

Your Reference  
BC0410001



Our Reference  
2774998/TAW1

**By Email – emgateway2@planninginspectorate.gov.uk**

The Planning Inspectorate  
Infrastructure Planning Major Applications and Plans  
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31 January 2025

Dear Sirs

### **East Midlands Gateway Phase 2 (EMG2)**

**Notification of proposed application pursuant to section 46 of the Planning Act 2008 (the "Act") and regulation 12 of the Infrastructure Planning (Changes to, and Revocation of, Development Consent Orders) Regulations 2011 (the "CRDCO Regulations")**

**Proposals for a second phase of the SEGRO Logistics Park East Midlands Gateway (EMG1) which is an existing nationally significant infrastructure development comprising a rail freight interchange and warehousing on land in the vicinity of Junction 24 of the M1 motorway to the north of East Midlands Airport**

We act on behalf of SEGRO Properties Limited and SEGRO (EMG) Limited (a successor to Roxhill (Kegworth) Limited) (together the "Applicant") who are the promoters of EMG2 which comprises two nationally significant infrastructure projects (NSIPs), as defined in the Act, requiring development consent and a material change to an existing development consent order, the East Midlands Gateway Rail Freight Interchange and Highway Order 2016 SI2016/17. The two new NSIPs comprise a business and commercial project on land to the south of East Midlands Airport, designated as being of national significance pursuant to a Direction of the Secretary of State for Housing, Communities and Local Government dated 21 February 2024, and a second NSIP relating to strategic highway improvements around junction 24 of the M1 motorway.

Pursuant to section 46 of the Act and regulation 12 of the CRDCO Regulations, we write to notify you, on behalf of the Secretary of State, of our proposed application for an order granting development consent and an order for a material change to an existing development consent order for the construction, operation and maintenance of EMG2 and highway works at the above location.

Please find enclosed a copy of the letter sent to all bodies/parties to be consulted under section 42 of the Act and regulation 10 of the CRDCO Regulations, as well as some additional bodies whom the Applicant considers it appropriate to consult. A copy of the section 48 and regulation 14 press notice, which was enclosed with the letter, and the list of recipients is also provided.

The letter was sent to recipients on 31 January 2025. The letter explains that the Applicant is undertaking consultation on the proposals and provides details on how to access and review the consultation documents and comment on the proposals. The application documents are available to view on the webpage [www.segro.com/slpemg2](http://www.segro.com/slpemg2).

The deadline given for a response to the consultation is 17 March 2025.

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We trust that the information enclosed is sufficient, however, please do not hesitate to contact Toni Weston or Richard Thurling of this office should you require any further information.

We would be grateful if you could please acknowledge safe receipt of this notice.

Yours faithfully

[Redacted signature block]

**☎ Enquiries please contact: Toni Weston**

[Redacted line]

[Redacted] @gowlingwlg.com

Gowling WLG (UK) LLP