



Planning Inspectorate

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

Customer Services: 0303 444 5000
Email:
for the DCO:
emgateway2@planninginspectorate.gov.uk
for the MCO:
EMG1MaterialChange@planninginspectorate.gov.uk

The applicants

Your Ref:

Our Ref: DCO: BC0410001
MCO: TR0510002

Date: 4 September 2026

Dear Sir/ Madam

The Infrastructure Planning (Examination Procedure) Rules 2010 – rule 17
Application by SEGRO Properties Limited, for an order granting development consent for a scheme comprising the East Midlands Gateway Phase 2 (EMG2)

The Infrastructure Planning (Changes to, and Revocation of, Development Consent Orders) Regulations 2011 – regulation 44
Application by SEGRO (EMG) Limited, for an order making material changes to the previously approved East Midlands Gateway Rail Freight Interchange and Highway Order 2016

Request for further information

We are writing under rule 17 of the Infrastructure Planning (Examination Procedure) Rules 2010 and regulation 44 of The Infrastructure Planning (Changes to, and Revocation of, Development Consent Orders) Regulations 2011.

In our Rule 17 letter of 20 August 2026 [\[PD-033\]](#) the Examining Panel (ExP) asked the applicants a number of questions about traffic flows on the A453 past the EMG2 main site. In that letter the ExP also made the point that “the ExP would expect the applicants to respond to Protect Diseworth’s submission at D7”.

The ExP has failed to find information in the deadline 7 submissions in this regard in response to [\[REP6-099D\]](#). The ExP wishes to see the applicants’ response to the assertion that traffic on the A453 would exceed the nominal capacity of that road as a single carriageway and of the effect of the proposed toucan crossing on traffic delays.

The ExP appreciates that these are only two of the points set out in [\[REP6-099D\]](#) and would like a full response to all the points raised.

Furthermore, in the ‘[Applicants’ covering letter for response to Deadline 7](#)’ appendix on traffic modelling the applicants have provided details of traffic flows along the A453 and the turning movements at the Hunters Road roundabout.

Unfortunately, in comparing the figures on this, the ExP is struggling to see any alignment between the turning counts and the traffic flow tables even considering the caveats given at the end of the two tables. Could the applicants please explain the relationship between the tables and the turning counts. From the previous point, the applicants should understand that the ExP is concerned that the proposed development could lead to queuing back to the Finger Farm roundabout on the A453, particularly with the toucan crossing, and thus lead to highway safety issues.

Responses should be submitted by **deadline 8 (9 September 2026)**.

Other interested parties may also wish to respond to this request.

Yours faithfully

Robert Jackson

Robert Jackson
Lead member of the panel of Examining Inspectors

This communication does not constitute legal advice.

Please view our ['Privacy Notice'](#) before sending information to The Planning Inspectorate.