

Your Reference
BC0410001 and TR0510002



Our Reference
2774998/TAW1

FAO Examining Panel
National Infrastructure Planning
Temple Quay House
2 The Square
Bristol
BS1 6PN

Gowling WLG (UK) LLP
Two Snowhill
Birmingham
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7 April 2026

DEADLINE 1

Dear Mr Jackson

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 1.

Comments on Relevant Representations (RRs)

The DCO Applicant's response to the RRs made in respect of the DCO Application is enclosed (**Document DCO 7.2**).

The MCO Applicant's response to the RRs made in respect of the MCO Application is enclosed (**Document MCO 7.2**).

A response to the late submission received from National Grid Electricity Distribution [**AS-001**] is included in the above documents.

Response to Representations made at Procedural Deadline A

The Applicants have considered the representations received and note that most have been superseded by the subsequent hearings / procedural decisions made by the Examining Panel and / or do not warrant a response. As such, the Applicants do not propose to make a separate response to the same.

Post hearing submissions for CAH1, ISH1 and ISH2 including written summaries of oral cases

The Applicants' post hearing submissions including written summaries of oral cases is enclosed (**Document DCO 7.3 / MCO 7.3**). Also enclosed is the Applicants' response to the action points assigned to the Applicants (**Document DCO 7.4 / MCO 7.4**).

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Any further information submitted by the Applicants

To fully respond to the matters raised at the hearings and / or to respond to the action points, the following application documents have been updated and are enclosed:

Document Name	Doc. Ref.	Explanation
EMG2 Works Plan Key Plan	DCO 2.3 / APP-031D	Consequential background changes arising from changes to highway plans general arrangement drawings
EMG2 Works Plan	DCO 2.3A / APP-032D	Consequential background changes arising from changes to highway plans general arrangement drawings
EMG2 Works Plan	DCO 2.3B / APP-033D	Consequential background changes arising from changes to highway plans general arrangement drawings
EMG2 Works Plan	DCO 2.3C / APP-034D	Consequential background changes arising from changes to highway plans general arrangement drawings
EMG2 Access and Rights of Way Plans Key Plan	DCO 2.4 / APP-036D	Consequential background changes arising from changes to highway plans general arrangement drawings
EMG2 Access and Rights of Way Plans	DCO 2.4A / APP-037D	Consequential background changes arising from changes to highway plans general arrangement drawings and amendment to line plotting styles to resolve fuzzy lines
EMG2 Access and Rights of Way Plans	DCO 2.4B / APP-038D	Consequential background changes arising from changes to highway plans general arrangement drawings and amendment to line plotting styles to resolve fuzzy lines
Highway Plans General Arrangement Key Plan	DCO 2.8 / APP-041D	Consequential background changes arising from changes to highway plans general arrangement drawings
Highway Plans General Arrangement Sheet 1 of 4	DCO 2.8A / APP-042D	Amendments to Hunter Road roundabout and Finger Farm roundabout exit following RSA 1
Highway Plans General Arrangement Sheet 2 of 4	DCO 2.8B / APP-043D	Amendments to Finger Farm roundabout exit and entrance to EMG 1 following RSA 1
Highway Plans General Arrangement Sheet 3 of 4	DCO 2.8C / APP-044D	Amendments to markings around J24 and increase in verge width for M1 NB to A50 interchange link following RSA 1 (with consequential amendment to drainage basin)

EMG2 Highway Plans Cross Sections	DCO 2.9B / APP-047D	Increase in verge width for M1 Northbound to A50 interchange link following Road Safety Audit 1
EMG2 Highway Plans Cross Sections	DCO 2.9C / APP-048D	Increase in verge width for M1 Northbound to A50 interchange link following Road Safety Audit 1
EMG2 Highway Classification Plan	DCO 2.12 / APP-054D	Consequential background changes arising from changes to highway plans general arrangement drawings
EMG2 Traffic Regulation Plan	DCO 2.13 / APP-055D	Consequential background changes arising from changes to highway plans general arrangement drawings
EMG2 Speed Limit Plan	DCO 2.14 / APP-056D	Consequential background changes arising from changes to highway plans general arrangement drawings
MCO Parameters Plan	MCO 2.5 / AS-007M	In response to Written Question 2.0.7 to remove the overlap between the key legend and text box
MCO Illustrative Landscape Masterplan	MCO 2.6 / AS-064M	In response to Written Question 2.0.9 to show tree planning in parking areas
Statement of Reasons (Clean and Tracked)	DCO 4.1 / APP-019D	To correct an error and in response to Action Point 4
Transport Assessment	Document DCO 6.6A / MCO 6.6A or APP-080, APP-081, APP-082 and APP-083	See summary at Appendix 1 of this letter
Environmental Statement Chapter 18 Materials and Waste (Clean and Tracked)	DCO 6.18 / MCO 6.18 or APP-185	It was agreed with Leicestershire County Council that the revised chapter would be issued at this deadline

In addition, the following new application documents are enclosed:

Document Name	Doc. Ref.	Explanation
A453 Safeguarding Land Plan	DCO 2.17	Following discussions with Leicestershire County Council and in response to Action Point 21
Viability Appraisal	DCO 4.5	In response to Action Point 25
Summary of Viability Appraisal	DCO 4.6	In response to Action Point 25
Road Safety Audit and associated Design Team response	DCO 7.7 / MCO 7.7	In response to Action Point 22
Design Team Response to Road Safety Audit	DCO 7.7A / MCO 7.7A	In response to Action Point 22

2023 PRTM Sensitivity Test Technical Note and Local Road Network Impact Assessment Note	DCO 7.8 / MCO 7.8	Following discussions with Leicestershire County Council and in response to Action Point 25
EMFM 2019 Sensitivity Test	DCO 7.9 / MCO 7.9	Following discussions with Leicestershire County Council and National Highways and in response to Action Point 25
MCO Note -Transport Technical Note with further assessment of Plot 16 impact	MCO 7.10	Following discussions with National Highways and Leicestershire County Council and in response to Action Point 25

Responses to First Written Questions (WQs)

The Applicants' response to the WQs is enclosed (**Document DCO 7.5 / MCO 7.5**).

Applicants' draft Examination Issues Tracker

A draft Examination Issues Tracker is enclosed (**Document DCO 7.6 / MCO 7.6**).

Applicants' draft Statements of Common Ground (SoCGs)

The DCO Applicant has agreed a Joint Position Statement with National Highways on the SRN Mitigation Scheme (**Document DCO 8.1**), which is enclosed.

The Applicants have further prepared draft SoCGs with the following parties, which are enclosed:

- North West Leicestershire District Council (**Documents DCO 8.3A – 8.3G / MCO 8.3A – 8.3G**);
- Leicestershire County Council (**Documents DCO 8.4A – 8.4G / MCO 8.4A – 8.4G**);
- National Highways (**Document DCO 8.5 / MCO 8.5**);
- Nottingham County Council (**Document DCO 8.6 / MCO 8.6**);
- Natural England (**Document DO 8.7 / MCO 8.7**);
- Historic England (**Document DCO 8.8 / MCO 8.8**);
- Forestry Commission (**Document DCO 8.9 / MCO 8.9**);
- Environment Agency (**Document DCO 8.10 / MCO 8.10**);
- East Midlands International Airport Limited (**Document DCO 8.11 / MCO 8.11**); and
- Prologis UK Limited / Prologis UK 121 Limited / East Midlands Airport (**Document DCO 8.12 / MCO 8.12**).

Applicants' draft Statement of Commonality of SoCGs

A draft Statement of Commonality of SoCGs is enclosed (**Document DCO 8.2 / MCO 8.2**).

Site Inspection

Following the procedural decision related to the Accompanied Site Inspection (ASI), the Applicants suggest that it would be beneficial for the Examining Panel, as part of an unaccompanied site inspection (USI), to walk the route of the proposed active travel link (DCO Work No. 14). The southern part of this route follows public footpath L45 and then follows the airport trail (a permissive route) until north of the existing lay-by. The airport trail continues north up to EMG1 and provides intermittent views from the trail onto the northern section of the active travel link (which is within the public highway and follows a former alignment of the A453). We note that this includes use of a permissive route over private property and therefore East Midlands Airport may need to be advised of the USI. Further information on the airport trail is at Appendix 2 of this letter. Please be aware that care is needed if attempting to follow footpath L45 to the A453 north of Finger Farm as it involves crossing a ditch and climbing a slope to the back of the diverge into the lay-by.

In addition to the above, the Applicants confirm that the ExP can park at the management office within the EMG1 main site; no attendance from the Applicants is needed but the ExP would need to advise the security office of their presence upon arrival. From this parking area there are walking routes and crossing points to:

- The above suggested unaccompanied site inspection of the active travel link;
- The A453/A6/EMG1 access junction; and
- The wider network of footpaths and active travel links within and adjacent to the EMG1 main site such as the footpath running south of Plot 16.

Finally, we enclose an application documents tracker for the DCO and MCO.

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

Yours sincerely

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Appendix 1 – Summary of changes to Transport Assessment

Appendix 2 – Plan of Airport Trail

Enclosures:

Documents relating to DCO and MCO:

1. Environmental Statement Chapter 18 Materials and Waste (Clean) (**Document DCO 6.18 / MCO 6.18 or APP-185**)
2. Environmental Statement Chapter 18 Materials and Waste (Tracked) (**Document DCO 6.18 / MCO 6.18 or APP-185**)
3. Applicants' Post Hearing Submissions (**Document DCO 7.3 / MCO 7.3**)
4. Applicants' Response to Post Hearing Actions (**Document DCO 7.4 / MCO 7.4**)
5. Applicants' Response to Examining Panel's First Written Questions (**Document DCO 7.5 / MCO 7.5**)
6. Examination Issues Tracker (**Document DCO 7.6 / MCO 7.6**)
7. Road Safety Audit Stage 1 (**Document DCO 7.7 / MCO 7.7**)
8. Design Team Response to Road Safety Audit (**Document DCO 7.7A / MCO 7.7A**)
9. 2023 PRTM Sensitivity Test Technical Note and Local Road Network Impact Assessment Note (**Document DCO 7.8 / MCO 7.8**)
10. EMFM 2019 Sensitivity Test (**Document DCO 7.9 / MCO 7.9**)
11. Draft Statement of Commonality (**Document DCO 8.2 / MCO 8.2**)
12. North West Leicestershire District Council (**Documents DCO 8.3A – 8.3G / MCO 8.3A – 8.3G**)
13. Leicestershire County Council (**Documents DCO 8.4A – 8.4G / MCO 8.4A – 8.4G**)
14. National Highways (**Document DCO 8.5 / MCO 8.5**)
15. Nottingham County Council (**Document DCO 8.6 / MCO 8.6**)
16. Natural England (**Document DO 8.7 / MCO 8.7**)
17. Historic England (**Document DCO 8.8 / MCO 8.8**)
18. Forestry Commission (**Document DCO 8.9 / MCO 8.9**)
19. Environment Agency (**Document DCO 8.10 / MCO 8.10**)
20. East Midlands International Airport Limited (**Document DCO 8.11 / MCO 8.11**)
21. Prologis UK Limited / Prologis UK 121 Limited / East Midlands Airport (**Document DCO 8.12 / MCO 8.12**)

Documents relating to DCO only:

22. DCO Application Documents Tracker (Clean) (**Document DCO 1.8 or PDA-003D**)
23. DCO Application Documents Tracker (Tracked) (**Document DCO 1.8 or PDA-003D**)

24. Updated draft Statement of Reasons (Clean) (**Document DCO 4.1 or APP-019D**)
25. Updated draft Statement of Reasons (Tracked) (**Document DCO 4.1 or APP-019D**)
26. Works Plans Key Plan (**Document DCO 2.3 or APP-031D**)
27. Works Plans Sheet 1 of 4 (**Document DCO 2.3A or APP-032D**)
28. Works Plans Sheet 2 of 4 (**Document 2.3B or APP-033D**)
29. Works Plans Sheet 3 of 4 (**Document 2.3C or APP-034D**)
30. Access and Rights of Way Plans Key Plan (**Document 2.4 or APP-036D**)
31. Access and Rights of Way Plans Sheet 1 of 2 (**Document 2.4A or APP-037D**)
32. Access and Rights of Way Plans Sheet 2 of 2 (**Document 2.4B or APP-038D**)
33. Highway Plans General Arrangement Key Plan (**Document DCO 2.8 or APP-041D**)
34. Highway Plans General Arrangement Sheet 1 of 4 (**Document DCO 2.8A or APP-042D**)
35. Highway Plans General Arrangement Sheet 2 of 4 (**Document DCO 2.8B or APP-043D**)
36. Highway Plans General Arrangement Sheet 3 of 4 (**Document DCO 2.8C or APP-044D**)
37. Highway Works Cross-Sections Sheet 2 of 3 (**Document DCO 2.9B or APP-047D**)
38. Highway Works Cross-Sections Sheet 3 of 3 (**Document DCO 2.9C or APP-048D**)
39. Highway Classification Plan (**Document DCO 2.12 or APP-054D**)
40. Traffic Regulation Plan (**Document DCO 2.13 or APP-055D**)
41. Speed Limit Plan (**Document DCO 2.14 or APP-056D**)
42. A453 Safeguarding Land Plan (**Document DCO 2.17**)
43. DCO Applicant's Response to Relevant Representations (**Document DCO 7.2**)
44. Joint Position Statement between DCO Applicant and National Highways (**Document DCO 8.1**)

Documents relating to MCO only:

45. MCO Application Documents Tracker (Clean) (**Document MCO 1.7 or PDA-002M**)
46. MCO Application Documents Tracker (Tracked) (**Document MCO 1.7 or PDA-002M**)
47. MCO Parameters Plan (**Document MCO 2.5 or AS-007M**)
48. MCO Illustrative Landscape Masterplan (**Document MCO 2.6 or AS-064M**)
49. MCO Applicant's Response to Relevant Representations (**Document MCO 7.2**)
50. MCO Note - Transport Technical Note with further assessment of Plot 16 impact (**Document MCO 7.10**)

Appendix 1 – Summary of changes to Transport Assessment

Transport Assessment Item	Update
Document Issue Record	Revision P5 added. Status of P4 amended to DCO submission
Paragraph 1.9, page	Updated to state that the position with sign off sheets was at the time of the DCO submission which has now been superseded by the Statements of Common Ground
Table 1, page 4	The CTMP is now not appended to the TA and is included as an Appendix to the Construction Environmental Management Plan (CEMP) to avoid duplication
Table 2, Page 30	The CTMP is now not appended to the TA and is included as an Appendix to the CEMP to avoid duplication
Paragraph 6.9, page 59	Text updated to reflect the current position with the Stage 1 Road Safety Audits
Paragraph 6.47, page 70	Reference to MCO 6.3A removed
Paragraph 6.50, page 70	Text updated to confirm the CTMP is now appended to the CEMP and to reflect the current position in terms of agreements with NH, LCC and NCC
Table 15, page 73	Numbers updated to resolve the error raised by ExP in written questions
Paragraph 7.10, page 74	Text updated to refer specifically to Requirement 27
Paragraph 7.26, page 78	Text updated to reflect the current position with the construction traffic calculations
Paragraph 8.29, page 87	Text updated to reflect the current position with regard to PRTM 2023 modelling
Paragraph 9.3, page 101	VISSIM LMVR revision changed to reflect latest version (Appendix 46)
Paragraph 9.9, page 102	VISSIM LMVR revision changed to reflect latest version (Appendix 46)
Paragraph 10.9, page 108	VISSIM Forecasting Report revision changed to reflect latest version (Appendix 50)
Tables 32 and 33, page 109	Updated to reflect the numbers in the revised VISSIM Forecast Report (Appendix 50)
Paragraph 11.4, page 125	VISSIM Forecasting Report revision changed to reflect latest version (Appendix 50)
Tables 46 and 47, page 125	Updated to reflect the numbers in the revised VISSIM Forecast Report (Appendix 50)
Paragraph 12.26, page 141	Updates to the summary of the Stage 2A results to address previous errors
Paragraph 12.38, page 144	Updated to reflect the revised COBALT assessment (Appendix 73)
Paragraph 12.40, bullet 2, page 144	Updated to reflect the latest position with NH
Paragraph 12.41, page 145	Updated to reflect the latest position with regard to the Finger Farm improvements
Paragraph 13.3, page 146	VISSIM Forecasting Report revision changed to reflect latest version (Appendix 50).
Tables 57 and 58, page 147	Updated to reflect the numbers in the revised VISSIM Forecast Report (Appendix 50)
Paragraphs 13.7, 13.8, 13.11 13,12 and 13,13, page 148/149	Updated to reflect the results in the revised VISSIM Forecast Report (Appendix 50)
Tables 72 and 73, page 170	Updated to reflect the numbers in the revised VISSIM Forecast Report (Appendix 50)
Paragraphs 14.6, 14.7, 14.8, 14.10, 14.11 and 14.12, page 170/171/172	Updated to reflect the results in the revised VISSIM Forecast Report (Appendix 50)
Paragraph 15.7, page 184	The CTMP is now not appended to the TA and is included as an Appendix to the CEMP to avoid duplication

Paragraph 16.4, page 185	Updated to reflect the latest position and confirm that sign off sheets have been superseded by the Statements of Common Ground
Paragraph 16.15, page 188	Numbers updated to reflect the results of the latest VISSIM modelling
Appendix 27	Geometric Design Strategy Record for the Strategic Road Network
Appendix 28	Directional Signage Strategy (drawings)
Appendix 46	VISSIM Local Model Validation Report
Appendix 50	VISSIM Forecasting Report
Appendix 73	COBALT Assessment

Appendix 2 – Plan of Airport Trail

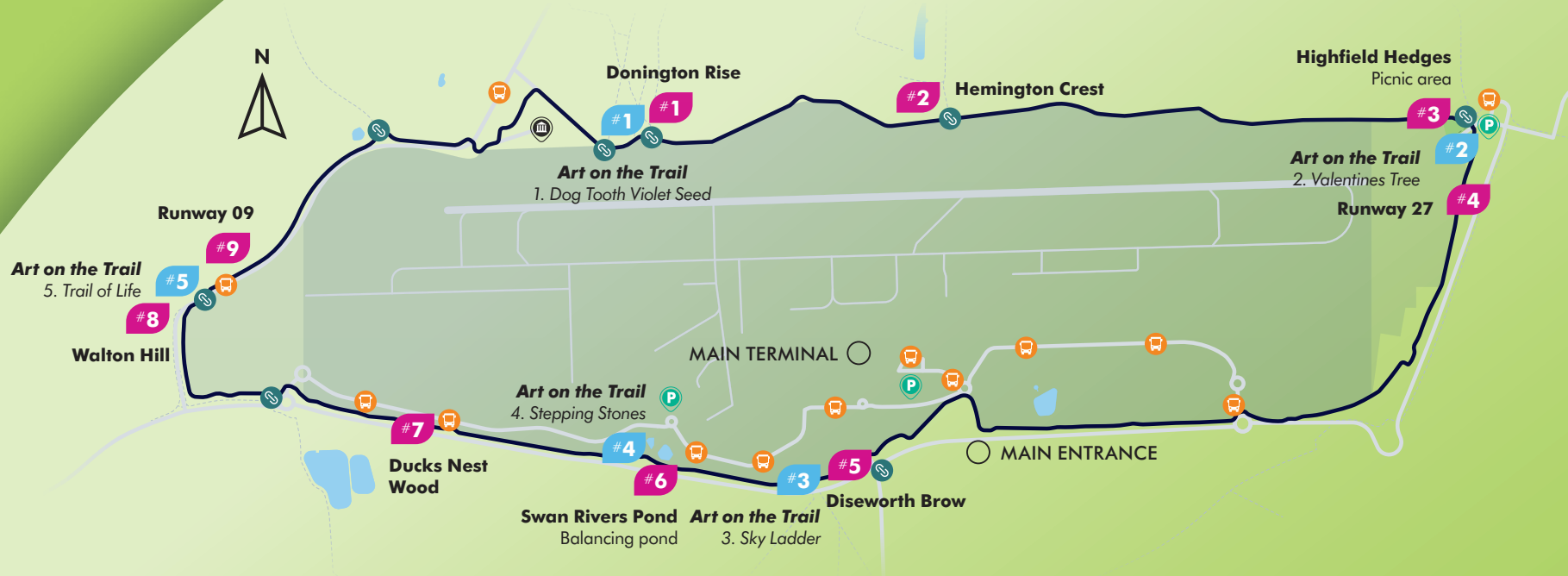
AIRPORT TRAIL

Ten kilometres or just over six miles long, the trail takes in the whole perimeter of the airport, as well as creating a wonderful walk through woodlands, open parkland and meadows.

-  Airport Trail Information Board
-  Art on the Trail
-  Linkage Point to a wider rights of way network
-  Aviation Museum
-  Skylink Bus Stop
-  Parking

10km

 circular



what3words

Art on the Trail

1. Dog Tooth Violet Seed: solicitor.spend.remaining
2. Valentines Tree: lamplight.afterglow.data
3. Sky Ladder: trickles.bridge.wording
4. Stepping Stones: juggles.coveted.extra
5. Trail of Life: saved.essay.obvious

Airport Trail Information Board

1. Donington Rise: solicitor.spend.remaining
2. Hemington Crest: viewing.tumblers.live
3. Highfield Hedge: lamplight.afterglow.data
4. Runway 27: raking.hairspray.wizards
5. Diseworth Brow: trickles.bridge.wording
6. Swan Rivers Pond: juggles.coveted.extra
7. Ducks Nest Wood: keyboards.underline.chosen
8. Walton Hill: saved.essay.obvious
9. Runway 09: drive.highly.puffed

