

Document DCO 8.3E / MCO 8.3E

# Statement of Common Ground between the Applicant and North West Leicestershire District Council (relating to Noise and Vibration)

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.
<b>DCO Application made by the DCO Applicant for the DCO Scheme</b>		
<b>EMG2 Works</b>	<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 (<b>Document DCO 3.1</b>).</p> <p>DCO Works Nos. 20 and 21 including relevant Further Works as described in the draft DCO (<b>Document DCO 3.1</b>).</p>
<b>Highway Works</b>	<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 (<b>Document DCO 3.1</b>).</p>
<b>MCO Application made by the MCO Applicant for the MCO Scheme</b>		
<b>EMG1 Works</b>	<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>

	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) North West Leicestershire District Council ("NWLDC").

2.2 NWLDC enters into this SoCG in its capacity as Local Planning Authority.

2.3 A record of the engagement between the Applicant and NWLDC in relation to noise and vibration 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 The locations where baseline noise monitoring has been undertaken.

3.2.2 The results of the baseline noise monitoring as undertaken.

3.2.3 The outcome of the determination of representative background sound levels ( $L_{A90,T}$ ) at the sensitive receptor locations as derived from the baseline noise monitoring as undertaken.

3.2.4 The sources of noise and vibration that have been included in the scope of the assessment included in Chapter 7 of the ES that accompanies the DCO application, and those that have been scoped out of the assessment included in Chapter 7 of the ES that accompanies the DCO application.

3.2.5 The selection/extent of sensitive receptors identified for inclusion in the assessment included in Chapter 7 of the ES that accompanies the DCO application.

3.2.6 The noise and vibration prediction methodologies adopted for the assessment included in Chapter 7 of the ES that accompanies the DCO application.

- 3.2.7 The results of the noise and vibration predictions undertaken for the assessment included in Chapter 7 of the ES that accompanies the DCO application.
- 3.2.8 The thresholds identified to assess whether adverse effects or significant adverse effects are predicted (referred to as the lowest observed adverse effect level, or LOAEL, and significant observed adverse effect level, or SOAEL, respectively) from the identified sources of noise and vibration at the identified sensitive receptors.
- 3.2.9 The conclusions of the assessment included in Chapter 7 of the ES that accompanies the DCO application regarding the predicted noise and vibration effects, the proposed mitigation measures, and the overall conclusions of the assessment included in Chapter 7 of the ES that accompanies the DCO application.
- 3.3 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 NWLDC in relation to noise and vibration.
- 3.4 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.
- 3.5 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		
Ref	Matter	RAG status and any additional comments
4.1	The locations where baseline noise monitoring has been undertaken are appropriate for the purposes of the assessment included in Chapter 7 of the ES that accompanies the DCO application.	
4.2	The results of the baseline noise monitoring as undertaken are representative of the sound environment where the monitoring was undertaken and are appropriate for the purposes of the assessment included in Chapter 7 of the ES that accompanies the DCO application.	
4.3	The outcome of the determination of representative background sound levels ( $L_{A90,T}$ ) at the sensitive receptor locations as derived from the baseline noise monitoring as undertaken.	
4.4	The sources of noise and vibration that have been included in the scope of the assessment included in Chapter 7 of the ES that accompanies the DCO application, and those that have been scoped out of the assessment included in Chapter 7 of the ES that accompanies the DCO application.	

4.5	The selection/extent of sensitive receptors identified for inclusion in the assessment included in Chapter 7 of the ES that accompanies the DCO application.	
4.6	The noise and vibration prediction methodologies adopted for the assessment included in Chapter 7 of the ES that accompanies the DCO application.	
4.7	The results of the noise and vibration predictions undertaken for the assessment included in Chapter 7 of the ES that accompanies the DCO application.	
4.8	The thresholds identified to assess whether adverse effects or significant adverse effects are predicted (referred to as the lowest observed adverse effect level, or LOAEL, and significant observed adverse effect level, or SOAEL, respectively) from the identified sources of noise and vibration at the identified sensitive receptors.	
4.9	The conclusions of the assessment included in Chapter 7 of the ES that accompanies the DCO application regarding the predicted noise and vibration effects, the proposed mitigation measures, and the overall conclusions of the assessment included in Chapter 7 of the ES that accompanies the DCO application.	
<b>Matters not agreed</b>		
4.10	There are no matters of disagreement between the Applicant and NWLDC.	
<b>Matters still under discussion</b>		
4.11	There are no matters still under discussion between the Applicant and NWLDC – subject to confirmation of wording of Requirements including a requirement for electric hook-ups to be provided for chiller units.	

## 5 MCO

<b>Matters agreed</b>		
Ref	Matter	RAG status and any additional comments
5.1	The locations where baseline noise monitoring has been undertaken are appropriate for the purposes of the assessment included in Chapter 7 of the ES that accompanies the DCO application.	
5.2	The results of the baseline noise monitoring as undertaken are representative of the sound environment where the monitoring was undertaken and are appropriate for the purposes of the assessment included in Chapter 7 of the ES that accompanies the DCO application.	
5.3	The outcome of the determination of representative background sound levels ( $L_{A90,T}$ ) at the sensitive receptor	

	locations as derived from the baseline noise monitoring as undertaken.	
5.4	The sources of noise and vibration that have been included in the scope of the assessment included in Chapter 7 of the ES that accompanies the DCO application, and those that have been scoped out of the assessment included in Chapter 7 of the ES that accompanies the DCO application.	
5.5	The selection/extent of sensitive receptors identified for inclusion in the assessment included in Chapter 7 of the ES that accompanies the DCO application.	
5.6	The noise and vibration prediction methodologies adopted for the assessment included in Chapter 7 of the ES that accompanies the DCO application.	
5.7	The results of the noise and vibration predictions undertaken for the assessment included in Chapter 7 of the ES that accompanies the DCO application.	
5.8	The thresholds identified to assess whether adverse effects or significant adverse effects are predicted (referred to as the lowest observed adverse effect level, or LOAEL, and significant observed adverse effect level, or SOAEL, respectively) from the identified sources of noise and vibration at the identified sensitive receptors.	
5.9	The conclusions of the assessment included in Chapter 7 of the ES that accompanies the DCO application regarding the predicted noise and vibration effects, the proposed mitigation measures, and the overall conclusions of the assessment included in Chapter 7 of the ES that accompanies the DCO application.	
<b>Matters not agreed</b>		
5.10	There are no matters of disagreement between the Applicant and NWLDC.	
<b>Matters still under discussion</b>		
5.11	There are no matters still under discussion between the Applicant and NWLDC.	

## 6 Conclusions

- 6.1 The Applicant and NWLDC confirm that all noise and vibration matters under discussion in relation to the Scheme have been agreed or are awaiting approval as recorded in the tables in sections 4 and 5 above.

**SIGNATURES:**

**On behalf of the Applicant:**

.....  
**Signature**

.....  
**Name**

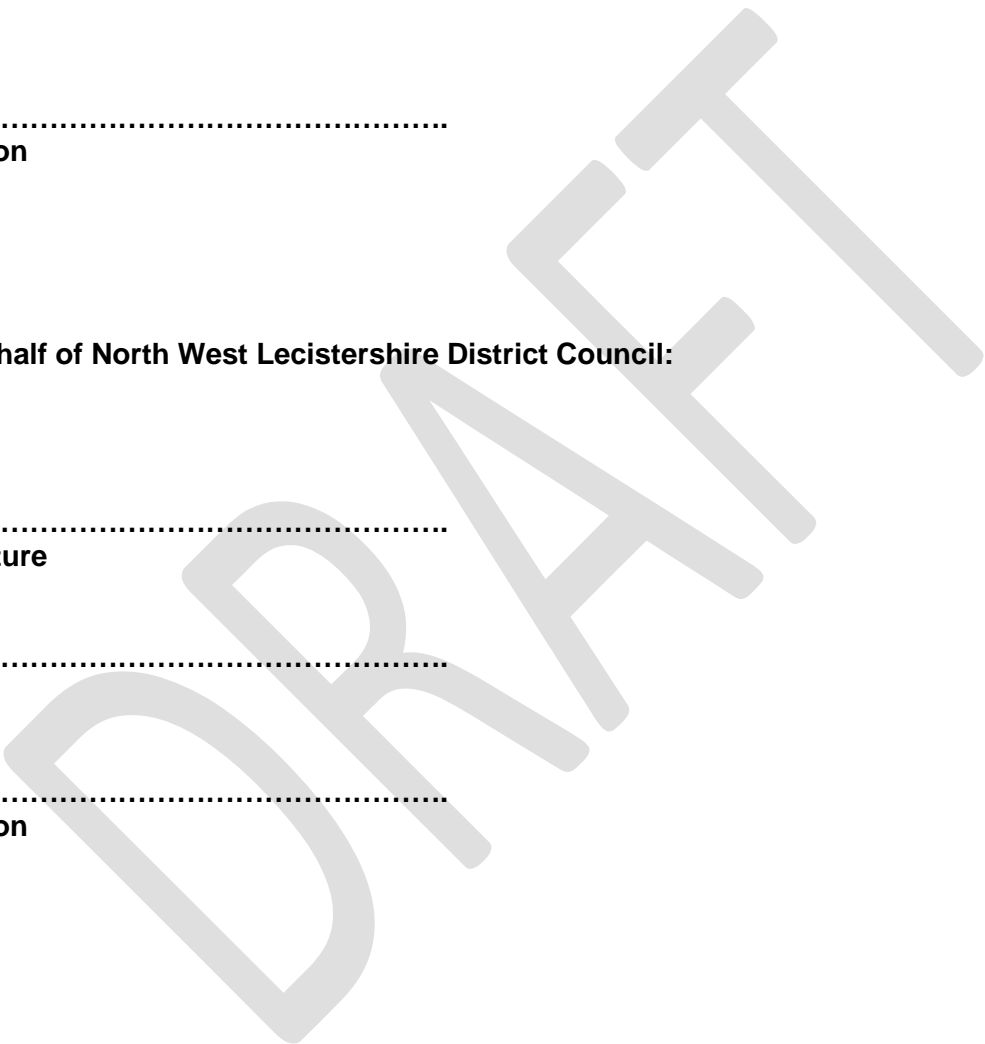
.....  
**Position**

**On behalf of North West Leicestershire District Council:**

.....  
**Signature**

.....  
**Name**

.....  
**Position**



## APPENDIX

### RECORD OF ENGAGEMENT

Date	Form of engagement	Summary of matters dealt with
26/04/2022	Email <b>to</b> Anisa Badani, Environmental Health Practitioner, NWLDC	Provided details of the proposed receptors and representative noise monitoring locations around the EMG2 Main Site that would inform the assessment (note that at this time, the Scheme was limited to the works taking place at the EMG2 Main Site).
06/05/2022	Email <b>from</b> Anisa Badani, Environmental Health Practitioner, NWLDC	Confirmed that the information had been reviewed and that the proposed approach to the noise survey was acceptable (note that at this time, the Scheme was limited to the works taking place at the EMG2 Main Site).
05/2022	Noise and vibration section of Scoping Report produced by Applicant (original scheme)	Provided overview of proposed scope and methodology, including proposed baseline survey and receptor selection (note that at this time, the Scheme was limited to the works taking place at the EMG2 Main Site).
04/10/2022	Email <b>to</b> Anisa Badani, Environmental Health Practitioner, NWLDC	Queried whether there were any comments on the scoping report (note that at this time, the Scheme was limited to the works taking place at the EMG2 Main Site).

18/11/2022	Email <b>from</b> Anisa Badani, Environmental Health Practitioner, NWLDC	Confirmed satisfied with the content of the scoping report (note that at this time, the Scheme was limited to the works taking place at the EMG2 Main Site).
02/12/2022	NWLDC comments included in Scoping Opinion (original scheme)	Confirmed that the contents of the scoping report, including the noise monitoring and receptor locations, were acceptable (note that at this time, the Scheme was limited to the works taking place at the EMG2 Main Site).
08/2024	Noise and vibration section of Scoping Report produced by Applicant (revised scheme)	Provided overview of proposed scope and methodology, baseline conditions, potential impacts, avoidance and mitigation measures, and anticipated residual effects
24/09/2024	NWLDC comments included in Scoping Opinion (revised scheme)	Confirmed that the approach proposed in the Scoping Report, including the noise monitoring and receptor plans, was acceptable.
01/11/2024	Email <b>to</b> Anisa Badani, Environmental Health Practitioner, NWLDC	Provided updated details of proposed receptors and representative noise monitoring locations around the Scheme that would inform the assessment. Also provided brief overview of the proposed scope of the assessment.
21/11/2024	Email <b>from</b> Anisa Badani, Environmental Health Practitioner, NWLDC	Confirmed that the selection of receptors, monitoring approach and proposed locations, and elements to be considered within the assessment were all satisfactory.

03/02/2025	Email <b>to</b> Anisa Badani, Environmental Health Practitioner, NWLDC	Confirmed that statutory consultation was taking place between 3rd February 2025 and Monday 17th March 2025 and provided link to consultation materials.
21/02/2025	Email <b>from</b> Anisa Badani, Environmental Health Practitioner, NWLDC	Confirmed receipt of email and that contact would be made if there were any queries.
09/03/2025	Email <b>to</b> Anisa Badani, Environmental Health Practitioner, NWLDC	Requested any comments on draft materials provided for statutory consultation, as well as structure of draft ES chapter in the context of it providing a basis for a Statement of Common Ground (SoCG) to be agreed.
14/03/2025	Email <b>from</b> Anisa Badani, Environmental Health Practitioner, NWLDC	Confirmation that there are no comments at this preliminary stage, and that details provided for noise and vibration were satisfactory. Also confirmed that ES structure was acceptable.
05/05/2025	Email <b>to</b> Anisa Badani, Environmental Health Practitioner, NWLDC	Requested any comments on draft Statement of Common Ground, noting that the prediction and assessment of road traffic noise had not been completed at this stage.
23/05/2025	Email <b>from</b> Anisa Badani, Environmental Health Practitioner, NWLDC	Confirmation of being happy with the draft Statement of Common Ground.

		[To be updated]
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