

National Infrastructure Planning
c/o QUADIENT
69 Buckingham Avenue
Slough
SL1 4PN

Date: 1st September 2026
My Ref: [REDACTED]
Your ref: BC0410001/TR0510002
Contact: [REDACTED]
Phone: 0116 305 7198
Email: [REDACTED]@leics.gov.uk

Dear Sirs

Application by SEGRO Properties Limited for an order granting consent for the East Midlands Gateway Phase 2 (BC0410001) and East Midlands Rail Freight Interchange Material Change (TR0510002)

Deadline 7 submission

Rule 17 - request for further information [PD-033] dated 20th August 2026

Leicestershire County Council (LCC) has considered the updated version of the National Planning Policy Framework (NPPF) published on Monday 17th August 2026 and its relevance to the EMG2 applications. LCC raises no material concerns that it would wish to draw to the Examining Panel's (ExP) attention. On balance, LCC are content that the emerging position reached and as reflected in the Statements of Common Ground (SoCG) between LCC and the Applicant remain appropriate.

Traffic Modelling

Further commentary is requested by the ExP of the Applicant as to the perceived discrepancies between [REP1-043, pdf page 98ff] and [REP6A-003D]. This is due to the use of PRTM 2019 and PRTM 2023 datasets as indicated by the ExP. Noting this potential risk and uncertainty it could cause, LCC had advised that the Applicant undertake a comprehensive review and update to relevant assessments using data from PRTM 2023 such as relevant chapters of the Environmental Statement. This was not undertaken.

It is positive that from a transport perspective the strategic assessment and infrastructure proposals on the Strategic Road Network have been tested and validated through PRTM 2023 and on which LCC have based their assessments and review. LCC is aware that

Growth, Environment and Transport Department
Leicestershire County Council, County Hall, Glenfield, Leicestershire LE3 8RJ
Telephone: 0116 305 0001 Fax: 0116 305 0006 Minicom: 0116 305 0007
Email: highwayscustomerservices@leics.gov.uk

Director, Ann Carruthers

clarification and updates have been requested by the ExP under [PD-032] and specifically the section '*PRTM 2023 and VISSIM traffic modelling updates and implications for other topic areas*' to consider a comprehensive assessment update within other disciplines and therefore this may still be undertaken by the Applicant.

With specific regard to potential highway impacts of the latest approach and assessment undertaken this is based on data derived from PRTM2023 which is considered to present a robust and appropriate methodology. LCC's remaining concerns over the residual impact of development on the Local Road Network (LRN) is based on the interpretation of the modelling outputs and results rather than the validity of the data and figures provided. LCC is therefore satisfied that the observed discrepancies between older reports based on PRTM2019 data does not raise concerns with LCC over the suitability of highway assessment or validity of the results.

Traffic in Kegworth and Castle Donington – implications for population and human health

Please find below suggested wording of a requirement as requested:

Prior to commencement of development a “monitor and manage” strategy shall be submitted to the Local Planning Authority and agreed in consultation with the Local Highway Authority. This Strategy shall detail how traffic through the villages of Castle Donington and Kegworth will be monitored. The Strategy should define links and junctions to be monitored, monitoring intervals, trigger thresholds, and a schedule of mitigation measures to be implemented to deter traffic from the development from routeing through the villages should this be required. The full cost and implementation of the Strategy shall be borne by the Applicant.

Summary and signposting

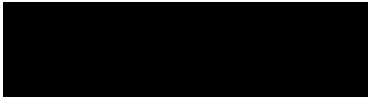
The outstanding concerns of LCC are reflected in relevant SoCG between LCC and the Applicant. Notably these include Highways and Transport matters, and Population and Public Health. In summary, matters not agreed are:

1. Safeguarding – whilst LCC respects the ExP position on CIL compliance of the proposed requirement, it remains concerned that in the absence of land being safeguarded for future dualling of the A453 this could preclude delivery of wider growth. Requirement 31 Safeguarded Land [REP2-009D] justification statement [REP4-060D] provided in response to ExP request at ISH3 [REP4-060D, REP6-089].
2. Impact of development in the villages of Castle Donington and Kegworth – as described above, LCC would welcome consideration by the ExP of inclusion of a monitor and manage requirement [REP3-058, REP4-060D, REP6-089].

3. Assessment of impacts on Population and Public Health – LCC remains of the view that Environmental Statement Chapter 17 should be updated to reflect traffic modelling and the associated impact on vulnerable receptors [REP6-089].

We hope that this information is helpful to the ExP.

Yours faithfully

A large black rectangular box redacting the signature of the Head of the Growth Service.A black rectangular box redacting the name of the Head of the Growth Service.

Head of the Growth Service