

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

9 September 2026

DEADLINE 8

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 8.

Comments on any submissions received by Deadline 7

The Applicants' response to the submissions received at Deadline 7 is enclosed (DCO 7.29 / MCO 7.29).

Response to Rule 17 Letter dated 4 September 2026

The Applicants' response to the Protect Diseworth (PD) (Transport Report) Deadline 6 submission [REP6-099D] has been provided within the Applicants' response to the submissions received at Deadline 7 (DCO 7.29 / MCO 7.29).

In relation to PD's assertion that traffic on the A453 would exceed the nominal capacity of that road as a single carriageway, and the effect of the proposed Toucan crossing on traffic delay, the Applicants' response to PD's Transport's report (PD's report paragraphs 3.1 to 3.3, and 3.4 to 3.13) is set out in DCO 7.29 / MCO 7.29. That response confirms that the nominal capacity of the A453 would not be exceeded, and that the EMG2 site access roundabout, Finger Farm Roundabout, and the Toucan crossing, all operate satisfactorily, and hence safely.

In relation to the ExP's question raised regarding the alignment between the turning counts and the traffic flow tables, the following were provided within the Appendix to Applicants' Deadline 6 covering letter [REP7-001]:

- Two-way link flows for the A453 which show vehicle flows along the A453 to the north of the EMG2 main site, both east and west of the access roundabout (as requested in [PD-033]); and

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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- Turning flows for the A453 / Beverley Road / EMG2 access junction.

The numbers correlate when the relevant turning flows are added together to provide the link flow. For example, in the 2038 AM WoD scenario to the west of the A453 / Beverley Road / EMG2 access junction the table has the figure 1444. 1444 is the sum of the following:

- Eastbound flow approaching the junction: 36 (left turning to Beverley Road) + 811 (ahead) = 847
- Westbound flow leaving the junction: 16 (right turning from Beverley Road) + 581 (ahead) = 597

To assist the ExP in this regard the link flows have been added onto the flow diagrams for the A453 / Beverley Road / EMG2 access junction. Colour coding has been added to then aid the calculation in the manner of the example shown above. The updated diagrams are appended to this letter.

SoCGs

The Applicants enclose the following final SoCG which have now been signed:

- Environment Agency (DCO 8.10 / MCO 8.10 and [REP7-060])
- Litton (Donington) Ltd (DCO 8.13 / MCO 8.13 and [REP7-066])

The Applicants confirm, for the avoidance of doubt, that the signed versions are the same as the versions submitted at Deadline 7.

The Applicants further enclose the final agreed and signed Planning Policy SoCG with North West Leicestershire District Council (NWLDC) (DCO 8.3B / MCO 8.3B and [REP7-049]). A number of changes have been agreed with NWLDC since the version submitted at Deadline 7.

An updated Statement of Commonality (clean and tracked) (DCO 8.2 / MCO 8.2 and [REP7-046]) is also enclosed. The statement is up to date as of 12pm today.

The Applicants confirm that a revised draft SoCG was sent to East Midlands International Airport Limited / East Midlands Airport Property Investments (Industrial) Limited / Prologis UK 121 Limited / Prologis UK Limited on 31 August 2026. No response was received until 2.17pm today, when a revised version was received inviting the Applicants to agree the same. However, given that the response was received on the day of the deadline itself, the Applicants have not had adequate opportunity to review and consider the proposed revisions. In the circumstances, the ExP is respectfully asked to treat the draft SoCG submitted by the Applicants at Deadline 7 as their final version.

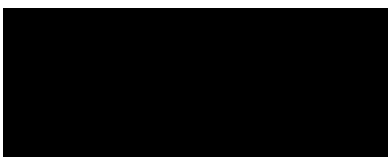
Application Documents Trackers

We enclose an application documents tracker (clean and tracked) for the DCO (DCO 1.8 and REP7-008D) and MCO (MCO 1.7 and REP7-006M).

Finally, as requested by the ExP, we enclose a new word version of the draft DCO (DCO 3.1 and [REP7-010D]) and Validation Report (DCO 3.3 and [REP7-018D]). We confirm that no changes have been made to the draft DCO that was submitted at Deadline 7.

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

Yours sincerely



@uk.gowlingwlg.com

Appendix: Traffic Modelling Diagrams (A453 at EMG2 site frontage)

Enclosures:Documents relating to DCO and MCO:

1. Applicants' response to the submissions received at Deadline 7 (DCO 7.29 / MCO 7.29)
2. Statement of Commonality (clean and tracked) (DCO 8.2 / MCO 8.2 and [REP7-046])
3. Planning Policy SoCG with North West Leicestershire District Council (DCO 8.3B / MCO 8.3B and [REP7-049])
4. Environment Agency SoCG (DCO 8.10 / MCO 8.10 and [REP7-060])
5. Litton (Donington) Ltd SoCG (DCO 8.13 / MCO 8.13 and [REP7-066])

Documents relating to DCO only:

6. DCO Application Documents Tracker (DCO 1.8 and [REP7-008D])
7. Draft DCO (Word version) (DCO 3.1 / [REP7-010D])
8. Validation Report for draft DCO (DCO 3.3 and [REP7-018D])

Documents relating to MCO only:

9. MCO Application Documents Tracker (MCO 1.7 and [REP7-006M])

Appendix

Traffic Modelling Diagrams (A453 at EMG2 site frontage)

A453 W - Two Way	
WoD	1308
WD (Ex Mezz)	1433
WD (Inc Mezz)	N/A
WD + MHi (Ex Mezz)	1544
WD + MHi (Inc Mezz)	N/A

A453 W - Eastbound	
WoD	748
WD (Ex Mezz)	846
WD (Inc Mezz)	N/A
WD + MHi (Ex Mezz)	992
WD + MHi (Inc Mezz)	N/A

A453 W - Westbound	
563	WoD
587	WD (Ex Mezz)
N/A	WD (Inc Mezz)
552	WD + MHi (Ex Mezz)
N/A	WD + MHi (Inc Mezz)

ALL	
WoD	Without Development
WD (Ex Mezz)	With Development, inc 100,000sqm GFA mezz, but inc mitigation
WD (Inc Mezz)	With Development, inc 200,000sqm GFA mezz, but inc mitigation
WD + MHi (Ex Mezz)	With Development, inc 100,000sqm GFA mezz & inc mitigation
WD + MHi (Inc Mezz)	With Development, inc 200,000sqm GFA mezz & inc mitigation

A453 West Arm				
WD + MHi (Inc Mezz)	WD + MHi (Ex Mezz)	WD (Inc Mezz)	WD (Ex Mezz)	WoD
N/A	46	N/A	30	33
N/A	761	N/A	664	712
N/A	185	N/A	152	0

WoD	0	0	0
WD (Ex Mezz)	24	3	131
WD (Inc Mezz)	N/A	N/A	N/A
WD + MHi (Ex Mezz)	25	7	142
WD + MHi (Inc Mezz)	N/A	N/A	N/A

Hunters Road			
N/A	N/A	N/A	WD + MHi (Inc Mezz)
16	7	116	WD + MHi (Ex Mezz)
N/A	N/A	N/A	WD (Inc Mezz)
11	3	86	WD (Ex Mezz)
13	0	105	WoD

384	384	N/A	375	N/A
548	552	N/A	511	N/A
0	516	N/A	537	N/A
WoD	WD (Ex Mezz)	WD (Inc Mezz)	WD + MHi (Ex Mezz)	WD + MHi (Inc Mezz)

A453 E - Eastbound	
WoD	817
WD (Ex Mezz)	881
WD (Inc Mezz)	N/A
WD + MHi (Ex Mezz)	1019
WD + MHi (Inc Mezz)	N/A

A453 E - Westbound	
932	WoD
1452	WD (Ex Mezz)
N/A	WD (Inc Mezz)
1423	WD + MHi (Ex Mezz)
N/A	WD + MHi (Inc Mezz)

A453 E - Two Way	
1749	WoD
2333	WD (Ex Mezz)
N/A	WD (Inc Mezz)
2442	WD + MHi (Ex Mezz)
N/A	WD + MHi (Inc Mezz)



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Waterfront House, Station Street, Nottingham NG2 3DQ
T: 0115 924 1100

Project		East Midlands Gateway Phase 2		Drawing Title	
Drawn	CC	Approved	PW	Flows at Site Access - (PRIM 2023) 2028 Assessment year AM Peak	
Checked	CC	Date	07.09.26	Project Number	220500

A453 W - Two Way	
WtD	1058
WD (Ex Mezz)	1282
WD (Inc Mezz)	N/A
WD + Mlt (Ex Mezz)	1419
WD + Mlt (Inc Mezz)	N/A

A453 W - Eastbound	
WtD	491
WD (Ex Mezz)	621
WD (Inc Mezz)	N/A
WD + Mlt (Ex Mezz)	602
WD + Mlt (Inc Mezz)	N/A

A453 W - Westbound	
WtD	567
WD (Ex Mezz)	761
WD (Inc Mezz)	N/A
WD + Mlt (Ex Mezz)	817
WD + Mlt (Inc Mezz)	N/A

A453 West Arm				
WD + Mlt (Inc Mezz)	WD + Mlt (Ex Mezz)	WD (Inc Mezz)	WD (Ex Mezz)	WtD
N/A	28	N/A	28	25
N/A	537	N/A	448	466
N/A	37	N/A	44	0

WtD	0	0	0
WD (Ex Mezz)	144	4	564
WD (Inc Mezz)	N/A	N/A	N/A
WD + Mlt (Ex Mezz)	153	6	607
WD + Mlt (Inc Mezz)	N/A	N/A	N/A

Hunters Road			
N/A	N/A	N/A	WD + Mlt (Inc Mezz)
54	7	145	WD + Mlt (Ex Mezz)
N/A	N/A	N/A	WD (Inc Mezz)
44	2	168	WD (Ex Mezz)
25	0	116	WtD

↑	110	127	N/A	123	N/A
←	542	573	N/A	610	N/A
↓	0	226	N/A	216	N/A
WtD	WD (Ex Mezz)	WD (Inc Mezz)	WD + Mlt (Ex Mezz)	WD + Mlt (Inc Mezz)	



A453 E - Eastbound	
WtD	582
WD (Ex Mezz)	1179
WD (Inc Mezz)	N/A
WD + Mlt (Ex Mezz)	1289
WD + Mlt (Inc Mezz)	N/A

A453 E - Westbound	
WtD	652
WD (Ex Mezz)	926
WD (Inc Mezz)	N/A
WD + Mlt (Ex Mezz)	949
WD + Mlt (Inc Mezz)	N/A

A453 E - Two Way	
WtD	1234
WD (Ex Mezz)	2105
WD (Inc Mezz)	N/A
WD + Mlt (Ex Mezz)	2238
WD + Mlt (Inc Mezz)	N/A

S11	
WtD	With Development, inc 200,000sqm GFA mezz, but not integration
WD (Ex Mezz)	With Development, inc 200,000sqm GFA mezz, but not integration
WD (Inc Mezz)	With Development, inc 200,000sqm GFA mezz, but not integration
WD + Mlt (Ex Mezz)	With Development, inc 200,000sqm GFA mezz, but not integration
WD + Mlt (Inc Mezz)	With Development, inc 200,000sqm GFA mezz, but not integration



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Project				Drawing Title	
East Midlands Gateway Phase 2				Flows at Site Access - (PRTM 2023) 2028 Assessment year PM Peak	
Drawn	CC	Approved	PW	Project Number	
Checked	CC	Date	07.09.26		
				220500	

A453 W - Two Way	
WoD	1444
WD (Ex Mezz)	1502
WD (Inc Mezz)	N/A
WD + Mlt (Ex Mezz)	1254
WD + Mlt (Inc Mezz)	1639

A453 W - Eastbound	
WoD	847
WD (Ex Mezz)	895
WD (Inc Mezz)	N/A
WD + Mlt (Ex Mezz)	1018
WD + Mlt (Inc Mezz)	1043

A453 W - Westbound	
597	WoD
607	WD (Ex Mezz)
N/A	WD (Inc Mezz)
535	WD + Mlt (Ex Mezz)
596	WD + Mlt (Inc Mezz)

A453 West Arm				
WD + Mlt (Inc Mezz)	WD + Mlt (Ex Mezz)	WD (Inc Mezz)	WD (Ex Mezz)	WoD
32	24	N/A	31	36
790	810	N/A	730	811
221	184	N/A	154	0

WoD	0	0	0
WD (Ex Mezz)	24	0	134
WD (Inc Mezz)	N/A	N/A	N/A
WD + Mlt (Ex Mezz)	25	6	142
WD + Mlt (Inc Mezz)	29	0	178

Site Access

Hunters Road			
13	7	97	WD + Mlt (Inc Mezz)
7	0	145	WD + Mlt (Ex Mezz)
N/A	N/A	N/A	WD (Inc Mezz)
13	0	105	WD (Ex Mezz)
16	0	104	WoD

396	387	N/A	405	356
581	570	N/A	504	554
0	489	N/A	523	608
WoD	WD (Ex Mezz)	WD (Inc Mezz)	WD + Mlt (Ex Mezz)	WD + Mlt (Inc Mezz)

→

A453 E - Eastbound	
WoD	915
WD (Ex Mezz)	949
WD (Inc Mezz)	N/A
WD + Mlt (Ex Mezz)	1097
WD + Mlt (Inc Mezz)	1065

Toucan Crossing

A453 E - Westbound	
977	WoD
1446	WD (Ex Mezz)
N/A	WD (Inc Mezz)
1432	WD + Mlt (Ex Mezz)
1518	WD + Mlt (Inc Mezz)

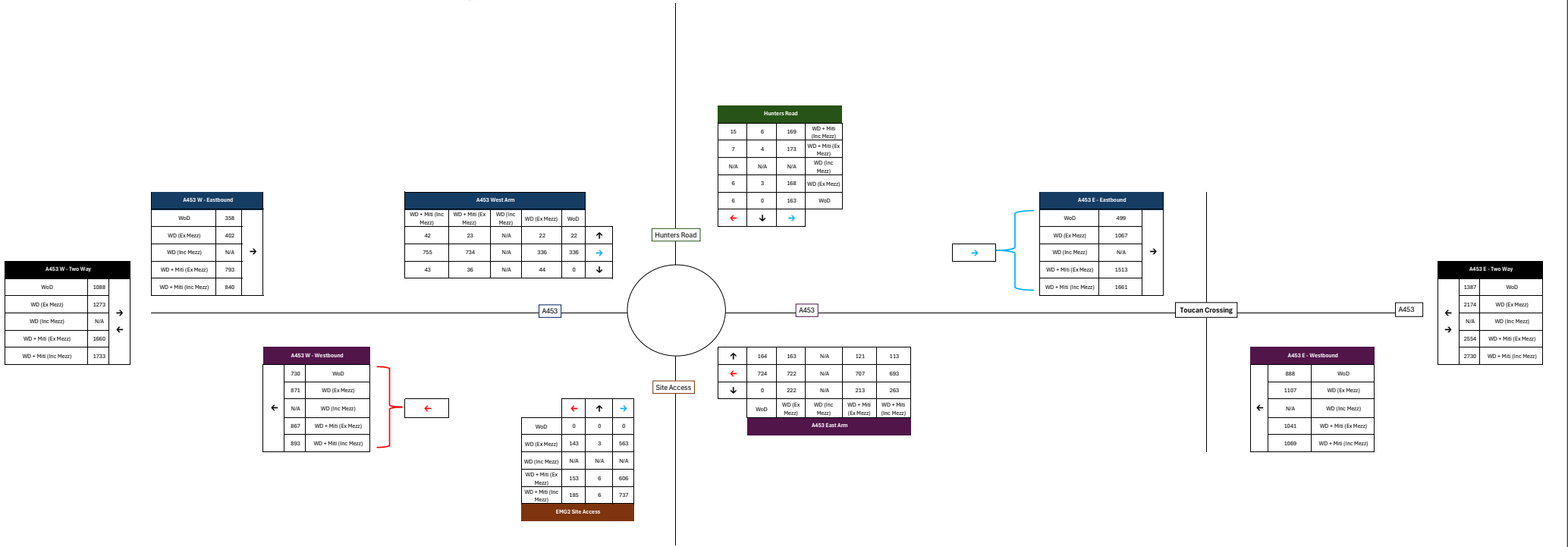
A453 E - Two Way	
1802	WoD
2398	WD (Ex Mezz)
N/A	WD (Inc Mezz)
2529	WD + Mlt (Ex Mezz)
2583	WD + Mlt (Inc Mezz)

G11	
WoD	Without Development
WD (Ex Mezz)	With Development, inc 100,000sqm GFA, Mezz, but not mitigation
WD (Inc Mezz)	With Development, inc 200,000sqm GFA, Mezz, but not mitigation
WD + Mlt (Ex Mezz)	With Development, inc 100,000sqm GFA, Mezz & Mlt mitigation
WD + Mlt (Inc Mezz)	With Development, inc 200,000sqm GFA, Mezz & Mlt mitigation



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Checked	CC	Date	07.09.26		
				220500	



G11	
WdD	Without Development
Wd (Ex Mezz)	With Development, inc. 100,000sqm GFA mezz. and site mitigation
Wd (Inc Mezz)	With Development, inc. 200,000sqm GFA mezz. and site mitigation
Wd + Mlt (Ex Mezz)	With Development, inc. 100,000sqm GFA mezz. & site mitigation
Wd + Mlt (Inc Mezz)	With Development, inc. 200,000sqm GFA mezz. & site mitigation



A CAF GROUP COMPANY

Nottingham
Waterfront House, Station Street, Nottingham NG2 3DQ
T: 0115 924 1100

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