

Document DCO 8.8 / MCO 8.8

Statement of Common Ground between the Applicant and Historic England (relating to Designated Heritage Assets)

APRIL 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 Statement of Common Ground ("SoCG") is a written statement produced during the application process for a Development Consent Order ("DCO") and is prepared jointly by the applicant and another party.

1.2 The Guidance entitled 'Planning Act 2008: Examination stage for Nationally Significant Infrastructure Projects' (April 2024) ("the Guidance") describes a SoCG as follows:

"A Statement of Common Ground (SoCG) is a written statement prepared jointly by the applicant and another party or parties, setting out any matters on which they agree, or indeed disagree. A SoCG helps to ensure that the evidence at the examination focuses on the material differences between the main parties and therefore makes best use of the lines of questioning pursued by the Examining Authority" (paragraph 007)

1.3 This SoCG has been prepared as part of the information accompanying the applications for a DCO and a Material Change Order ("MCO") for the scheme known as East Midlands Gateway Phase 2 ("EMG2" or "the Scheme") comprising:

| Main Component | Summary of Component | Works Nos. |
|---|--|---|
| DCO Application made by the DCO Applicant for the DCO Scheme | | |
| EMG2 Works | <p>Logistics and advanced manufacturing development located on the EMG2 Main Site south of East Midlands Airport and the A453, and west of the M1 motorway. The development includes HGV parking and a bus interchange.</p> <p>Together with an upgrade to the EMG1 substation and provision of a Community Park.</p> | <p>DCO Works Nos. 1 to 5 including Further Works as described in the draft DCO (Document DCO 3.1).</p> <p>DCO Works Nos. 20 and 21 including relevant Further Works as described in the draft DCO (Document DCO 3.1).</p> |
| Highway Works | <p>Works to the highway network: the A453 EMG2 access junction works (referred to as the EMG2 Access Works); significant improvements at Junction 24 of the M1 (referred to as the J24 Improvements), works to the wider highway network including the Active Travel Link, Hyam's Lane Works, L57 Footpath Upgrade, A6 Kegworth Bypass/A453 Junction Improvements and Finger Farm Roundabout Improvements.</p> | <p>DCO Works Nos. 6 to 19 including relevant Further Works as described in the draft DCO (Document DCO 3.1).</p> |
| MCO Application made by the MCO Applicant for the MCO Scheme | | |
| EMG1 Works | <p>Additional warehousing development on Plot 16 together with works to increase the</p> | <p>MCO Works Nos. 3A, 3B, 5A, 5B, 5C, 6A</p> |

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| | permitted height of the cranes at the EMG1 rail-freight terminal, improvements to the public transport interchange, site management building and the EMG1 Pedestrian Crossing. | and 8A in the draft MCO (Document MCO 3.1). |
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1.4 This SoCG has been prepared in accordance with the Guidance to assist the Examining Authority in examining the applications for the DCO and MCO by providing an understanding of the status of discussions or negotiations between the Applicant and another party.

1.5 Capitalised terms refer to the Glossary at Appendix A to Chapter 1 of the Environmental Statement (Document 6.1A) unless otherwise stated.

2 Parties to this SoCG

2.1 This SoCG is entered into by (1) SEGRO who has submitted the DCO Application through SEGRO Properties Limited and has submitted the MCO application through SEGRO (EMG) Limited (referred to collectively as "the Applicant") and (2) Historic England (HE).

2.2 HE enters into this SoCG in its capacity as statutory consultee.

2.3 A record of the engagement between the Applicant and HE in relation to heritage assets is set out in the Appendix to this SoCG.

3 Structure of this SoCG

3.1 This SoCG has been structured with two clearly defined sections. The first section considers matters relevant to the DCO and the second section considers matters relevant to the MCO. Where a particular matter is common to both the DCO and the MCO this is clearly stated and recorded in both sections.

3.2 The areas covered by this SoCG are as follows:

3.2.1 Matters agreed

3.2.2 Matters not agreed

3.2.3 Matters still under discussion.

3.3 Within these headings the following topics are discussed:

3.3.1 The methods employed for desktop data analysis and methods of impact assessment.

3.3.2 The baseline characterisation formed from the desktop survey.

3.3.3 Whether the built heritage impacts have been appropriately assessed and identified.

3.3.4 The scope of built heritage mitigation measures required.

- 3.4 This SoCG records those matters which are agreed and, if appropriate, any matters that are not agreed and still under discussion between the Applicant and HE in relation to designated heritage assets.
- 3.5 Where this SoCG is identified as a draft, some matters may still be under discussion. If appropriate, a final version that confirms the final positions of the parties on relevant matters will be submitted before the close of the Examination.
- 3.6 Within the following tables a Red Amber Green (RAG) status has been applied as follows: **green**: agreed, **amber** - a matter that is under discussion and/or further work is being completed and **red** - not agreed.

4 DCO

| Matters agreed | | |
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| Ref | Matter | RAG status and any additional comments |
| <u>The Proposed Development</u> | | |
| 4.1 | The proposed DCO would remove agricultural fields at EMG2 Main Site and introduce new buildings into the landscape. | |
| 4.2 | There are no designated heritage assets within the Order Limits (red line). | |
| <u>Heritage assets impacted by the proposals</u> | | |
| 4.3 | The built heritage assets whose significance could potentially be affected by the proposal are the Grade II* listed Church of St Michael and All Angels (NHLE: 1068865) and Diseworth Conservation Area. | |
| <u>Diseworth Conservation Area – Significance and setting</u> | | |
| 4.4 | Diseworth, including its Conservation Area, sits on low-lying ground and is generally not prominent in the landscape. The spire of St Michael and All Angels is glimpsed from parts of the EMG2 Main Site, but those glimpses do not clearly reveal the village's historic form. Wider landscape views that include sections of the EMG2 Main Site also encompass Diseworth and the church spire. | |
| 4.5 | Views out of the Diseworth Conservation Area—and the experience of the wider landscape from within it—are limited, as acknowledged in the Diseworth | |

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| | <p>Conservation Area Appraisal (CAA), which notes that:</p> <p><i>“The location of the village within a shallow valley means that views out of the Area are restricted. [...] The curvature of the principal streets also presents a further restriction to views out of the Area.”</i></p> <p>Agricultural landscape and historic routes are also described:</p> <p><i>“The agricultural land surrounding the village with its straight field boundaries and surviving hedgerows appears essentially to reflect the landscape created by the enclosure of Diseworth Parish in 1794. Within this landscape, however, visual evidence of earlier farming methods remains in the form of medieval ridge and furrow ploughing patterns - the field areas immediately to the north of Hyams Lane and to the north of Hallfield Farm providing examples. A number of public footpaths radiate from the principal streets of the village through this surrounding agricultural land. These public rights of way, which may reflect routes formerly taken by agricultural workers, now provide an important leisure resource to the residents of Diseworth and the surrounding settlements.”</i></p> | |
| 4.6 | <p>The Diseworth Conservation Area Appraisal (CAA) notes that views of St Michael and All Angels Church have already been intruded upon by large-scale modern development.</p> <p><i>“Good views out of the Area into the surrounding countryside are obtained from the rear of properties on the southern side of Clements Gate over Diseworth Brook and the B5401. Glimpses of these views can be obtained from the public highway through the gaps between the properties. There is a good view of the broach spire to St Michael’s and All Angels Church from Town End, although the background to the view is now of the recently completed control tower at East Midlands Airport”.</i></p> | |
| 4.7 | <p>The primary contributors to the significance of Diseworth Conservation Area are the relic medieval morphology of the four principal gate streets (set around the one</p> | |

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| | landmark building of the Church of St Michael and All Angels) and the circa 70 designated and non-designated built heritage assets (largely of local vernacular tradition). It is the historic morphology of the village and the associated historic buildings (their form, fabric, architectural and aesthetic value, and age) that provide the primary contribution to the asset's significance. The relict medieval morphology of the four principal gate streets would not be affected by the proposed development. | |
| 4.8 | The EMG2 Main Site forms a small part of the wider setting to Diseworth Conservation Area. The EMG2 Main Site is wholly within the historic parish of Diseworth. The historic parish is circa 8.08km ² in area. The EMG2 Main Site, combined with the Community Park is circa 1.016km ² in area. As such, the EMG2 Main Site and Community Park forms a small part of the historic former parish's area. The setting of Diseworth Conservation Area also extends to the open landscape beyond the historic former parish's boundaries, to the west and south of the village of Diseworth | |
| 4.9 | The setting to Diseworth Conservation Area provides a secondary level of contribution to the asset's significance. The EMG2 Main Site, as set out above, is a small part of that setting. | |
| <u>Impact Assessment:</u> | | |
| Diseworth Conservation Area | | |
| 4.10 | The proposals for the EMG2 Main Site will affect the wider rural setting of Diseworth Conservation Area, including relationship with the surrounding agricultural landscape, and the longer distance, glimpsed views of the village which will include the development. | |
| 4.11 | The proposals for the EMG2 Main Site would cause less-than-substantial harm to the Conservation Area's character and appearance by altering part of its rural setting; the degree of harm would be low | |

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| | and therefore not significant in Environmental Impact Assessment terms. | |
| <u>The Church of St Michael and All Angels – Significance and setting (NHLE: 1068865, Grade II* Listed)</u> | | |
| 4.12 | Other than the spire of St Michael and All Angels, no individual built heritage asset (designated or non-designated) is legible or experienced either from beyond the village or from within the EMG2 Main Site; therefore development of the Site would not affect their settings. | |
| 4.13 | Some of the glimpsed views of the spire of St Michael and All Angels from the northeast part of the EMG2 Main Site will be lost, and others will be altered when viewed in the context of the proposed development. | |
| 4.14 | The Church of St Michael and All Angels' very high national significance primarily derives from its historic medieval origins, the architectural and aesthetic interest of its fabric and form, and its historical association with the historic core of Diseworth including the cemetery forming the asset's immediate setting. | |
| 4.15 | The church's wider setting — of which the EMG2 Main Site is a small part — makes a secondary contribution to its significance. Consequently, as a minor element of that historic agricultural and rural context, the EMG2 Main Site provides only a low level of contribution to the asset's significance. | |
| <u>Impact Assessment:</u> | | |
| Church of St Michael and All Angels | | |
| 4.16 | The proposals for the EMG2 Main Site will have an effect on the architectural and historic interest of the Church of St Michael and All Angels through the reduction in views of it within its rural setting; the change in land use and character within the EMG2 Main Site; and the alteration of some long-distance views which will, to a degree, diminish its landmark status. This will give rise to less than substantial harm to the asset's significance, which is likely to represent a medium level of less than substantial harm and therefore not | |

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| | significant in Environmental Impact Assessment terms. | |
| <u>The Bulwarks Scheduled Monument (NHLE: 1003606) and The Church of St Mary and St Hardulph (NHLE: 1361364, Grade I Listed)– Significance and setting</u> | | |
| 4.17 | <p>The monument's primary values are evidential (earthworks and buried remains) and aesthetic (hilltop views); survival is concentrated on the west due to historic quarrying.</p> <p>The Grade I Church of St Mary and St Hardulph occupies the former hillfort site and, together with its cemetery, makes the principal contribution to the church's significance. Public footpaths and the church's adjacency to the Scheduled area add communal value. Historical value is limited by the lack of documentary evidence specifically relating to the hillfort.</p> | |
| 4.18 | <p>The primary setting of The Bulwarks Scheduled Monument will comprise the immediate rural landscape where the earthworks can be viewed and appreciated, and the original rural context of the asset can be understood. The immediate setting will strongly contribute to both the evidential and aesthetic values of the asset. Due to the prominent location of the Scheduled Monument the wider setting of the asset will encompass an extensive swath of the surrounding countryside as the monument, and the hill it is located upon, will be visible for an extended distance. This wider setting would contribute to a lesser degree to the aesthetic value of the asset, including the Site.</p> | |
| <u>Impact Assessment:</u> | | |
| The Bulwarks Scheduled Monument | | |
| 4.19 | <p>The EMG2 Main Site is some distance from The Bulwarks Scheduled Monument, and while the monument's prominent hill is visible, its specific features and earthworks are not understood from there. Much of the EMG2 Main Site is screened by intervening trees and vegetation, and the existing East Midlands Airport/EMG1 buildings form part of the background. Any rooflines of taller proposed buildings that are visible from the</p> | |

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| | <p>monument would appear alongside these existing modern intrusions, and the proposals would occupy only a small part of the monument's wider setting. Taking distance, screening and the extensive nature of the wider setting into account, any visual intrusion from the development would be minor and would cause only very limited degradation of the monument's aesthetic value. Overall, impacts to the monument's setting are assessed as low adverse harm before mitigation. Embedded measures—landscape bunds, new planting and sensitive building design—are expected to reduce effects to negligible adverse (residual) harm, which would not be significant in Environmental Impact Assessment terms.</p> | |
| <p><u>Impact Assessment:</u></p> <p>Church of St Mary and St Hardulph (NHLE: 1361364, Grade I Listed)</p> | | |
| 4.20 | <p>The elements of setting that make the principal contribution to the Church of St Mary and St Hardulph's significance are its cemetery and the hilltop position. The proposed development would not materially alter those immediate setting attributes and the Church would remain prominent within the settlement and wider landscape.</p> | |
| <p><u>Hyams Lane</u></p> | | |
| 4.21 | <p>The historic route of Hyams Lane will be retained within the scheme.</p> | |
| 4.22 | <p>The existing Hyams Lane link to Diseworth will be retained.</p> | |
| <p><u>Proposed Landscape Mitigation</u></p> | | |
| 4.23 | <p>The EMG2 Project will include for the provision of a significant new landscaped buffer along the EMG2 Main Site's western perimeter in the form of the Community Park. The proposed structural landscaping areas will provide a strong landscaped edge to the development offering visual impact mitigation. The proposals will also retain and enhance the existing hedgerow along Hyams Lane.</p> | |

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| 4.24 | <p>Landscape mitigation measures, including the Community Park adjacent to the EMG2 Main Site that will help screen/buffer the built development from Diseworth Conservation Area and listed buildings therein include:</p> <ul style="list-style-type: none"> • A mix of new native woodland, trees, hedgerows, scrub and open conservation grassland habitats, extending around the entire built development area. This will encompass a broad landscape swathe around the west and south of the site, with four fields in the west retained free of any buildings and mounding. • The creation of a Community Park and publicly accessible landscape creates a buffer to development; and • Perimeter mitigation mounding extending principally around the western and southern sides of the EMG2 Main Site. This will include new woodland, scrub and other planting. This proposed mounding and planting will provide mitigation and visual filtering and partial screening to views predominantly from Diseworth. | |
| Matters not agreed | | |
| 4.25 | There are no matters of disagreement between the Applicant and HE. | |
| Matters still under discussion | | |
| 4.26 | There are no matters under discussion between the Applicant and HE. | |

5 MCO

| Matters agreed | | |
|-----------------------|---------------|---|
| Ref | Matter | RAG status and any additional comments |
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| 5.1 | There are no designated heritage assets within the MCO Scheme Site | |
| 5.2 | The Church of St Andrew is a heritage asset of high national significance. The architectural interest of the church arises from its medieval fabric, in addition to its internal decorative features and monuments. The church's historic interest derives from due to being the historic parish church to the settlement at Kegworth. Group value derives from its cemetery and the and the monuments contained therein. | |
| 5.3 | The immediate setting of the Church of St Andrew comprises its church yard and the adjacent former historic market place. The church's wider setting encompasses land to the east, northeast and southeast comprising the river valley and associated open countryside. | |
| 5.4 | The proposals set out as part of the MCO scheme or works is likely to generate limited short term visual impacts to the significance of the Church of St Andrew during construction. This will give rise to less than substantial harm to the asset's significance, which is likely to represent a negligible level of less than substantial harm. No harm is anticipated to arise once the development is operational. | |
| Matters not agreed | | |
| 5.5 | There are no matters of disagreement between the Applicant and HE | |
| Matters still under discussion | | |
| 5.6 | There are no matters still under discussion between the Applicant and HE | |

6 Conclusions

- 6.1 The Applicant and HE confirm that all designated heritage matters under discussion in relation to the Scheme have been agreed as recorded in the tables in sections 4 and 5 above.

6.2 The Applicant and HE will continue to engage with each other as necessary during the examination processes with a view to narrowing and resolving any issues that may subsequently be raised.

SIGNATURES:

On behalf of the Applicant:

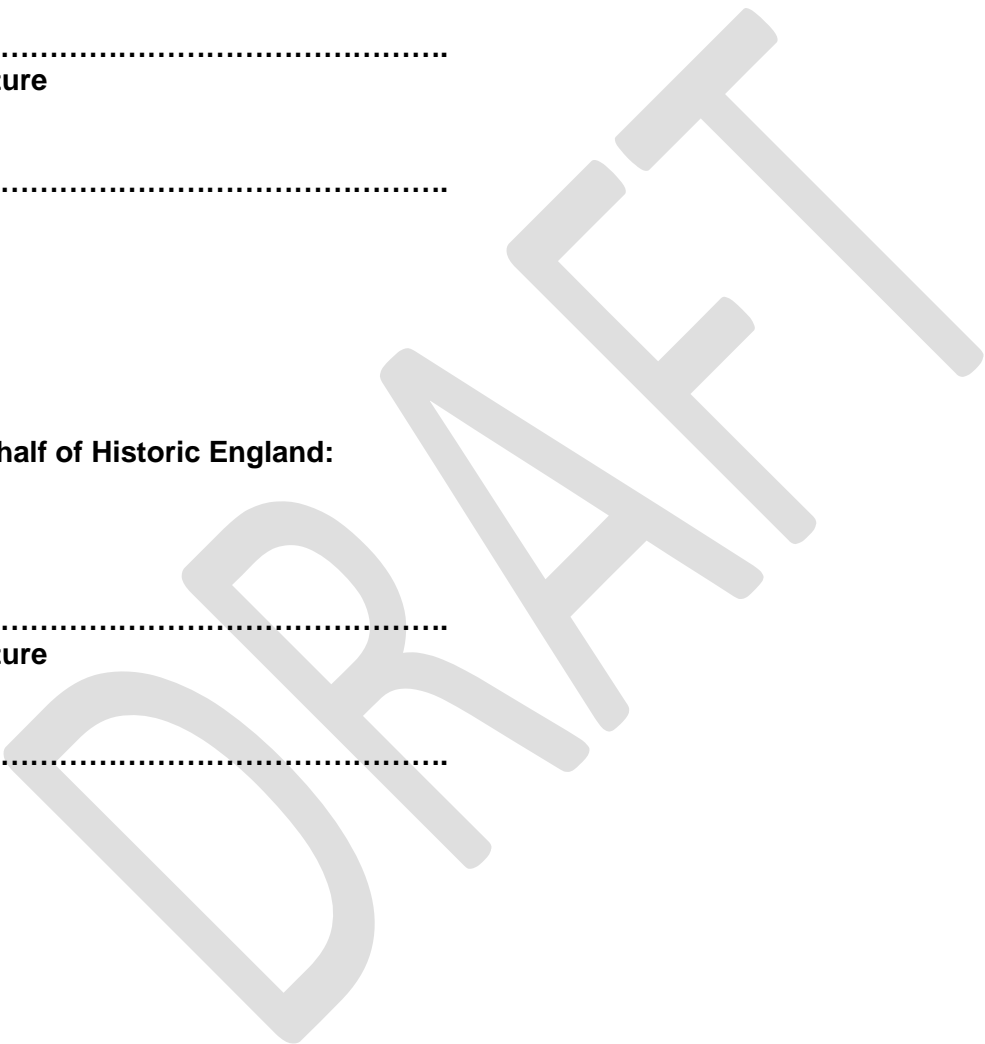
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On behalf of Historic England:

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APPENDIX

RECORD OF ENGAGEMENT

| Date | Form of engagement | Summary of matters dealt with |
|----------------|---|--|
| September 2024 | DCO Scoping Response | <p>The Ancient Monuments Inspector recommended that impacts to the historic landscape, historical/archaeological fabrics, and designated assets be assessed. Archaeological potential, landscape amenity, and culminative impacts should also be assessed.</p> <p>The assessment of the following assets was highlighted:</p> <ul style="list-style-type: none"> • Moated Site with Fishpond and Flood banks at Long Whatton SAM • GII* Langley Priory • Diseworth Conservation Area • St. Michael's Church • Old Hall Farm |
| November 2024 | Follow up email to HE noting update of order limits | Receipt of email acknowledged by Ancient Monuments Inspector |
| February 2025 | Consultation on DBA | No response from HE |
| March 2025 | Follow up email to HE | No response from HE |

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| June 2025 | Consultation on updated DAB, Built Heritage Statement and ES Chapter 12 – Cultural Heritage Statement | No response from HE |
| November 2025 | Follow up email to HE | No response from HE |
| March 2026 | Meeting held with HE | Response awaited |
| | | [To be updated] |