

Document DCO 8.3G / MCO 8.3G

Statement of Common Ground between the Applicant and North West Leicestershire District Council (relating to Built Heritage)

APRIL 2026

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

CONTENTS

Section	Page
1. Introduction	3
2. Parties to the SoCG	4
3. Structure of this SoCG	4
4. DCO Matters agreed Matters not agreed Matters under discussion	5
5. MCO Matters agreed Matters not agreed Matters under discussion	11
6. Conclusions	12
Signatures	13
Appendix – Record of Engagement	14

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>

	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).
--	--	--

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"), who are advised in this matter by FAS Heritage.

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 FAS Heritage in their capacity as advisor to NWLDC in relation to built heritage 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 North West Leicestershire District Council in relation to built heritage.
- 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		
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 key 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	

	<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>	

	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.	
<u>Impact Assessment:</u>		
Diseworth Conservation Area		
4.8	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.	
4.9	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.	
<u>The Church of St Michael and All Angels – Significance and setting (NHLE: 1068865, Grade II* Listed)</u>		
4.10	Other than the spire of St Michael and All Angels, no individual built heritage asset (designated or non-designated) is legible or experienced from within the EMG2 Main Site; or from beyond the village in conjunction with the EMG2 Main Site; therefore development of the Site would not affect their settings.	
4.11	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.	
4.12	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		
4.13	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 proposals for the EMG2 Main Site will have an effect on the ability to appreciate 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. This is not considered 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>		
4.15	<p>The Bulwarks Scheduled 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. The historic fabric of the church and its cemetery, have historical and architectural value, and make the principal contribution to the church's significance. Public footpaths add communal value.</p>	
4.16	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	

	<p>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. The immediate setting of the church is provided by the cemetery and its location within the hillfort. Views of the church from the wider landscape allow its prominent hilltop location and association with the hillfort to be appreciated.</p>	
<p><u>Impact Assessment:</u> The Bulwarks Scheduled Monument</p>		
<p>4.17</p>	<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. When viewed from the Schedule Monument, 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 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>	

<u>Impact Assessment:</u>		
Church of St Mary and St Hardulph (NHLE: 1361364, Grade I Listed)		
4.18	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.	
<u>Hyams Lane</u>		
4.19	The historic route of Hyams Lane will be retained within the scheme.	
4.20	The existing Hyams Lane link to Diseworth will be retained.	
<u>Proposed Landscape Mitigation</u>		
4.21	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.	
4.22	<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 	

	<p>creates a buffer to development; and</p> <ul style="list-style-type: none"> 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		
4.23	There are no matters of disagreement between the Applicant and NWLDC	
Matters still under discussion		
4.24	Discussion is ongoing regarding the contribution that the EMG2 Main Site makes to the setting as a characteristic of the Diseworth Conservation Area and the proportion the Site makes up of its whole setting.	
4.25	Discussion is ongoing regarding the level of impacts to the Diseworth Conservation Area. It is not currently agreed where the harm lies on the spectrum of less than substantial harm.	

5 MCO

Matters agreed		
Ref	Matter	RAG status and any additional comments
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 NWLDC	
Matters still under discussion		
5.6	There are no matters still under discussion between the Applicant and NWLDC	

6 Conclusions

- 6.1 The Applicant and NWLDC confirm that all built 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 NWLDC 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:

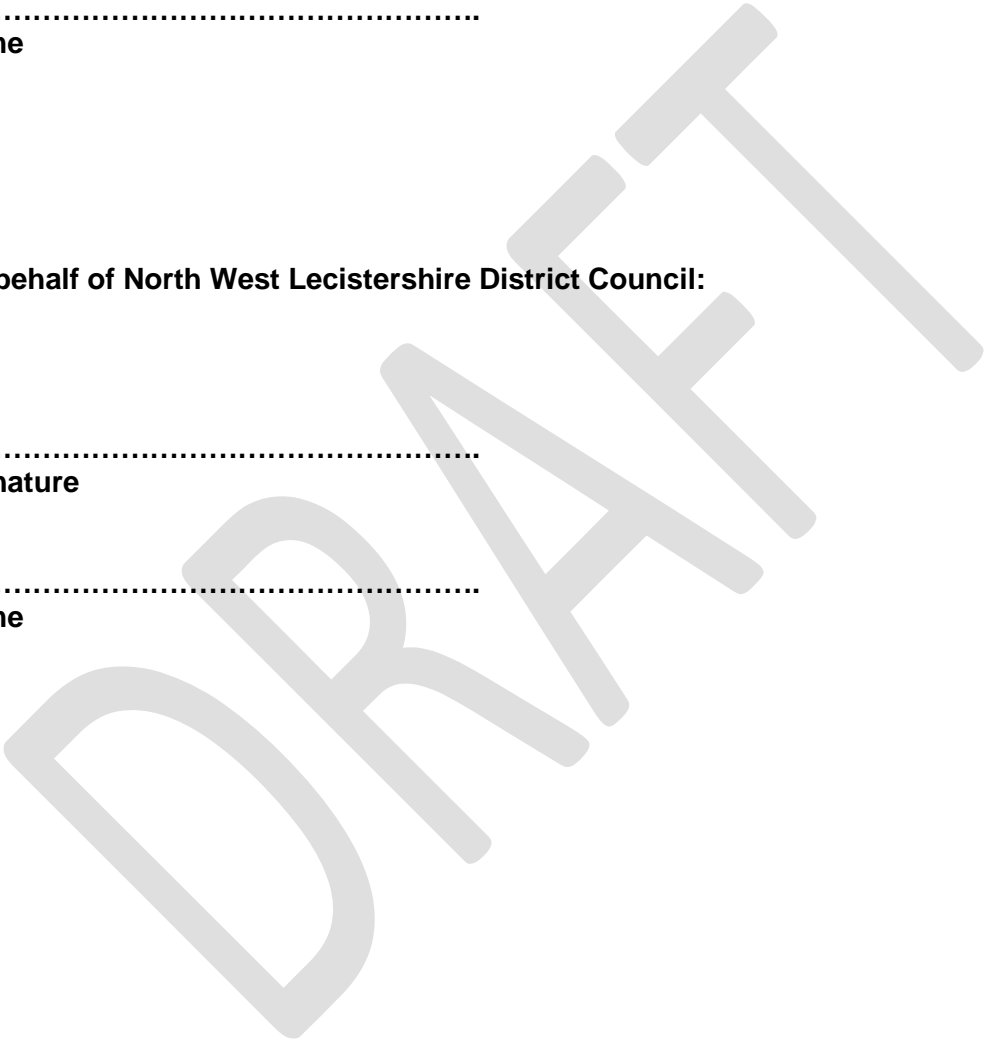
.....
Signature

.....
Name

On behalf of North West Leicestershire District Council:

.....
Signature

.....
Name



APPENDIX

RECORD OF ENGAGEMENT

Date	Form of engagement	Summary of matters dealt with
August 2024	FAS Heritage Position Statement	<p>In response to the Scoping Opinion FAS reported concerns regarding the loss of rural character and historic grain of parts of the Diseworth Conservation Area setting, that the scheme would alter the legibility of Diseworth Conservation Area from the EMG2 Main Site and would also alter the character of historic routes in proximity to the Diseworth Conservation Area.</p>
October 2024	On Site Meeting	<p>Following the response to Scoping Opinion the consultant team arranged a Site meeting with FAS Heritage. Prior to this meeting the following information was requested by FAS Heritage:</p> <ul style="list-style-type: none"> • Statement of common ground; • Information on built heritage and historic landscape; • Detailed information on mitigation measures; • Assessment to incorporate ZTV, wireframes and photomontages; • Noise, vibration and lighting impacts to be included within assessment of development impacts to the Diseworth Conservation Area; • Reference to ridge and furrow with EMG2 Main Site. <p>The meeting was a comprehensive site meeting. It was agreed to work up a SoCG between the two parties with as much agreed as possible.</p> <p>FAS Heritage detailed further information required for decision making which included:</p>

		<ol style="list-style-type: none"> 1. Particular built heritage assets and contributing, via setting, historic landscape features; 2. Detailed information on mitigation measures; 3. ZTVs, wireframe and view montages; 4. Noise, vibration and lighting effects on heritage assets, including from traffic movements; and 5. Archaeology – residue of ridge and furrow in NW of site. <p>The project team went away to produce this additional work which has been shared with FAS Heritage.</p> <p>April 2025 – Built Heritage Statement shared with FAS Heritage</p>
May 2025	<p>Consultation with FAS on ES Chapter (Environmental Statement (ES) Chapter 12 – Cultural Heritage) and Built Heritage Statement</p>	<p>As part of the wider consultation of the ES FAS’ feedback on the ES Chapter 12 and Appendix 12A highlights:</p> <ul style="list-style-type: none"> • Inconsistency to how the Ridge and furrow earthworks (AR4) within the site were being assessed. • The assessed low level of impact to The Bulwarks Scheduled Monument appeared appropriate, and it was recommended that this be supported by visual material. <p>For built heritage:</p> <ul style="list-style-type: none"> • The assessment of the Church of St Mary and St Hardulph should be considered further based on the assessment of the adjacent The Bulwarks. • Both designated and non-designated built heritage assets on the edge of the Diseworth Conservation Area should be considered for individual assessment including the Listed Old Hall Farmhouse and properties on St Clement’s Gate.

		<ul style="list-style-type: none"> • The assessment of EMG2 as providing an overall low level of contribution to the significance of the Listed Church of St Michael and All Angels is considered to be appropriate. • Recommended that the contribution that the EMG2 site makes to the setting and the significance of the Conservation Area is set out in more detail, taking into account a wider range of attributes as set out in Historic England’s <i>Setting of Heritage Assets</i>. • Assessment of setting and impact to the Conservation Area should consider: <ul style="list-style-type: none"> ○ the physical surroundings of the asset, including its relationship to other heritage assets; ○ the asset’s intangible associations with its surroundings, and patterns of use; ○ the contribution made by noises, smells, etc to significance; ○ the way views allow the significance of the asset to be appreciated. • ES Chapter notes that Diseworth forms a discrete settlement within the landscape, but does not clearly articulate the contribution that the EMG2 site makes to this characteristic. <p>It was recommended that the significance of the routes through and alongside the EMG2 site are also considered as part of the contribution to setting.</p> <p>In response to this feedback further detail and clarification was added to the ES chapter</p>
July 2025	Consultation with FAS on updated ES Chapter (Updated Environmental Statement (ES) Chapter 12 – Cultural Heritage) and Built Heritage Statement	<p>FAS’ feedback on the updated ES Chapter 12 and Appendix 12A highlights:</p> <ul style="list-style-type: none"> • Cross-references to LVIA, Noise, and Lighting Assessments now address earlier heritage concerns, with more detail on mitigation and the Community Park. • Ridge and furrow earthworks (AR4) were not found in trenching; their historic significance is reduced due to loss of visibility. <p>For built heritage:</p>

		<ul style="list-style-type: none"> • No new concerns on the Grade II* Church, though impacts may be longer-term than described. • EMG2 Main Site's contribution to the Diseworth Conservation Area setting is understated; it forms a sizeable part of the agricultural landscape, includes historic routes, and supports the village's rural character and legibility. • LVIA visuals show EMG2 as a large-scale development altering the rural setting more than currently acknowledged. More detailed cross-referencing between LVIA and heritage assessments is needed. • The development would not directly harm the Conservation Area core but would noticeably change its rural agricultural context. • Cumulative impacts from nearby Isley Woodhouse development would further erode the rural heritage setting, contrary to claims of no cumulative heritage effects. <p>Overall, the consultant calls for stronger recognition of EMG2's heritage impact, better use of LVIA visuals in assessments, and consideration of cumulative effects.</p> <p>Further to FAS' comments the cumulative impact was reassessed and the LVIA was tied into the assessment so these points have been addressed.</p>
November 2025	Email informing FAS that the DCO/MCO application had been resubmitted	<p>Receipt of email acknowledged.</p> <p>The most recent updated reports and additional information that was requested through the consultation process was submitted as part of the DCO/MCO application.</p>
		[To be updated]