

Deadline 7 Submission by National Highways Limited – Response to ExP’s request for Further Information dated 20 August 2026 and Closing Summary

Application by Segro Properties Ltd for an Order granting Development Consent for the Extension of Freeport, the second phase of East Midlands Gateway and East Midlands Gateway Rail Freight Interchange Material Change Order

Planning Inspectorate Reference Number: BC0410001 /TR0510002

1. Introduction

- 1.1 This document is submitted by National Highways ("**NH**") for Deadline 7 in respect of application by **Segro Properties Ltd ("Applicant")** for an order granting development consent for **the East Midlands Gateway 2** project ("**DCO**") and **East Midlands Gateway Rail Freight Interchange ("MCO")**. The Applicant seeks development consent for proposed authorised developments described in Schedule 1 of the draft DCO ("**Authorised Development**").
- 1.2 This document provides responses to the ExPs' questions set out in the request for further information dated 20th August 2026.

2. National Planning Policy Framework

- 2.1 NH has no comments to make by way of advice to the ExP in respect of the implications of the updated version of the NPPF published on 17 August 2026.

3. Traffic Modelling

- 3.1 As the ExP suggests in the request for further information dated 20 August 2026, the differences within the Without Development Flows on the associated spreadsheets are due to the use of two different data sets, namely the 2019 and 2023 data sets; hence, differences are to be expected.
- 3.2 NH has no concerns with extracted traffic flows used for the assessment where the Applicant has used an agreed PRTM base model, agreed forecasting assumptions and agreed the methodology to extract and apply flows from the parent PRTM to the other tier models; namely VISSIM and the standalone junction models.

4. Protective Provisions

- 4.1 NH confirms that a form of Protective Provisions has been agreed between the parties, subject to signature, which expected before the close of the examination.

5. Summary

- 5.1 As the Protective Provisions was the only remaining issue between NH and the Applicant at the previous deadline, following signature before the end of the examination, NH will be completely satisfied and withdraw its final objection. All other previous objections to the proposed development have been withdrawn,
- 5.2 NH confirms its support for the Applicant's proposed works on the SRN, which are evidenced to both mitigate the impacts of the proposed development on the SRN and provide the foundation for a strategic solution to congestion and safety problems at M1 J24 and the surrounding area, paving the way for further economic growth.

National Highways Limited
1 September 2026