

Planning Inspectorate

Reference: OR-0009074/01

Customer reference:

BC0410001 and TR0510002

07 September 2026

To whom it may concern

ENVIRONMENT AGENCY DEADLINE 8 RESPONSE.

**EAST MIDLANDS GATEWAY PHASE 2 AND EAST MIDLANDS GATEWAY RAIL
FREIGHT INTERCHANGE MATERIAL CHANGE**

This response constitutes the Environment Agency's Deadline 8 response.

We have reviewed the submitted documentation at Deadlines 7 for the East Midlands Gateway Phase 2 and East Midlands Gateway Rail Freight Interchange Material Change. Following our review, we have responded to the outstanding issues raised within our Relevant Representation [[RR-016D](#)] (dated 09 January 2026, ref. XA/2026/100513/01-01) and [[RR-051M](#)] (dated 09 January 2026, ref. XA/2026/100514/01-01) below.

The Applicant has submitted the updated A CEMP [[REP7-037D](#)] and Appendix F: Water Framework Directive (WFD) Screening [[REP7-041](#)] documents into the examination at Deadline 7 that were previously agreed at Deadline 6 regarding Water Quality 24. We now consider all issues raised in our Relevant Representation responses [[RR-016D](#)] and [[RR-051M](#)] to be resolved.

For our response, we have provided the following appendices consisting of:

- [Appendix A](#):
 - Summary of our position

Yours faithfully



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Appendix A: Summary of our position

East Midlands Gateway Phase 2

Topic	SOCG reference Item	Issue	RAG
GWCL	1	Requirement 22.	Item Resolved
GWCL	2	Contamination reporting.	Item Resolved
GWCL	3	Incorrect referencing.	Item Resolved
GWCL	4	Unexpected contamination protocol procedures.	Item Resolved
GWCL	5	Additional Pollution and contamination control measures.	Item Resolved
GWCL	6	SuDS monitoring.	Item Resolved
GWCL	7	Drainage maintenance details.	Item Resolved
GWCL	8	Foundation Works Risk Assessment.	Item Resolved
GWCL	9	Additional penstock valve information.	Item Resolved
GWCL	10	PFAS groundwater monitoring	Item Resolved
GWCL	11	Dewatering.	Item Resolved
GWCL	12	Pollution Prevention Controls.	Item Resolved
Biodiversity	13	Inclusion of Biodiversity Gain Requirement legislation.	Item Resolved
Biodiversity	14	Construction and operation impacts on other species.	Item Resolved
Biodiversity	15	CEMP biosecurity measures.	Item Resolved
Biodiversity	16	Water vole and Otter surveys.	Item Resolved
Biodiversity	17	Pre-construction surveys.	Item Resolved
Biodiversity	18	Installation timings of otter halts.	Item Resolved
Biodiversity	19	Watercourse buffer zones.	Item Resolved
WQ	20	Requirement 11,17 and 18.	Item Resolved
WQ	21	Firewater management.	Item Resolved
WQ	22	OEMP.	Item Resolved
WQ	23	Surface water drainage strategy.	Item Resolved
WQ	24	Water quality monitoring.	Item Resolved
WQ	25	Foul water disposal strategy.	Item Resolved
WQ	26	Fuel and oil mitigation measures.	Item Resolved
WQ	27	Concrete mitigation measures.	Item Resolved
WQ	28	Wheel wash water.	Item Resolved

WQ	29	Emergency preparedness and response plan.	Item Resolved
WQ	30	PFAS and solar panels.	Item Resolved
WQ	31	Trench installations methodology.	Item Resolved
WQ	32	Surface water runoff rate.	Item Resolved
WQ	33	Flocculants and water management.	Item Resolved
Flood Risk	34	Flood risk resilience.	Item Resolved
Waste	35	Waste management measures.	Item Resolved

Material Change Order

Topic	Item	Comment	RAG
GWCL	36	Foundation works risk assessment.	Item Resolved
GWCL	37	Penstock valve.	Item Resolved
GWCL	38	PFAS contamination.	Item Resolved
GWCL	39	PFAS testing.	Item Resolved
GWCL	40	Draft CEMP.	Item Resolved
WQ	41	Penstock valves and maintenance regime.	Item Resolved
WQ	42	Surface water run off discharges.	Item Resolved
WQ	43	Surface water run off discharge permit.	Item Resolved
WQ	44	Water quality monitoring.	Item Resolved
WQ	45	Foul water strategy.	Item Resolved
WQ	46	Concrete mitigation measures.	Item Resolved
WQ	47	Wheel washing facilities.	Item Resolved
WQ	48	Solar PV PFAS.	Item Resolved
WQ	49	Installation of service trenches.	Item Resolved
WQ	50	Flocculants and water management.	Item Resolved
Flood Risk	51	Flood modelling.	Item Resolved
Waste	52	Waste management.	Item Resolved