

Your Reference
BC0410001 and TR0510002



Our Reference
2774998/TAW1

FAO Examining Panel
National Infrastructure Planning
Temple Quay House
2 The Square
Bristol
BS1 6PN

Gowling WLG (UK) LLP
Two Snowhill
Birmingham
B4 6WR

DX 312501 Birmingham 86

28 July 2026

DEADLINE 6

Dear Examining Panel (ExP)

East Midlands Gateway Phase 2 – BC0410001 (the DCO Application)
Application by SEGRO Properties Limited in respect of a Business and Commercial development comprising a second phase of the SEGRO Logistics Park East Midlands Gateway and highway related development (EMG2)

East Midlands Gateway Phase 1 Material Change Order – TR0510002 (the MCO Application)
Application by SEGRO (EMG) Limited for a material change to the East Midlands Gateway Rail Freight Interchange and Highways Order 2016 (SI 2016/17)

This letter is the response of SEGRO Properties Limited (DCO Applicant) and SEGRO (EMG) Limited (the MCO Applicant), together "the Applicants", to Deadline 6.

Responses to ExQ3

The Applicants' response to the ExP's third written questions is enclosed (DCO 7.21 / MCO 7.21).

Responses to ExP's commentary on, or schedule of changes to, the dDCO and dMCO

The Applicants' response to the commentary on and schedule of changes to the dDCO and dMCO is enclosed (DCO 7.22 / MCO 7.22).

An updated dDCO (clean and tracked) (DCO 3.1 / [REP5-008D]) and updated dMCO (clean and tracked) (MCO 3.1 / [REP5-006M]) are enclosed.

Also enclosed are:

- Schedule of changes to the dDCO (clean and tracked) (DCO 3.4 / [REP5-015D])
- Schedule of changes to the dMCO (clean and tracked) (MCO 3.5 / [REP5-017M])
- Tracked change version of the East Midlands Gateway Rail Freight Interchange and Highways Order 2016 (MCO 3.4 / [REP5-014M])
- Explanatory Memorandum to dDCO (clean and tracked) (DCO 3.2 / [REP5-012D])
- Explanatory Memorandum to dMCO (clean and tracked) (MCO 3.2 / [REP5-010M])

GOWLING WLG (UK) LLP
Registered Office: 4 More London
Riverside, London, SE1 2AU

T: +44 (0)370 903 1000
F: +44 (0)370 904 1099
gowlingwlg.com

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Comments on any submissions received by Deadline 5

The Applicants' response to the submissions received at Deadline 5 is enclosed (DCO 7.20 / MCO 7.20).

Applicants' Updated Statement of Common Ground (SoCG)

The Applicants enclose the following final signed SoCG:

- Lighting SoCG with North West Leicestershire District Council (DCO 8.3D / MCO 8.3D and [REP4-042])
- Landscape SoCG with North West Leicestershire District Council (DCO 8.3F / MCO 8.3F and [REP5-038])
- Heritage SoCG with North West Leicestershire District Council (DCO 8.3G / MCO 8.3G and [REP4-045])
- Archaeology SoCG with Leicestershire County Council (DCO 8.4C / MCO 8.4C and [REP5-040])
- Ecology SoCG with Leicestershire County Council (DCO 8.4D / MCO 8.4D and [REP5-041])

The following updated draft SoCG (clean and tracked) are also enclosed:

- Draft Overarching SoCG with North West Leicestershire District Council (DCO 8.3A / MCO 8.3A and [REP4-039])
- Draft Planning Policy SoCG with North West Leicestershire District Council (DCO 8.3B / MCO 8.3B and [REP04-040])
- Draft Highways and Transport SoCG with Leicestershire County Council (DCO 8.4B / CO 8.4B and [REP5-039])
- Draft Population and Human Health SoCG with Leicestershire County Council (DCO 8.4E / MCO 8.4E and [REP5-042])
- Draft Materials and Waste SoCG with Leicestershire County Council (DCO 8.4F / MCO 8.4F and [REP5-043])
- Draft Flood Risk and Drainage SoCG with Leicestershire County Council (DCO 8.4G / MCO 8.4G and [REP5-044])
- Draft SoCG with National Highways (DCO 8.5 / MCO 8.5 and [REP4-053])
- Draft SoCG with Natural England (DCO 8.7 / MCO 8.7 and REP4-054])
- Draft SoCG with Environment Agency (DCO 8.10 / MCO 8.10 and [REP4-056])
- Draft SoCG with East Midlands Airport (DCO 8.11 / MCO 8.11 and [REP5-048])
- Draft SoCG with Prologis and East Midlands Airport (DCO 8.12 / MCO 8.12 and [REP5-049])

An updated Statement of Commonality (DCO 8.2 / MCO 8.2 and [REP5-036]) is also enclosed.

Any further information submitted by the Applicants

The following other application documents have been updated and are enclosed:

Document Name	Doc. Ref.	Explanation
Parameters plan	DCO 2.5 [AS-006D]	Updated notes to confirm that up to 20% of the floorspace may be provided for advanced manufacturing use to align with the proposed new requirement.
Chapter 13 of the Environmental Statement Flood Risk and Drainage	DCO 6.13 / MCO 6.13 [REP5-025]	Updated to address comments made by the Environment Agency.
Chapter 14 of the Environmental Statement Ground Conditions	DCO 6.14 / MCO 6.14 [REP3-022]	Updated to address comments made by the Environment Agency.

Chapter 17 of the Environmental Statement Population and Human Health	DCO 6.17 / MCO 6.17 [REP4-029]	To replace the version submitted at Deadline 4 which did not show all the tracked changes.
Appendix 3A to the Environmental Statement - Construction Environmental Management Plan (CEMP) (including the Construction Traffic Management Plan (CTMP))	DCO 6.3A [REP4-018D]	Updated CEMP to reflect comments received from and engagement with the Environment Agency. The CTMP has been updated following further engagement with Leicestershire County Council and Litton (Donington) Ltd.
Appendix 6A to the Environmental Statement - Transport Assessment	DCO 6.6A / MCO 6.6A [REP1-031 to REP1-050]	Updated in response to ExQ2 Q19.0.4 and Q19.0.17 and to reflect further discussions with National Highways and Leicestershire County Council.
Appendix 6B to the Environmental Statement - Sustainable Transport Strategy	DCO 6.6B / MCO 6.6B [APP-084]	Updated to reflect further discussions with Leicestershire County Council.
Appendix 6C to the Environmental Statement - Framework Travel Plan	DCO 6.6C / MCO 6.6C [REP4-022]	Updated to reflect further discussions with Leicestershire County Council.
Appendix 9J to the Environmental Statement - Landscape Ecological Management Plan	DCO 6.9J / MCO 6.9J [REP3-043]	Updated to address minor comments from North West Leicestershire District Council and to reference Natural England's standing advice.
Appendix 15C to the Environmental Statement – Soil Management Plan	DCO 6.15C / MCO 6.15C [APP-177]	Updated to address comments from Natural England.
Appendix 18E to the Environmental Statement - Site Waste Management and Materials Plan	DCO 6.18E / MCO 6.18E [APP-190]	Updated to address comments from Leicestershire County Council.

The following new application documents are enclosed:

Document Name	Doc. Ref.	Explanation
Appendix 3A to the Environmental Statement – Addendum to the EMG1 Construction Management Framework Plan	MCO 6.3A	Prepared and submitted to address comments received from and engagement with the Environment Agency.
Technical note on EMG2 PRTM 2023 sensitivity - Kegworth and Castle Donington	DCO 7.23	Prepared and submitted in response to comments from Leicestershire County Council regarding residual impacts on the local road network.

VISSIM Additional Mezzanine Sensitivity Test Modelling Report	DCO 7.24	Prepared and submitted to National Highways, and Leicestershire County Council, in respect of the impacts of mezzanine floorspace to support deletion of the need for a requirement.
CONFIDENTIAL Community Park Badger Plan	DCO 7.25	Provided in response to ExQ3 Q5.0.1.

Finally, we enclose an application documents tracker (clean and tracked) for the DCO (DCO 1.8 and [REP5-004D]) and MCO (MCO 1.7 and [REP5-002M]).

If you have any queries or require anything further, please do not hesitate to contact us.

Yours sincerely



@uk.gowlingwlg.com

Enclosures:

Documents relating to DCO and MCO:

1. Appendix 6A – Transport Assessment – of the Environmental Statement (DCO 6.6A / MCO 6.6A and [REP1-031 to REP1-050])
2. Appendix 6B – Sustainable Transport Strategy – of the Environmental Statement (DCO 6.6B / MCO 6.6B and [APP-084])
3. Appendix 6C – Framework Travel Plan – of the Environmental Statement (DCO 6.6C / MCO 6.6C and [REP4-022])
4. Appendix 9J – Landscape Ecological Management Plan – of the Environmental Statement (DCO 6.9J / MCO 6.9J and [REP3-043])
5. Chapter 13 – Flood Risk and Drainage – of the Environmental Statement (DCO 6.13 / MCO 6.13 and [REP5-025])
6. Chapter 14 – Grounds Conditions – of the Environmental Statement (DCO 6.14 / MCO 6.14 and [REP3-022])
7. Appendix 15C – Soil Management Plan – of the Environmental Statement (DCO 6.15C / MCO 6.15C and [APP-177])
8. Chapter 17 – Population and Human Health – of the Environmental Statement (DCO 6.17 / MCO 6.17 and [REP4-029])
9. Appendix 18E – Site Waste Management and Materials Plan – of the Environmental Statement (DCO 6.18E / MCO 6.18E and [APP-190])
10. Applicants' Response to Deadline 5 Submissions (DCO 7.20 / MCO 7.20)
11. Applicants' Response to the ExP's third written questions (DCO 7.21 / MCO 7.21)
12. Applicants' Response to the ExP's Commentary on, or Schedule of Changes to, dDCO and dMCO (DCO 7.22 / MCO 7.22)
13. Statement of Commonality (DCO 8.2 / MCO 8.2 and [REP5-036])
14. Draft Overarching SoCG with North West Leicestershire District Council (DCO 8.3A / MCO 8.3A and [REP4-039])
15. Draft Planning Policy SoCG with North West Leicestershire District Council (DCO 8.3B / MCO 8.3B and [REP4-040])

16. Final Signed Lighting SoCG with North West Leicestershire District Council (DCO 8.3D / MCO 8.3D and [REP4-042])
17. Final Signed Landscape SoCG with North West Leicestershire District Council (DCO 8.3F / MCO 8.3F and [REP5-038])
18. Final Signed Heritage SoCG with North West Leicestershire District Council (DCO 8.3G / MCO 8.3G and [REP4-045])
19. Draft Highways and Transport SoCG with Leicestershire County Council (DCO 8.4B / CO 8.4B and [REP5-039])
20. Final Signed Archaeology SoCG with Leicestershire County Council (DCO 8.4C / MCO 8.4C and [REP5-040])
21. Final Signed Ecology SoCG with Leicestershire County Council (DCO 8.4D / MCO 8.4D and [REP5-041])
22. Draft Population and Human Health SoCG with Leicestershire County Council (DCO 8.4E / MCO 8.4E and [REP5-042])
23. Draft Materials and Waste SoCG with Leicestershire County Council (DCO 8.4F / MCO 8.4F and [REP5-043])
24. Draft Flood Risk and Drainage SoCG with Leicestershire County Council (DCO 8.4G / MCO 8.4G and [REP5-044])
25. Draft SoCG with National Highways (DCO 8.5 / MCO 8.5 and [REP4-053])
26. Draft SoCG with Natural England (DCO 8.7 / MCO 8.7 and REP4-054])
27. Draft SoCG with Environment Agency (DCO 8.10 / MCO 8.10 and [REP4-056])
28. Draft SoCG with East Midlands Airport (DCO 8.11 / MCO 8.11 and [REP5-048])
29. Draft SoCG with Prologis and East Midlands Airport (DCO 8.12 / MCO 8.12 and [REP5-049])

Documents relating to DCO only:

30. DCO Application Documents Tracker (DCO 1.8 and [REP5-004D])
31. Parameters Plan (DCO 2.5 and [AS-006D])
32. dDCO (clean and tracked) (DCO 3.1 and [REP5-008D])
33. Explanatory Memorandum to dDCO DCO 3.2 and [REP5-012D])
34. Schedule of changes to the dDCO (DCO 3.4 and [REP5-015D])
35. Appendix 3A – Construction Environmental Management Plan (CEMP) (including the Construction Traffic Management Plan (CTMP)) – of the Environmental Statement (DCO 6.3A / MCO 6.3A [REP4-018D])
36. Technical Note on EMG2 PRTM 2023 – Kegworth and Castle Donington (DCO 7.23)
37. VISSIM Additional Mezzanine Sensitivity Test Modelling Report (DCO 7.24)
38. **CONFIDENTIAL** Community Park Badger Plan (DCO 7.25)

Documents relating to MCO only:

39. MCO Application Documents Tracker (MCO 1.7 and [REP5-002M])
40. dMCO (clean and tracked) (MCO 3.1 and [REP5-006M])
41. Explanatory Memorandum to dMCO (clean and tracked) (MCO 3.2 and [REP5-010M])
42. Tracked change version of the East Midlands Gateway Rail Freight Interchange and Highways Order 2016 (MCO 3.4 and [REP5-014M])
43. Schedule of changes to the dMCO (clean and tracked) (MCO 3.5 and [REP5-017M])
44. Appendix 3A to the Environmental Statement – Addendum to the EMG1 Construction Management Framework Plan (MCO 6.3A)