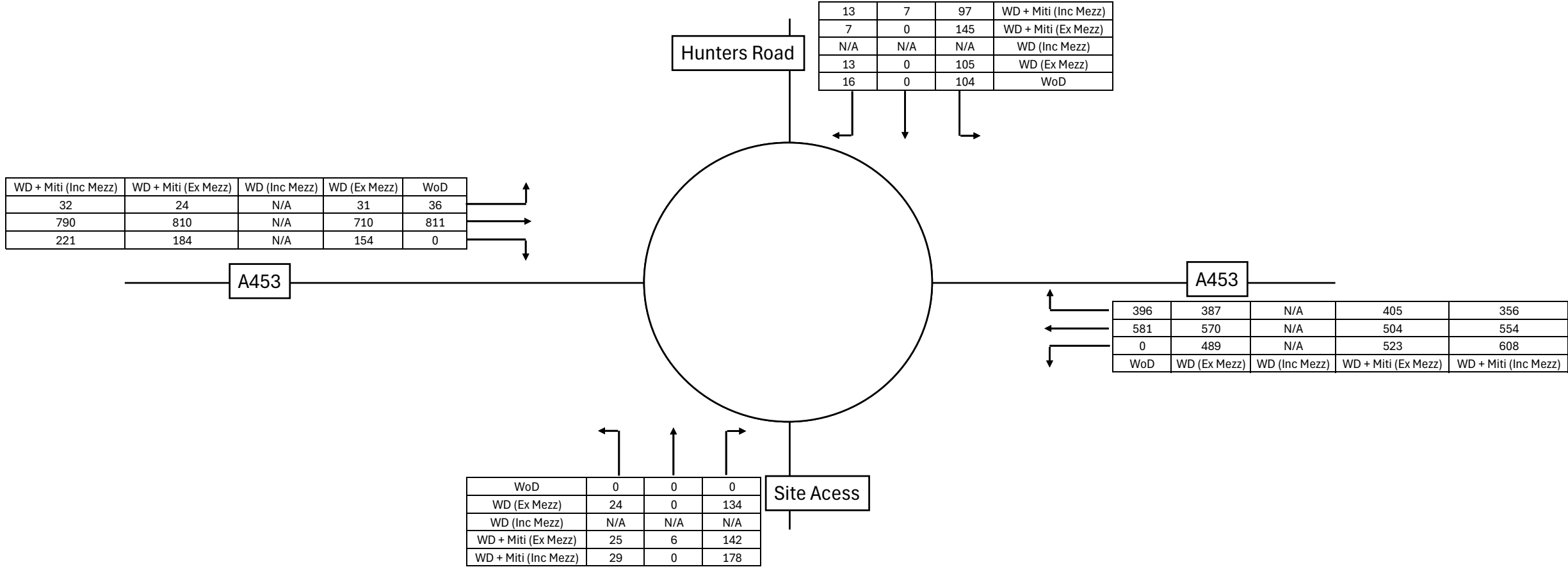
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Project
East Midlands Gateway
Phase 2

Drawn	CC	Approved	PW
Checked	CC	Date	21.08.26

Drawing
Flows at Site Access - (PRTM
2023) 2028 Assessment year PM
Peak

Project Number
220500

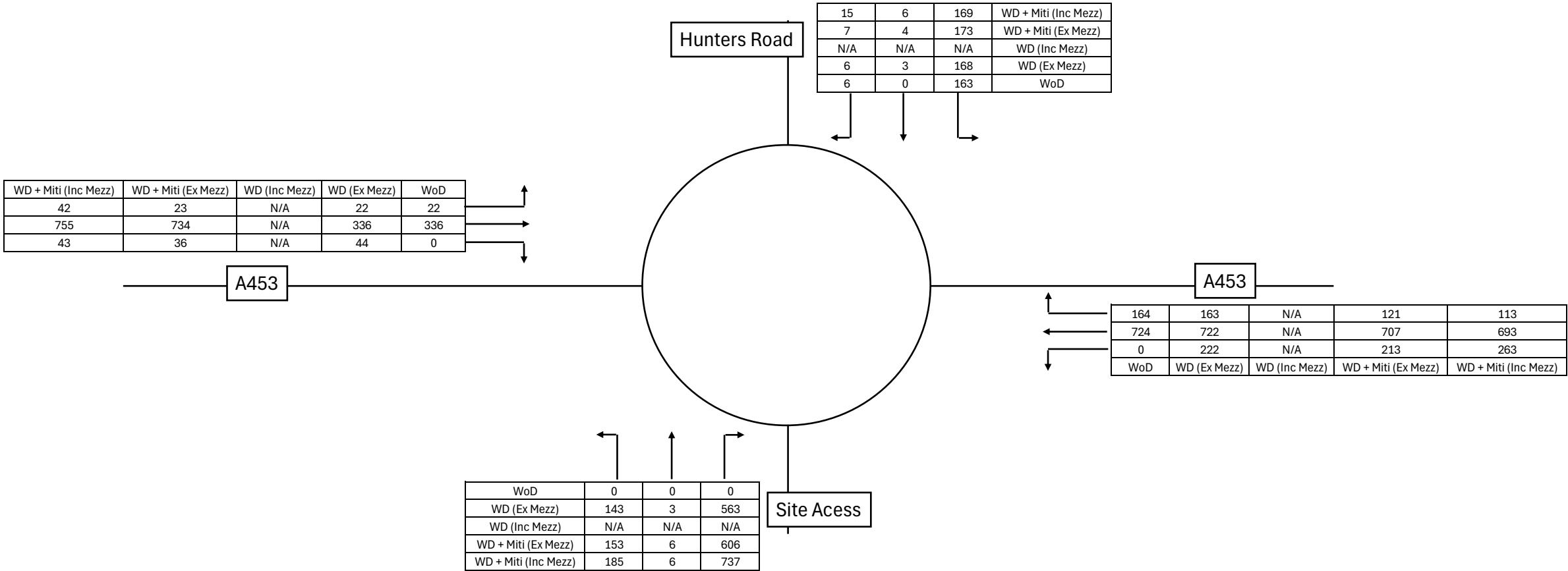


KEY	
WoD	Without Development
WD (Ex Mezz)	With Development, inc 100,000sqm GFA mezz, but exc mitigation
WD (Inc Mezz)	With Development, inc 200,000sqm GFA mezz, but exc mitigation
WD + Miti (Ex Mezz)	With Development, inc 100,000sqm GFA mezz & inc mitigation
WD + Miti (Inc Mezz)	With Development, inc 200,000sqm GFA mezz & inc mitigation



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Project East Midlands Gateway Phase 2				Drawing Flows at Site Access - (PRTM 2023) 2038 Assessment year AM Peak
Drawn	CC	Approved	PW	
Checked	CC	Date	21.08.26	



KEY	
WoD	Without Development
WD (Ex Mezz)	With Development, inc 100,000sqm GFA mezz, but exc mitigation
WD (Inc Mezz)	With Development, inc 200,000sqm GFA mezz, but exc mitigation
WD + Miti (Ex Mezz)	With Development, inc 100,000sqm GFA mezz & inc mitigation
WD + Miti (Inc Mezz)	With Development, inc 200,000sqm GFA mezz & inc mitigation



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Project East Midlands Gateway Phase 2				Drawing Flows at Site Access - (PRTM 2023) 2038 Assessment year PM Peak	
Drawn	CC	Approved	PW		Project Number 220500
Checked	CC	Date	21.08.26		