

**East Midlands Gateway  
Phase 2 (EMG2)**

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ENVIRONMENTAL STATEMENT

**Volume 2 Technical Appendices**

Appendix 21A

# Identification of Other Development

July 2025

# 21

The East Midlands Gateway Phase 2  
and Highway Order 202X and The East Midlands Gateway  
Rail Freight and Highway (Amendment) Order 202X

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## Appendix 21A: Identification of Other Developments

Other development* details								Stage 1		Stage 2			
ID	Application Ref.	Location	Description of development	Developer	Distance from EMG2	Status	Tier	Within ZOI?	Progress to Stage 2?	Overlap in temporal scope?	Scale and nature of development likely to have a significant impact?	Other factors	Progress to Stage 3/4?
1a	15/00015/FULM and 17/00366/VCIM	Land at Sawley Crossroads	Regional distribution centre totalling 59,058 sq.m. with outline planning permission in place for further logistics development of 60,000 sq.m.	Aldi	2.5km to north of EMG1 Works	Aldi's RDC completed; period for submission of RM on remainder of site now expired	Tier 1	Falls within ZOI for socio-economic, landscape, lighting, population and human health, materials and waste, and major accidents and disasters	Yes	Completed development	n/a	n/a	No
1b	24/01200/FULM	Land at Sawley Interchange, adj to Aldi Distribution Centre, Tamworth Road	Employment building (Use Class B2/B8) with total floorspace of 59,910 sq.m.	PLP/Indurent Management Limited	2.5km to north of EMG1 Works	Application currently with NWLDC for consideration	Tier 1	Falls within ZOI for socio-economic, landscape and visual, lighting, population and human health, materials and waste, major accidents and distasters	Yes	Yes, likely overlap for construction and operational phases	Yes, potential significant impacts, although these are limited to potential socio-economic, lighting and population and human health aspects	n/a	Yes
2	18/01115/FUL	Site of Former Sawley Crossroads Service Station	Construction of 5 no. light industrial buildings with a total floorsapce of 448 sq.m.	SS Haulage (Derby) Ltd	2.5km to north of EMG1 Works	Extant planning permission (see 22/01159/CLP) certifying that planning permission lawfully implemented	Tier 1	Falls within ZOI for socio-economic, landscape and visual, lighting, population and human health, materials and waste, and major accidents and disasters	Yes	No known dates for construction or operation	No, small scale employment development below applied thresholds	n/a	No
3	20/00316/OUTM and 22/00954/REMM and 24/00575/VCIM	Land at Netherfields Lane, Sawley	4no. Logistics buildings with a total floorspace of 77,480sq.m.	Newlands Developments	2.5km to north of EMG1 Works	Extant planning permission (see 24/00547/CLE) certifying that planning permission lawfully implemented	Tier 1	Falls within ZOI for socio-economic, landscape and visual, lighting, population and human health, materials and waste, and major accidents and disasters	Yes	Yes, likely overlap for construction and operational phases	Yes, potential significant impacts, although these are limited to potential socio-economic, lighting, and population and human health aspects	n/a	Yes
4	19/01496/OUT / APP/G2435/W22/3292404 and 24/00074/REMM	Land south of Jct 1 of the A50, Castle Donington	Employment development of up to 92,500sq.m. (E(g), B2, B8)	Indurent	2km to north-west of EMG1 Works	Outline planning permission with first RM ganted in March 2025	Tier 1	Falls within ZOI for socio-economic, ecology, landscape and visual, lighting, cultural heritage, population and human health, materials and waste, and major accidents and disasters	Yes	Yes, likely overlap for construction and operational phases	Yes, potential significant impacts, although these are limited to potential socio-economic, ecology, and population and human health aspects	n/a	Yes
5a	18/02227/FULM and 22/01939/VCUM	Land at East Midlands Point (Junction 23A)	3 no. office buildings with total floorspace of 6,523 sq.m.	Litton Property Group	Immediately adj. to Order Limits at A453 Finger Farm roundabout	Extant planning permission (see 23/01532/CLE) certifying that planning permission lawfully implemented	Tier 1	Falls within ZOI for all assessed environmental aspects with regard to EMG2 Main Site	Yes	No known dates for construction or operation	No, small scale employment development below applied thresholds	n/a	No
5b	22/01116/FULM	Land at East Midlands Point (Junction 23A)	4 no. E(g)/B2/B8 units with total floorspace of 3,927 sq.m.	Litton Property Group	Immediately adj. to Order Limits at A453 Finger Farm roundabout	Application currently with NWLDC for consideration	Tier 1	Falls within ZOI for all assessed environmental aspects with regard to EMG2 Main Site	Yes	Yes, likely overlap for construction and operational phases	No, small scale employment development below applied thresholds	n/a	No
6	09/01226/OUTM and 16/00465/VCUM and various RM approvals	Land North and South of Park Lane, Castle Donington	Residential development of up to 895 dwellings and 6.07ha of employment	Miller Homes and Clowes Development (UK) Limited	2.5km to north-west of EMG2 Main Site	u/c	Tier 1	Falls within ZOI for socio-economic, landscape and visual, lighting, population and human health, materials and waste, and major accidents and disasters	Yes	Expected completion of development by 2027 prior to construction start of EMG2	n/a	n/a	No
7	n/a	Land North and South of Park Lane, Castle Donington	Residential development of approx. 1,076 dwellings	Consortium of developers including Clowes Developments (UK) Ltd, Redrow Homes Ltd and Wilson Enterprises Ltd	2.5km to north-west of EMG2 Main Site	Draft Local Plan allocation	Tier 3	Falls within ZOI for socio-economic, landscape and visual, lighting, population and human health, materials and waste, and major accidents and disasters	Yes	Yes, potential overlap of construction phases; EMG2 likely to be occupied prior to full completion of residential development	Yes, potential significant impacts, although these are limited to potential socio-economic and lighting aspects	n/a	Yes
8	16/00394/REMM	Land adj 90 Ashby Road, Kegworth	Residential development of 110 dwellings	Hallam Land	Immediately adj. to Order Limits for Highways Works	Not clear whether permission remains extant	Tier 3	Falls within ZOI for all assessed environmental aspects with regard to highway works	Yes	Yes, potential overlap of construction phases; EMG2 likely to be occupied prior to full completion of residential development	Residential development below applied threshold where significant environmental impacts are likely to arise	Land remains safeguarded for HS2	No
9	14/00541/OUTM, 19/1757/REMM and 19/00878/REMM	Adj. to Computer Centre and J24, Packington Hill, Kegworth	Residential development of 141 dwellings	Trustees Of Curzon Coaker Settlement	Immediately adj. to Order Limits for Highways Works	Not clear whether permission remains extant	Tier 3	Falls within ZOI for all assessed environmental aspects with regard to highway works	Yes	Yes, potential overlap of construction phases; EMG2 likely to be occupied prior to full completion of residential development	Residential development below applied threshold where significant environmental impacts are likely to arise	Land remains safeguarded for HS2	No

## Appendix 21A: Identification of Other Developments

10	23/01712/FULM	Donington Park Service Area, Jct 23A (Moto Services Solar Farm)	Ground-mounted solar farm with a generation capacity of 7.15MW	Moto	Immediately adj. to EMG2 Main Site	Extant planning permission	Tier 1	Falls within ZOI for all assessed environmental aspects with regard to EMG2 Main Site	Yes	Yes, likely overlap for operational phase	Potential for significant impacts given proximity, although these are limited to potential ecology, landscape and visual, and lighting aspects	n/a	Yes
11	n/a	Donington Park Racetrack	Various racing events throughout the year; annual Download Festival		3km to west of EMG2 Main Site	Existing business	Tier 1	Falls within ZOI for socio-economic, lighting, population and human health, and materials and waste, and ZOI for major accidents and disasters	Yes	Existing use taken into account in baseline	n/a	n/a	No
12	n/a	Isley Woodhouse	Residential development of approx. 4,500 dwelling and 23,000 sq.m. of employment floorspace	Harworth Estates and Caesarea	2km to west of EMG2 Main Site	Draft Local Plan allocation	Tier 3	Falls within ZOI for socio-economic, ecology, landscape and visual, lighting, cultural heritage, population and human health, and materials and waste, and ZOI for major accidents and disasters	Yes	Yes, likely overlap for construction and operational phases with Local Plan anticipating completion of 1,900 dwellings and 4,600sq.m. employment floorspace by 2040	Yes, potential significant impacts, although these are limited to potential socio-economic, ecology, landscape and visual, and lighting aspects	n/a	Yes
13	n/a	Land West of Hilltop Farm, Castle Donington	Circa 6,000sq.m. of offices and 11,850sq.m. of B2/small scale B8	Clowes Developments	2km to north-west of EMG2 Main Site	Draft Local Plan allocation	Tier 3	Falls within ZOI for socio-economic, ecology, landscape and visual, lighting, cultural heritage, population and human health, materials and waste, and major accidents and disasters	Yes	Yes, likely overlap for construction and operational phases	Yes, potential significant impacts, although these are limited to potential socio-economic, ecology, lighting, and population and human health aspects	n/a	Yes
14	n/a	Land north of Derby Road (A6), Kegworth	Circa 30,000sq.m. of B2/small scale B8	The Curzon Coaker Trust and CHC Coaker Children's Settlement	Immediately adj. to Order Limits for Highways Works	Draft Local Plan allocation	Tier 3	Falls within ZOI for all assessed environmental aspects with regard to highway works	Yes	Yes, likely overlap for construction and operational phases	Yes, potential significant impacts, although these are limited to potential socio-economic, ecology, landscape and visual, lighting, and population and human health aspects	Land remains safeguarded for HS2	Yes
15	n/a	Land north of Remembrance Way (A453)	Circa 40,000sq.m. of B2/small scale B8	The Curzon Coaker Trust and CHC Coaker Children's Settlement	Immediately adj. to Order Limits for Highways Works	Draft Local Plan allocation	Tier 3	Falls within ZOI for all assessed environmental aspects with regard to highway works	Yes	Yes, likely overlap for construction and operational phases	Yes, potential significant impacts, although these are limited to potential socio-economic, ecology, landscape and visual, lighting, and population and human health aspects	Land remains safeguarded for HS2	Yes
16	n/a	East Midlands Airport and Gateway Industrial Cluster (EMAGIC) - excluding EMG1 and EMG2	Freeport designation for logistics and advanced manufacturing space	Freeport and EMA	1-2km to west of EMG2 Main Site	Freeport designation	Tier 3	Falls within ZOI for socio-economic, ecology, landscape and visual, lighting, cultural heritage, population and human health, and materials and waste, and ZOI for major accidents and disasters	Yes	Yes, potential overlap of construction and operational phases	Yes, potential significant impacts, although these are limited to potential socio-economic, ecology, landscape and visual, lighting, and population and human health aspects	n/a	Yes
17	22/01339/LDO	Ratcliffe-on-Soar Power Station (Freeport designation)	Redevelopment of power station site for 810,000sq.m. of employment floorspace including up to 180,000 sq.m. of B8, energy storage and generation, and neighbourhood centre	Uniper	3km to north-east of EMG1 Works and Highway Works at Jct 24 M1	Local Development Order granted July 2023	Tier 1	Falls within ZOI for socio-economic, landscape and visual, lighting, population and human health, and materials and waste, and ZOI for major accidents and disasters	Yes	Yes, likely overlap for construction (including demolition) and operational phases	Yes, potential significant impacts, although these are limited to potential socio-economic, and population and human health aspects	n/a	Yes
18	n/a	East Midlands Intermodal Park (EMIP) (Freeport designation)	Strategic Rail Freight Interchange	Goodman	18km to west of EMG2	Freeport designation	Tier 3	Falls within ZOI for socio-economic, population and human health, and materials and waste, and ZOI for major accidents and disasters	Yes	No known dates for construction or operation	No detailed proposals and uncertain delivery timescales; given distance to proposals unlikely to result in significant adverse effects	n/a	No
19	n/a	Oaklands Farm Solar Project, Rosliston Road, south of Drakelow Power Station	Solar farm and associated battery energy storage system with generating capacity of over 50MW	Oaklands Farm Solar Ltd	23km south-west of EMG2 Main Site	DCO application; examination completed; awaiting recommendation	Tier 1	Falls within ZOI for socio-economic, population and human health, and materials and waste, and ZOI for major accidents and disasters, but unlikely to result in significant cumulative effects with regard to these environmental aspects	No	n/a	n/a	n/a	No

## Appendix 21A: Identification of Other Developments

20	P/14/1833/2 and various RM approvals for both housing and employment	Garendon Park Development (West of Loughborough SUE)	Sustainable Urban Extension to Loughborough comprising 3,200 homes and 16ha of employment land	Persimmon and William Davis	5km to south-east of EMG2 Main Site	Outline planning permission and various RM approvals; draft Local Plan allocation (LUC2 and ES4)	Tier 1	Falls within ZOI for socio-economic, population and human health, and materials and waste, and ZOI for major accidents and disasters	Yes	Yes, likely overlap for construction and operational phases	Yes, potential significant impacts, although these are limited to potential socio-economic effects	n/a	Yes
21	P/08/2048/2 and P/19/1370/2	Dishley Grange, Derby Road, Loughborough	Erection of three office buildings with a total floorspace of 1,885sq.m. and two B2/B8 units with a total floorspace of 2,765sq.m.	Brackley Property Development	5km to south-east of EMG2 Main Site	RM approval; draft Local Plan allocation ES5	Tier 1	Falls within ZOI for socio-economic, population and human health, and materials and waste, and ZOI for major accidents and disasters	Yes	No known dates for construction or operation	No, small scale employment development below applied threshold	n/a	No
22	P/23/1065/2	Land west of Tickow Lane, Shepshed	Residential development of 400 dwellings	The Trustees of the Grace Dieu & Longcliffe Estats	5km to south-east of EMG2 Main Site	Application currently for consideration with CBC; draft Local Plan allocation HA34	Tier 1	Falls within ZOI for socio-economic, landscape and visual, population and human health, and materials and waste, and ZOI for major accidents and disasters	Yes	Yes, likely overlap for construction and operational phases	Residential development below applied threshold where significant environmental impacts are likely to arise	n/a	No
23	n/a	Land at Oakley Road, Shepshed	Residential development of 133 dwellings		5km to south-east of EMG2 Main Site	Draft Local Plan allocation HA33	Tier 3	Falls within ZOI for socio-economic, population and human health, and materials and waste, and ZOI for major accidents and disasters	Yes	Yes, likely overlap for construction and operational phases	Residential development below applied threshold where significant environmental impacts are likely to arise	n/a	No
24	n/a	Land north of Hallamford Road and West of Shepshed	Residential developemnt of 250 dwellings		5km to south-east of EMG2 Main Site	Draft Local Plan allocation HA35	Tier 3	Falls within ZOI for socio-economic, population and human health, and materials and waste, and ZOI for major accidents and disasters	Yes	Yes, likely overlap for construction and operational phases	Residential development below applied threshold where significant environmental impacts are likely to arise	n/a	No