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Planning and Development  
North West Leicestershire District Council  
Council Offices  
Coalville  
Leicestershire  
LE67 3FJ

18<sup>th</sup> July 2019

Dear ██████████

**PLANNING APPLICATION FOR NATURAL GAS REFUELLING STATION WITHIN ZONE B, EAST  
MIDLANDS GATEWAY STRATEGIC RAILWAY INTERCHANGE**

Please find enclosed documentation which combines to comprise a Full application for planning permission for a proposed Natural Gas Refuelling Station, to be located within the Intermodal Area at Zone B of the East Midlands Gateway (EMG) scheme. The East Midlands Gateway Rail Freight Interchange was granted a Development Consent Order (DCO) for a Strategic Rail Freight Interchange (SRFI) in 2016 and construction of the scheme is well underway.

A planning application is submitted because the DCO does not include for a Natural Gas Refuelling Station and, as such, the station is outside of the parameters of the DCO. However, the proposal will form an integral part of the EMG scheme when delivered and consequently the context for this application is set by the EMG development.

This application includes the detailed design of the proposed station and the layout of its plot within the wider Zone B area, as well as the works required to facilitate access to the station from the EMG spine road. But it does not seek approval for matters outside of these; all other Zone B elements are dealt with through the DCO and this application fits within this overarching framework.

In line with the above, the description of development for this application is:

*Erection of Natural Gas Refuelling Station together with ancillary buildings with associated access, service and yard areas and landscaping, within Zone B of the East Midlands Gateway development.*