

Document DCO 8.2 / MCO 8.2

Statement of Commonality

APRIL 2026

The East Midlands Gateway Phase 2
and Highway Order 202X and The East Midlands Gateway
Rail Freight and Highway (Amendment) Order 202X

**The East Midlands Gateway Phase 2 and
Highway Order 202X and The East Midlands
Gateway Rail Freight and Highway (Amendment)
Order 202X**

**DRAFT STATEMENT OF COMMONALITY
(DOCUMENT DCO 8.2 / MCO 8.2)**

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1 Introduction

- 1.1 This document has been prepared to provide the Examining Panel (ExP) with the position on Statements of Common Ground (SoCG) between the Applicant and various other parties.
- 1.2 This document is being submitted at Deadline 1 and will be updated during the course of the Examination with a final version expected to be submitted at Deadline 6.
- 1.3 The remainder of this report is structured as follows:
- (a) Section 2 addresses the general structure of the contents of the SoCG and provides an up to date list of the SoCG and their status.
 - (b) Section 3 sets out the commonality between SoCG.

2 Structure and List of SoCG

- 2.1 The contents of the SoCG mostly follow the same structure. This involves an introduction to the SoCG outlining the development to which it relates, and statement of the role of the relevant parties.
- 2.2 The SoCG then set out matters agreed, matters under discussion and matters not agreed in tabular form. The table indicates the status of the discussions between the parties using a RAG code.
- 2.3 Each SoCG firstly deals with the DCO and then the MCO.
- 2.4 Some differences between the structure of the individual SoCG arise from the consideration of specific topics and the extent to which the structure is acceptable to other parties with whom the Applicant is seeking to reach agreement on the substantive issues. Notwithstanding minor differences in structure all SoCG include a RAG table.
- 2.5 SoCG have been prepared with all the parties referred to in the Rule 8 letter. In addition, a SoCG has been prepared with the Forestry Commission.
- 2.6 A list of the draft SoCG submitted at Deadline 1 is set out in Table 1 below along with the stage reached.

Table 1

| Doc No. | Party | Status of SoCG | Stage reached |
|--|------------------|-----------------------|--|
| North West Leicestershire Council | | | |
| 8.3A | Overarching SoCG | Under discussion | NWL advised they will review after Deadline 1 |
| 8.3B | Planning Policy | Under discussion | NWL advised they will review latest draft after Deadline 1 |
| 8.3C | Air Quality | Under discussion | Agreed subject to confirmation that PRTM 2023 model run |

| | | | |
|--------------------------------------|----------------------|------------------|--|
| | | | verification does not change the assessment |
| 8.3D | Lighting | Under discussion | Only outstanding point is in relation to the lighting of building facades facing Diseworth and how any Requirement will be worded to secure this (ExP WQ1 12.0.7 refers) |
| 8.3E | Noise | Under discussion | Agreed subject to confirmation that PRTM 2023 model run verification does not change the assessment and agreement on wording of requirements to secure electric hook ups. |
| 8.3F | Landscape and Visual | Under discussion | Outstanding queries being discussed. |
| 8.3G | Heritage | Under discussion | NWL advised they will review latest draft after Deadline 1 |
| Leicestershire County Council | | | |
| 8.4A | Overarching SoCG | Under discussion | LCC advised it will respond to the latest drafts of all SoCG after Deadline 1. Understanding of the Applicant is that there are outstanding queries relating to Requirements and protective provisions. It is also dependent upon other LCC SoCGs being agreed |
| 8.4B | Highways | Under discussion | LCC advised it will respond to the latest draft after Deadline 1. Understanding of the Applicant is that the only outstanding issues relate to PRTM 2023 and LRN assessment (Document DCO 7.8 / MCO 7.8) |
| 8.4C | Archaeology | Under discussion | LCC advised it will respond to the latest draft after Deadline 1. Understanding of the Applicant is the only outstanding issue is agreement on scope of further detailed trenching works. |
| 8.4D | Ecology | Under discussion | LCC advised it will respond to the latest draft after Deadline 1. Understanding of the Applicant is that the SoCG is agreed subject to agreement on level of harm to |

| | | | |
|---------------|---------------------------------------|------------------|--|
| | | | skylarks and checking BNG calculations |
| 8.4E | Population & Health | Under discussion | LCC advised it will respond to the latest draft after Deadline 1. Understanding of the Applicant is that it is agreed subject to confirmation that PRTM 2023 model run verification does not change the assessment |
| 8.4F | Materials and Waste | Under discussion | LCC advised it will respond to the latest draft after Deadline 1. Understanding of the Applicant is that it is agreed subject to revisions being made to the ES Chapter submitted at Deadline 1 |
| 8.4G | Drainage | Under discussion | LCC advised it will respond to the latest draft after Deadline 1. Understanding of the Applicant is the only outstanding matter is the wording of a requirement which will be resolved in the next dDCO |
| Others | | | |
| 8.5 | National Highways | Under discussion | Mostly agreed – final version awaiting NH consideration of the LinSig modelling of the EMG 1 junction relating to the impact of Plot 16 in isolation and Applicant's response to queries on Air Quality and BNG |
| 8.6 | Nottinghamshire County Council | Agreed | Awaiting signature only |
| 8.7 | Natural England | Under discussion | Mostly agreed, ongoing discussions to finalise |
| 8.8 | Historic England | Under discussion | Awaiting response to draft |
| 8.9 | Forestry Commission | Agreed | Agreed and signed by Forestry Commission |
| 8.10 | Environment Agency | Under discussion | Outstanding queries being discussed |
| 8.11 | East Midlands Airport | Under discussion | Draft sent to EMA on 27 March – no response received at time of writing |

| | | | |
|------|-------------------------|------------------|--|
| 8.12 | EMA and Prologis | Under discussion | Draft sent to Prologis on 18 March – no response received at time of writing |
|------|-------------------------|------------------|--|

3 Commonality

- 3.1 Table 2 overleaf provides a summary of the principal issues covered in SoCG and identifies commonality in the topics which are dealt with in the individual SoCG.
- 3.2 The table identifies which topics are dealt with in each SoCG. The table also identifies the status of the topic within the SoCG using a RAG system as follows:

| | |
|--|-------------------|
| | Matter agreed |
| | Under discussion |
| | Matter not agreed |

- 3.3 Where it is not applicable to a party the table entry is blank. The orange “under discussion” category covers a wide range of positions from there being complete agreement subject only to the inclusion of an already agreed draft requirement being included in the next dDCO to there being outstanding discussions on issues of a more substantive nature.

| Party | SoCG Ref. No. | Compulsory Acquisition | Planning Policy | Waste and materials | Lighting | Climate | Highways | Air quality | Noise | Ecology | Airport Safeguarding | Landscape and Trees | Archaeology and Built Heritage | Drainage | Geology, soils and groundwater | Contaminated land | Socio-economics | Population and Health |
|---------------------|---------------|------------------------|-----------------|---------------------|----------|---------|----------|-------------|-------|---------|----------------------|---------------------|--------------------------------|----------|--------------------------------|-------------------|-----------------|-----------------------|
| NWL | 8.3 | | | | | | | | | | | | | | | | | |
| LCC | 8.4 | | | | | | | | | | | | | | | | | |
| Nottinghamshire CC | 8.6 | | | | | | | | | | | | | | | | | |
| National Highways | 8.5 | | | | | | | | | | | | | | | | | |
| Environment Agency | 8.10 | | | | | | | | | | | | | | | | | |
| Natural England | 8.7 | | | | | | | | | | | | | | | | | |
| Historic England | 8.8 | | | | | | | | | | | | | | | | | |
| Forestry Commission | 8.9 | | | | | | | | | | | | | | | | | |
| Prologis/EMA | 8.12 | | | | | | | | | | | | | | | | | |
| EMA | 8.11 | | | | | | | | | | | | | | | | | |