

Document DCO 8.4A / MCO 8.4A

Overarching Statement of Common Ground between SEGRO and Leicestershire County Council

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. Structure of this SoCG	3
3. Matters not dealt with in other SoCG	4
Signatures	5

DRAFT

1 Introduction

- 1.1 This Overarching Statement of Common Ground has been entered into by SEGRO Properties Limited and SEGRO (EMG) Limited ("the Applicant") and Leicestershire County Council ("LCC").
- 1.2 Discussions on various Statements of Common Ground ("SoCG") have been ongoing between the parties for several months and pre-date the Rule 6 ("R6") letter produced by the Examining Panel ("ExP") which, in Annex F, detailed the subject matters the ExP wish to see addressed in the various SoCG.
- 1.3 Accordingly, the purpose of this Overarching SoCG is twofold:
- (a) To sign post where within the various SoCG the subject matter referred to by the ExP can be found;
 - (b) To address any matters which the ExP refer to in Annex F which are not covered by the SoCG which have been under discussion.

2 Structure of this SoCG

- 2.1 The table below sets out the signposting of the various items listed in Annex F of the R6 letter which the ExP wished to be included in the SoCG between the Applicant and LCC. That table is then followed by paragraphs which address the matters not covered in the other SoCG.

Topic	Where addressed
Principle of development	See para 3.2 below
Traffic and transport including traffic modelling and assessment of alternatives	LCC Transport SoCG
Effects on the public rights of way network and on non-motorised users	LCC Transport SoCG
Economic and social effects	LCC Population and Human Health SoCG Also see para 3.3 below
Environmental impact assessment, including cumulative effects	See paras 3.4-3.5 below
Water environment and flood risk	LCC Flood Risk and Drainage SoCG
Good Design	LCC Transport SoCG Also see para 3.6
Any other potential effects, including on heritage assets, biodiversity, air quality, emissions and contamination	LCC Archaeological SoCG

	LCC Ecology SoCG Defer to NWL on air quality and defer to EA on ground conditions Defer to EA on contamination
Various environmental management plans, both during construction and operation	See para 3.7 below
The dDCO and dMCO, including requirements and discharge mechanisms	See Para 3.8 below

3 Matters not dealt with in other SoCG

- 3.1 The Applicant and LCC agree that the following matters are not addressed in other SoCG and are therefore addressed below:

Principle of development

- 3.2 LCC have no objection to the principle of the development proposed by the DCO and MCO applications subject to the resolution of any outstanding issues referred to in the individual SoCG entered into between the Applicant and LCC.

Economic and social effects

- 3.3 LCC have not considered any assessment of economic and social effects other than that referred to in the Population and Health SoCG.

Environmental impact assessment, including cumulative effects

- 3.4 It is agreed that the Environmental Statement has assessed the development applied for using appropriate methodology (apart from any issues regarding methodology referred to in the individual SoCG between the Applicant and LCC) and includes an assessment of cumulative effects. (LCC still have outstanding matters in other SoCGs that means they cannot yet agree to this statement]

- 3.5 The individual SoCG between the Applicant and LCC identify any disagreements between LCC and the Applicant in respect of the outcome of the assessment. Unless identified in those SoCG LCC are content with the conclusions of those assessments which are relevant to the topics covered by LCC.

Good Design

- 3.6 LCC have not considered the issue of Good Design apart from any issues of highway design covered in the LCC Transport SoCG.

Various environmental management plans, both during construction and operation

3.7 The individual SoCG between the applicant and LCC identify any disagreements between LCC and the Applicant in respect of environmental management plans, both during construction and operation. Unless identified in those SoCG LCC are content with the management plans proposed by the applicant, subject to the inclusion of an appropriately worded Requirement.

The dDCO and dMCO, including requirements and discharge mechanisms

3.8 [To be updated following conclusion of discussions in respect of requirements and protective provisions]

SIGNATURES:

On behalf of the Applicant:

.....
Signature

.....
Name

.....
Position

On behalf of Leicestershire County Council:

.....
Signature

.....
Name

.....
Position