

**East Midlands Gateway
Phase 2 (EMG2)**

Document DCO 7.6 / MCO 7.6

Examination Issues Tracker

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

EXAMINATION ISSUES TRACKER

(DOCUMENT DCO 7.6 / MCO 7.6)

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1 Introduction

- 1.1 This document relates to the applications for a second phase at East Midlands Gateway Logistics Park (EMG1), being an application for a Development Consent Order (DCO) made by SEGRO Properties Limited (DCO Applicant) and an application for a Material Change Order (MCO) made by SEGRO (EMG) Limited (MCO Applicant). The DCO Applicant and the MCO Applicant are together the "Applicants".
- 1.2 This document has been prepared by the Applicants at the request of the Examining Panel (ExP).
- 1.3 The purpose of this document to report on issues that have emerged from interested party relevant representations during the pre-examination and may subsequently emerge from written representations and hearings during the examination.
- 1.4 This document has been prepared in accordance with the ExP's comments set out in Annex F of the Rule 6 Letter [**PD-010**]. It does not duplicate information in Statements of Common Ground and does not include compulsory acquisition or temporary possession issues as these are contained in the Land Rights Tracker.
- 1.5 Any terms used but not defined in this document shall have the same meaning as in the Glossary accompanying the DCO Application and the MCO Application [**APP-067**].

2 Examination Issues

2.1 The following issues have been identified by the Applicants on the basis set out in paragraph 1.4 above:

Issue ID	Interested Party who raised the issue	Examination library reference to the document where full details of the issue can be found	Applicants' summary of the issue	Examination library reference to the document where full details of the Applicants' response can be found	Summary of the Applicants' response	RAG rating to indicate status and significance
1.	Kegworth Parish Council (KPC)	RR-048M	Visual impact of increased height of cranes and the new warehouse at Plot 16	MCO 7.2 MCO 6.10B / AS-044 to 47	The Applicants directed KPC to the visual renderings in figures 13.1 to 13.3 at Appendix 10B to the ES.	
2.	Kegworth Parish Council (KPC)	RR-048M	Detrimental impact of noise and light pollution from EMG1 on Kegworth residents will be worsened by MCO Scheme	MCO 7.2 MCO 6.7 / AS-035 MCO 6.11 / AS-049	The Applicants directed KPC to the noise and lighting assessments in the ES.	
3.	Kegworth Parish Council (KPC)	RR-048M	Loss of natural environment / habitat at Plot 16	MCO 7.2 MCO 6.9 / AS-039	The Applicants directed KPC to the ecology and biodiversity assessments in the ES.	
4.	Castle Donington	RR-047M	Cumulative effect of the MCO Scheme should be considered alongside other developments,	MCO 7.2	The Applicants directed CDPC to the cumulative	

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	Parish Council (CDPC)		including the DCO Scheme and Isley Woodhouse. Consideration should be given to traffic impacts and potential for rat-running during the construction phase	MCO 6.21 / AS-073	impact assessment in the ES.	
5.	Castle Donington Parish Council (CDPC) <u>Protect Diseworth</u>	RR-047M <u>REP1-236</u>	A community fund should be created for locally effected villages	MCO 7.2 MCO 7.5 / <u>REP1-054</u>	The Applicants confirmed that a community fund would be made available. However, CDPC benefitted from the fund at EMG1. The fund for EMG2 would extend to other areas closest to the EMG2 Scheme, for example Diseworth and not Castle Donington.	
6.	DHL	RR-012	Impacts on traffic on the A453 and J23A of the M1. Seeks a comprehensive review of the traffic and transport routes across the full 24-hour period to reflect	DCO 7.2 / <u>REP1-051D</u> DCO 6.6 / AS-032 DCO 6.6A / <u>REP1-031 to</u>	The Applicants directed DHL to the comprehensive assessment of the impacts on the highway network in Chapter 6 of the ES and the	

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			the nature of DHL's operation and the airport's	049APP-080 to 083 inclusive	appended Transport Assessment.	
7.	Carl Sutton	RR-044	Designation of the Freeport and the emergence of competing logistics interests have opened the floodgates to speculative warehousing. Such development is not plan-led growth with insufficient scrutiny of cumulative impacts	DCO 7.2 / <u>REP1-051D</u> DCO 5.4 / AS-018	The Applicants directed the interested party to the Planning Statement which provides the policy background for the both applications including the status of the emerging local plan.	
8.	Carl Sutton	RR-044	EMG2 differs from the scheme that was originally consulted on	DCO 7.2 / <u>REP1-051D</u> DCO 5.1 / APP-208	The Applicants directed the interested party to the Consultation Report to confirm how the project has been refined by the consultation process.	
9.	Protect Diseworth	RR-025D	No consideration of alternative size buildings	DCO 7.2 / <u>REP1-051D</u> DCO 5.3 / APP-220	The Applicants directed the interested party to the Design Approach Document and	

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				DCO 2.5 / AS-006D DCO 2.6 / APP-040D	Parameters Plan and Illustrative Master Plan.	
10.	Protect Diseworth	RR-025D	Cumulative effects	DCO 7.2 / <u>REP1-051D</u> DCO 6.6A / <u>REP1-031</u> to <u>049APP-080</u> to 083 inclusive DCO 6.21 / AS-073	The Applicants referred to the cumulative assessment in the ES and the Transport Assessment appended to the ES.	
11.	Protect Diseworth	RR-025D	Nuisance	DCO 7.7 / <u>REP1-056</u> DCO 6.7 / AS-035 DCO 6.8 / AS-037 DCO 5.6 / APP-224	The Applicants directed the interested party to the assessments in the ES in respect of Air Quality, Noise and Vibration. No nuisance is anticipated in the Statutory Nuisance Statement.	

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12.	Protect Diseworth	RR-025D REP1-236	Freeport and economic arguments	DCO 7.2 / REP1-051D RR-014 DCO 7.3 / REP1-052 DCO 7.4 / REP1-053 REP1-226	The Applicants explained that the Freeport is best placed to address issues regarding designation_ and directed PD to the Freeport's representation at Deadline 1. Potential benefits and eligibility were also addressed in the Applicants' Post Hearing Submissions (ISH1, Item 6) and the Applicants' Responses to Hearing Action Points (ISH1, AP12).	
13.	Protect Diseworth	RR-025D REP1-236	Development Plan: Local Plan and Neighbourhood Plan	DCO 7.2 / REP1-051D REP1-103 to 105 AS-018	The Applicants noted that the Local Plan process has moved on since relevant representations were submitted. NWLDC has	

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				REP1-227	<p>published updated reports establishing significant need.</p> <p>The Neighborhood Plan is at examination and the Applicants have made representations as part of that process.</p> <p><u>The Applicants directed PD to NWLDC's submission is their Local Impact Report and the Applicants' assessment in its Planning Statement.</u></p>	
14.	Protect Diseworth	RR-025D	Transport and highways	<p>DCO 7.2 / REP1-051D</p> <p>DCO 6.6 / AS-032</p> <p>DCO 6.6A / APP-080 to 083REP1-</p>	The Applicants directed the interested party to the assessments in Chapter 6 of the ES and the Transport Assessment. The Applicants have also submitted a joint	

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				<u>031 to 049</u> inclusive DCO 8.1 / <u>REP1-060D</u> DCO 8.4B ___ / <u>REP1-070</u> DCO 8.5 / <u>REP1-076</u>	position statement with National Highways and SoCGs with the highway authorities.	
15.	CPRE Leicestershire	RR-011D	Impact on the road network. Visual and environmental impact	DCO 7.2 / <u>REP1-051D</u> DCO 6.6 / AS-032 DCO 6.10 / AS-041	The Applicants directed the interested party to the assessments in Chapters 6 and 10 of the ES.	
17.	Katie Smyth	RR-042D	Visual impact of the DCO Scheme, congestion and impact on value of surrounding properties	DCO 7.2 / <u>REP1-051D</u> DCO 6.6 / AS-032	The Applicants explained the policy context for the scheme and that the ES has assessed impacts on nearby residents and properties. The	

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				DCO 6.10 / AS-041	Applicants also explained how the Highway Works were proposed to mitigate the impact of the scheme and would alleviate congestion.	
18.	Chantel A Ellul	RR-033D	Impact on the heritage of Diseworth village and listed buildings	DCO 7.2 / REP1-051D DCO 6.12 / AS-051	The Applicants directed the interested party to the heritage assessment in the ES at Chapter 12.	
19.	Chantel A Ellul	RR-033D	Health implications, including pollution and loss of rural landscape	DCO 7.2 / REP1-051D DCO 6.7 / AS-035 DCO 6.8 / AS-037 DCO 6.17 / AS-065	The Applicants directed the interested party to the assessments of noise, air quality, flooding and population and human health in the ES.	

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20.	John Saunders	RR-039D	Over development and traffic impacts, including safety risks to people living in Kegworth	DCO 7.2 / REP1-051D DCO 6.6 / AS-032 DCO 6.6A / REP1-031 to 049APP-080 to 083 inclusive DCO 6.8 / AS-037 DCO 6.17 / AS-065	The Applicants explained how the M1 will continue to separate Kegworth and the proposals for EMG2. The Applicants also directed the interested party to the transport and air quality assessments in the ES.	
21.	Hilary Tansley	RR-045D	Effects of noise, light and traffic on the village and also the deleterious effects of the traffic on the roads around the village, including J24 of the M1 and the A50 which backs up at most rush hours already, insufficient provision for HGV drivers and the environmental impact of use of the lay-bys in the area is significant	DCO 7.2 / REP1-051D DCO 6.7 / AS-035 DCO 6.6 / AS-032 DCO 6.6A / REP1-031 to 049APP-080 to 083 inclusive	The Applicants explained how no significant long term effects in respect of noise or lighting have been identified in the ES. The Applicants also explained how the proposals will mitigate the traffic impacts	

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				DCO 6.11 / AS-049	through measures to improve capacity.	
22.	Caroline Smith	RR-041D	Impact on Kegworth including larger volumes of traffic and air pollution	DCO 7.2 / REP1-051D DCO 6.6 / AS-032 DCO 6.6A / REP1-031 to 049APP-080 to 083 inclusive DCO 6.8 / AS-037	The Applicants explained how the ES has assessed the likely effects, including consideration of impacts on Kegworth.	
23.	Josaine Cowley	RR-032D	DCO Application is bypassing local planning process	DCO 7.2 / REP1-051D DCO 6.1B / APP-068	The Applicants explained the background to the DCO Application by reference to the section 35 direction issued by the Secretary of State.	

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24.	Josaine Cowley	RR-032D	Whether there is need for more warehousing	DCO 7.2 / REP1-051D DCO 6.5A; APP-078	The Applicants referred to the market analysis supporting the DCO application and the latest emerging information as part of the Local Plan process.	
25.	Josaine Cowley	RR-032D	Local flooding caused by other developments	DCO 7.2 / REP1-051D DCO 6.13 / AS-056	The Applicants directed the interested party to the assessment of flood risk and drainage in Chapter 13 of the ES.	
26.	Andrew Priestley	RR-035D	Impacts of continuous highway works on the local area	DCO 7.2 / REP1-051D DCO 6.6A / REP1-031 to 049APP-080 to 083 inclusive	The Applicants directed the interested party to the transport assessment and modelling.	
27.	Andrew Priestley	RR-035D	EMG2 is not integrated with the SRFI at EMG1 and will be served wholly by road	DCO 7.2 / REP1-051D	The Applicants explained the interaction of EMG2 with the Freeport and	

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					access by air, rail and road.	
28.	Andrew Priestley	RR-035D	Need for B8 floorspace is exaggerated / inconsistent with growth forecasts	DCO 7.2 / REP1-051D DCO 6.5A; APP-078	The Applicants referred to the market analysis supporting the DCO application and the latest emerging information as part of the Local Plan process.	
29.	John Raymond Sutton	RR-036D REP1-280	Pressures on the airport arising from the location of EMG1 and EMG2	DCO 7.2 / REP1-051D RR-014	The Applicants directed the interested party to the Freeport relevant representation regarding the locational benefits and interaction between air, rail and road which supported this location as the only inland freeport.	
30.	John Raymond Sutton	RR-036D REP1-280	Anomalous nature of this nationally disproportionate DCO application in terms of size,	DCO 7.2 / REP1-051D	The Applicants directed the interested party to the section 35 Direction	

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			importance, economic reach and coherence	DCO 6.1B / APP-068	made by the Secretary of State.	
31.	John Raymond Sutton	RR-036D	Lack of evidence as to positive benefits for local people	DCO 7.2 / REP1-051D DCO 5.1 / APP-208	The Applicants reiterated some of the key benefits shown on consultation boards during the pre-application consultation process.	
32.	Darren Philip Collins	RR-031D	Loss of farmland, need and flooding	DCO 7.2 / REP1-051D DCO 6.15 / AS-061 DCO 6.5A; APP-078 DCO 6.13 / AS-056	The Applicants explained the need for the scheme and directed the interested party to relevant assessments in the ES.	
33.	Long Whatton and Diseworth Parish Council	REP1-208 REP1-236	Community park, response to ExQ1-1.4.2, landscape and planting heights	DCO 7.12 REP1-054	The Applicants directed the interested parties its responses to ExQ1-	

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	<u>Protect Diseworth</u>			<u>AS-041</u>	<p><u>1.4.2 and 12.0.9 found at REP1-054 and welcomed the acknowledgement that the Community Park could represent a useable facility and asset for the community.</u></p> <p><u>The Applicants also direct the interested parties to the landscape and visual assessment in Chapter 10 of the ES.</u></p>	
<u>34.</u>	<u>Protect Diseworth</u>	<u>REP1-236</u>	<u>Loss of Best and Most Versatile (BMV) agricultural land</u>	<u>REP1-054</u> <u>REP1-078</u>	<u>The Applicants referred the interested party to its responses to ExQ1 and the position with Natural England set out in the statement of common ground.</u>	

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<u>35.</u>	<u>Protect Diseworth</u>	<u>REP1-236</u>	<u>Veteran tree mitigation</u>	<u>REP1-054</u>	<u>The Applicants referred the interested party to its responses to ExQ1.</u>	
<u>36.</u>	<u>Litton (Donington) Ltd</u>	<u>REP1-248D</u>	<u>Access from finger farm roundabout</u>	<u>DCO 7.12</u>	<u>The Applicants have met with the interested party and confirmed a willingness to continue dialogue to resolve outstanding concerns and enter into a statement of common ground as appropriate.</u>	
<u>37.</u>	<u>Dermot Ryan</u> <u>John Raymond Sutton</u>	<u>REP1-276M</u> <u>REP1-236</u>	<u>Transport, impact on Kegworth, Air Quality and flooding</u>	<u>AS-032</u> <u>AS-037</u> <u>REP1-051D</u>	<u>The Applicants referred to its response to the interested parties' relevant representations and the ES Chapters on Air Quality and Transport.</u>	