

Document DCO 8.3D/MCO 8.3D

Statement of Common Ground between the Applicants and North West Leicestershire District Council (relating to Lighting)

June 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	5
5. MCO	8
6. Conclusions	10
Signatures	11
Appendix – Record of Engagement	12

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	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. Together with an upgrade to the EMG1 substation and provision of a Community Park.	DCO Works Nos. 1 to 5 including Further Works as described in the draft DCO (Document DCO 3.1). DCO Works Nos. 20 and 21 including relevant Further Works as described in the draft DCO (Document DCO 3.1).
Highway Works	Works to the highway network: the A453 EMG2 access junction works (referred to as the EMG2 Access Works); 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.	DCO Works Nos. 6 to 19 including relevant Further Works as described in the draft DCO (Document DCO 3.1).
MCO Application made by the MCO Applicant for the MCO Scheme		
EMG1 Works	Additional warehousing development on Plot 16 together with works to increase the 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.	MCO Works Nos. 3A, 3B, 5A, 5B, 5C, 6A 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 Panel in examining the applications for the DCO and MCO by providing an understanding of the status of discussions or negotiations between the Applicants 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 Applicants") and (2) North West Leicestershire District Council ("NWLDC").

2.2 NWLDC enters into this SoCG in its capacity as Local Planning Authority.

2.3 A record of the engagement between the Applicants and NWLDC in relation to lighting 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 The approach taken to the assessment of the effects of lighting by the Applicant in preparing the Environmental Statement ("ES") which accompanies its applications for a DCO and MCO;

3.2.2 The relevant environmental zone on which the assessment of lighting effects is to be based;

3.2.3 The suitability of the proposed lighting (type of lighting);

3.2.4 The suitability of the lighting calculations that have been undertaken;

3.2.5 The suitability of the lighting baseline surveys; and

3.2.6 The suitability of the receptor identification within Chapter 11: Lighting of the ES (Document DCO 6.11 and MCO 6.11).

3.3 This SoCG records those matters which are agreed and, if appropriate, any matters that are not agreed and still under discussion between the Applicants and NWLDC in relation to lighting.

3.4 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

3.5 Within the following tables a Red Amber Green (RAG) status has been applied as follows:

(a) **green** indicates a matter agreed;

(b) **amber** indicates a matter that is under discussion and/or further work is being completed; and

(c) **red** indicates a matter not agreed.

Reference Number	Matter	Application Document	Applicants' Position	Interested Party's Position	Status	Date
Lighting						
4.1	Assessment of Environmental Zone	ES Chapter 11: Lighting, Section 11.5, Paragraph 11.5.3 – 11.5.7, Table 11.9 (Reference. REP3-016)	The DCO application and surrounding area is an E2 environmental zone and that this should inform the assessment of lighting effects. The assessment of the environmental zone is based on an on-site lighting survey and desktop assessment using guidance from Institution of Lighting Professionals (ILP) GN01:2021 and PLG04:2013, this included: - On-site illuminance measurements (to measures the levels of lighting within the EMG2 Main Site) - Night-time photography (to visual context to the illuminance measurements and to evidence the existing lighting) - A review of third party sources including NWLDC maps, CPRE mapping and Satellite imagery (to assist in assessing the character of the areas against the environmental zone definitions from ILP GN01:2021)	The DCO application and surrounding area is an E2 environmental zone and that this should inform the assessment of lighting effects. The assessment of the environmental zone is based on an on-site lighting survey and desktop assessment using guidance from Institution of Lighting Professionals (ILP) GN01:2021 and PLG04:2013, this included: - On-site illuminance measurements (to measures the levels of lighting within the EMG2 Main Site) - Night-time photography (to visual context to the illuminance measurements and to evidence the existing lighting) - A review of third party sources including NWLDC maps, CPRE mapping and Satellite imagery (to assist in assessing the character of the areas against the environmental zone definitions from ILP GN01:2021)	Agreed	07/04/2026

4.2	Lighting Effect Methodology and Approach	ES Chapter 11: Lighting, Section 11.2 (Reference. REP3-016)	The methodology and approach taken for the assessment of lighting effect in ES Chapter 11 is appropriate and acceptable. The methodology for the lighting assessment is based on guidance from ILP PLG04 and the Design Manual for Roads and Bridges V11 LA 104 as is assessed against the obtrusive light requirements from ILP GN01:2021 and GN08:2023.	The methodology and approach taken for the assessment of lighting effect in ES Chapter 11 is appropriate and acceptable. The methodology for the lighting assessment is based on guidance from ILP PLG04 and the Design Manual for Roads and Bridges V11 LA 104 as is assessed against the obtrusive light requirements from ILP GN01:2021 and GN08:2023.	Agreed	07/04/2026
4.3	Assessment and Mitigation	ES Chapter 11: Lighting, Section 11.5 (Reference. REP3-016)	The information detailed within ES Chapter 11 and within the supporting appendices (type of lighting, the proposed mitigation, the identified receptors, the baseline assessment, and the lighting calculations) is acceptable.	The information detailed within ES Chapter 11 and within the supporting appendices (type of lighting, the proposed mitigation, the identified receptors, the baseline assessment, and the lighting calculations) is acceptable.	Agreed	07/04/2026
4.4	Lighting Assessment Conclusions	ES Chapter 11: Lighting, Section 11.5 (Reference. REP3-016)	The outcomes of the lighting assessment are appropriate and acceptable.	The outcomes of the lighting assessment are appropriate and acceptable.	Agreed	07/04/2026
4.5	Matters Under Discussion	dDCO (Reference. REP2-008D)	NWLDC's Local Impact Report ('LIR') (Ref. REP1-103/REP1-104/R) sought sought comfort that the building facades closest to Diseworth would not be illuminated. The applicants have responded to this by amending dDCO Requirement 14 to make specific reference to this.	The specific amendment to Requirement 14 was sought in respect of the lighting impacts from a landscape and visual perspective, rather than an amenity issue from an environmental protection perspective. Notwithstanding this, NWLDC is satisfied with the amended wording to Requirement 14 which now incorporates the additional wording which was	Agreed	16/06/2026

				requested and identified within NWLDC's LIR.		
4.6	Matters of Disagreement	n/a	There are no matters of disagreement between the Applicants and NWLDC.	There are no matters of disagreement between the Applicants and NWLDC.	Agreed	07/04/2026

Reference Number	Matter	Application Document	Applicants' Position	Interested Party's Position	Status	Date
Lighting						
5.1	Assessment of Environmental Zone	ES Chapter 11: Lighting, Section 11.5, Paragraph 11.6.2 – 11.6.6, Table 11.9 (Reference. REP3-016)	The MCO application and surrounding area is an E2 environmental zone and that this should inform the assessment of lighting effects. The assessment of the environmental zone is based on an on-site lighting survey and desktop assessment using guidance from Institution of Lighting Professionals (ILP) GN01:2021 and PLG04:2013, this included: - On-site illuminance measurements (to measures the levels of lighting within the MCO Site) - Night-time photography (to visual context to the illuminance measurements and to evidence the existing lighting) - A review of third party sources including NWLDC maps, CPRE mapping and Satellite imagery (to assist in assessing the character of the areas against the environmental zone definitions from ILP GN01:2021)	The MCO application and surrounding area is an E2 environmental zone and that this should inform the assessment of lighting effects. The assessment of the environmental zone is based on an on-site lighting survey and desktop assessment using guidance from Institution of Lighting Professionals (ILP) GN01:2021 and PLG04:2013, this included: - On-site illuminance measurements (to measures the levels of lighting within the MCO Site) - Night-time photography (to visual context to the illuminance measurements and to evidence the existing lighting) - A review of third party sources including NWLDC maps, CPRE mapping and Satellite imagery (to assist in assessing the character of the areas against the environmental zone definitions from ILP GN01:2021)	Agreed	07/04/2026

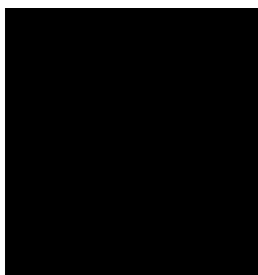
5.2	Lighting Effect Methodology and Approach	ES Chapter 11: Lighting, Section 11.2 (Reference. REP3-016)	The methodology and approach taken for the assessment of lighting effect in ES Chapter 11 is appropriate and acceptable. The methodology for the lighting assessment is based on guidance from ILP PLG04 and the Design Manual for Roads and Bridges V11 LA 104 as is assessed against the obtrusive light requirements from ILP GN01:2021 and GN08:2023.	The methodology and approach taken for the assessment of lighting effect in ES Chapter 11 is appropriate and acceptable. The methodology for the lighting assessment is based on guidance from ILP PLG04 and the Design Manual for Roads and Bridges V11 LA 104 as is assessed against the obtrusive light requirements from ILP GN01:2021 and GN08:2023.	Agreed	07/04/2026
5.3	Assessment and Mitigation	ES Chapter 11: Lighting, Section 11.6 (Reference. REP3-016)	The information detailed within ES Chapter 11 and within the supporting appendices (type of lighting, the proposed mitigation, the identified receptors, the baseline assessment, and the lighting calculations) is acceptable.	The information detailed within ES Chapter 11 and within the supporting appendices (type of lighting, the proposed mitigation, the identified receptors, the baseline assessment, and the lighting calculations) is acceptable.	Agreed	07/04/2026
5.4	Lighting Assessment Conclusions	ES Chapter 11: Lighting, Section 11.6 (Reference. REP3-016)	The outcomes of the lighting assessment are appropriate and acceptable.	The outcomes of the lighting assessment are appropriate and acceptable.	Agreed	07/04/2026
5.5	Matters of Disagreement	n/a	There are no matters of disagreement between the Applicants and NWLDC.	There are no matters of disagreement between the Applicants and NWLDC.	Agreed	07/04/2026
5.6	Matters Under Discussion	n/a	There are no matters still under discussion between the Applicants and NWLDC.	There are no matters still under discussion between the Applicants and NWLDC.	Agreed	07/04/2026

6 Conclusions

- 6.1 The Applicants and NWLDC confirm that all lighting matters under discussion in relation to the Scheme have been agreed as recorded in the tables in sections 4 and 5 above.

SIGNATURES:

On behalf of the Applicants:

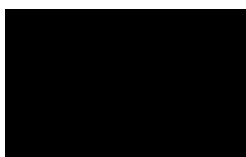


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Signature



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Name

On behalf of North West Leicestershire District Council:



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Signature



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Name

APPENDIX
RECORD OF ENGAGEMENT

Date	Form of engagement	Summary of matters dealt with
18/11/2024 - 21/11/2024	Email	The assessment of the DCO application, MCO application and the surrounding area as an E2 environmental zone is agreed, and therefore this has informed the assessment of lighting effects of the Scheme. The NWLDC Environmental Protection Team stated satisfaction with the approach to be taken for the lighting assessment as outlined within the email from DFL-UK dated 18/11/2024.
17/02/2025 – 14/03/2025	Email	The NWLDC Environmental Protection Team reviewed the Draft Lighting ES Chapter provided at this preliminary stage and sent comments to their Planning Department. They agree with the approach detailed for lighting, however going forwards expect to see “full details of the lighting design to accompany the theory”. In response, further information contained within the appendices to the draft Chapter 11: Lighting of the ES was sent to the Environmental Protection Team. This included: Appendix 11a Lighting Strategy, Appendix 11b Lighting Baseline Assessment, Appendix 11c Lighting Receptor Locations, Appendix 11d Obtrusive Light Calculations. In response to this additional information the NWLDC Environmental Protection Team stated satisfaction with the appendices provided on the lighting measurements, receptors and type of lighting, and had no comments Chapter 11: Lighting of the ES based on this information.

February to June 2026	Examination	Discussion has continued during the examination by way of the ExP Questions, hearing sessions and responses to reach an agreement on all technical aspects.
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