

Document DCO 5.1B / MCO 5.1B

Consultation Report

Appendix 18 Part 3 of 4

OCTOBER 2025

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

Appendix 18 - Site Notices, Maintenance Log, Plan and Photographs

EMG2 Proof of Posting Site Notices

Unknown & General Site Notice Posting – 27/06/2025

Notice Reference	Notice Type	Description	Method	Proof of Service
EMG2_GEN_1	General	///deed.indulgent.song	☒ Fixed	Name: <i>Hayden Kowalewski</i> Signature: <i>H Kowalewski</i> Time: 14:02 Photo Number: 3,4
EMG2_UNK_1- 1	Unknown	///lobbed.moves.perfumed	☒ Fixed	Name: <i>Hayden Kowalewski</i> Signature: <i>H Kowalewski</i> Time: 16:00 Photo Number: 29,31
EMG2_UNK_1- 2	Unknown	///simulations.systems.alarming	☒ Fixed	Name: <i>Hayden Kowalewski</i> Signature: <i>H Kowalewski</i> Time: 13:52 15:55 Photo Number: 26 26,28
EMG2_GEN_2	General	///bagpipes.glaze.surnames	☒ Fixed	Name: <i>HDA</i> Signature: <i>HDA</i> Time: 18:52 Photo Number: 28:50 1,2

EMG2 Proof of Posting Site Notices

Unknown & General Site Notice Posting – 27/06/2025

Notice Reference	Notice Type	Description	Method	Proof of Service
EMG2_UNK_2-1	Unknown	///reflector.respects.defeat	☒ Fixed	Name: Hayden Kowalewski Signature: H Kowalewski Time: 16:57 Photo Number: 42, 43
EMG2_UNK_2-2	Unknown	///washing.parent.moderated	☒ Fixed	Name: Hayden Kowalewski Signature: H Kowalewski Time: 16:49 Photo Number: 539, 40
EMG2_GEN_3	General	///wedge.throat.land	☒ Fixed	Name: Hayden Kowalewski Signature: H Kowalewski Time: 14:15 Photo Number: 8, 9
EMG2_UNK_3	Unknown	///about.spaceship.brightly	☒ Fixed	Name: Hayden Kowalewski Signature: H Kowalewski Time: 14:10 Photo Number: 6, 7

EMG2 Proof of Posting Site Notices

Unknown & General Site Notice Posting – 27/06/2025

Notice Reference	Notice Type	Description	Method	Proof of Service
EMG2_GEN_4	General	///about.spaceship.brightly	☒ Fixed	Name: Hayden Kowalewski Signature: H Kowalewski Time: 14:10 Photo Number: 5, 7
EMG2_GEN_5	General	///arch.dwarf.jingles	☒ Fixed	Name: Hayden Kowalewski Signature: H Kowalewski Time: 14:20 Photo Number: 10, 11
EMG2_GEN_6	General	///vitamins.flipper.surcharge	☒ Fixed	Name: Hayden Kowalewski Signature: H Kowalewski Time: 14:26 Photo Number: 12, 13
EMG2_GEN_7	General	///estate.subplot.branded	☒ Fixed	Name: Hayden Kowalewski Signature: H Kowalewski Time: 15:23 Photo Number: 18, 19

EMG2 Proof of Posting Site Notices

Unknown & General Site Notice Posting – 27/06/2025

Notice Reference	Notice Type	Description	Method	Proof of Service
GEN_8	General	///upsetting.changing.baking	☒ Fixed	Name: Hayden Kowalewicz Signature: H Kowalewicz Time: Photo Number:
EMG2_GEN_8	General	///forever.glow.grudging	☒ Fixed	Name: Hayden Kowalewicz Signature: H Kowalewicz Time: 14:54 Photo Number: 17, 18, 16
EMG2_GEN_9	General	///noting.guidebook.highs	☒ Fixed	Name: Hayden Kowalewicz Signature: H Kowalewicz Time: 14:39 Photo Number: 14, 15
EMG2_GEN_10	General	///reflector.respects.defeat	☒ Fixed	Name: Hayden Kowalewicz Signature: H Kowalewicz Time: 16:57 Photo Number: 41, 43

EMG2 Proof of Posting Site Notices

Unknown & General Site Notice Posting – 27/06/2025

Notice Reference	Notice Type	Description	Method	Proof of Service
EMG2_GEN_11	General	///washing.parent.moderated	☒ Fixed	Name: Hayden Kowalewski Signature: <i>[Handwritten Signature]</i> Time: 16:49 Photo Number: 38, 40
EMG2_GEN_12	General	///action.power.operating	☒ Fixed	Name: Hayden Kowalewski Signature: <i>[Handwritten Signature]</i> Time: 15:38 Photo Number: 22, 23
EMG2_GEN_13	General	///tenure.aware.studio	☒ Fixed	Name: Hayden Kowalewski Signature: <i>[Handwritten Signature]</i> Time: 15:33 Photo Number: 20, 21
EMG2_GEN_14	General	///shopping.pretty.upstarts	☒ Fixed	Name: Hayden Kowalewski Signature: <i>[Handwritten Signature]</i> Time: 15:46 Photo Number: 24, 25

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Notice Reference	Notice Type	Description	Method	Proof of Service
EMG2_GEN_15	General	///simulations.systems.alarming	☒ Fixed	Name: Hayden Kowalewicz Signature: H Kowalewicz Time: 15:58 Photo Number: 27, 28
EMG2_GEN_16	General	///lobbed.moves.perfumed	☒ Fixed	Name: Hayden Kowalewicz Signature: H Kowalewicz Time: 16:00 Photo Number: 30, 31
EMG2_GEN_17	General	///bikers.glossed.aliend	☒ Fixed	Name: Hayden Kowalewicz Signature: H Kowalewicz Time: 32, 33 Photo Number: 16:12
EMG2_GEN_18	General	///piglet.flap.instincts	☒ Fixed	Name: Hayden Kowalewicz Signature: H Kowalewicz Time: 16:33 Photo Number: 36, 37

EMG2 Proof of Posting Site Notices

Unknown & General Site Notice Posting – 27/06/2025

Notice Reference	Notice Type	Description	Method	Proof of Service
EMG2_GEN_19	General	///dreamers.airbag.elevates	☒ Fixed	Name: Hayden Kowalski Signature: H Kowalski Time: 34.35 Photo Number: 16.22

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Our Ref: Cons-GEN

27 June 2025

East Midlands Gateway Phase 2 (EMG2) Proposals for a second phase of SEGRO Logistics Park East Midlands Gateway (EMG1)

Additional Consultation from 1 July 2025 to 29 July 2025

Our Proposals

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We propose to make two applications for EMG2 at the same time in Summer 2025 – an application for a development consent order (DCO) for the **EMG2 Works** and the **Highway Works** and an application for a material change order (MCO) to the EMG1 DCO for the **EMG1 Works**.

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Since then, we have undertaken further technical work on our proposals and used comments received to help refine them. As a result, we are proposing to make a number of changes to EMG2, which we are undertaking additional consultation upon. All the draft application documents consulted upon earlier this year have been updated and are being provided for comment. In addition, the following new or updated draft documents will be available for comment:

Registered Office
1 New Burlington Place, London, W1S 2HR
Registered Number 448911 England and Wales

30 cze 2025 13:52:07
34 Long Holden
Leicestershire
England



30 cze 2025 13:52:16
Long Holden
Leicestershire
England



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1, New Burlington Place, Registered Office
Registered Number: 449111 England and Wales
London, W1S 2HR

30 cze 2025 14:02:40
81 West End
Long Whetton
Leicestershire
England



30 cze 2025 14:02:45
81 West End
Long Whatton
Leicestershire
England

SEGRO

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30 cze 2025 14:10:24
9 Grimes Gate
Diseworth
Leicestershire
England

SEGRO

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Two Friargate
Station Square
Coventry CV1 2GN

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T: +44(0)2475 529730

To the Unknown Owner, Lessee, Tenant and / or Occupier
of the Land shown tinted pink on the plan attached to and
to all other persons having, claiming or enabled to sell any
current estate or interest in the land specified

Our Ref: UNK_03

27 June 2025

East Midlands Gateway Phase 2 (EMG2) Proposals for a second phase of SEGRO Logistics Park East Midlands Gateway (EMG1) **Additional Consultation from 1 July 2025 to 29 July 2025**

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30 cze 2025 14:10:28
9 Grimes Gate
Diseworth
Leicestershire
England



30 cze 2025 14:10:32
9 Grimes Gate
Diseworth
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England



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Registered Office
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30 cze 2025 14:15:13
2 Linthwaite Court
Diseworth
Leicestershire
England



30 cze 2025 14:15:25
2 Linthwaite Court
Diseworth
Leicestershire
England



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30 cze 2025 14:20:03
81 West End
Long Whetton
Leicestershire
England



30 cze 2025 14:20:07
81 West End
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England



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81 West End
Long Whetton
Leicestershire
England



30 cze 2025 14:25:37
81 West End
Long Whatton
Leicestershire
England

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Registered Office
1 New Burlington Place, London, W1S 2HR
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30 cze 2025 14:39:08
101 Beverley Road
Castle Donington
Leicestershire
England

A453

LEONARDO
Hotel

30 cze 2025 14:39:11
101 Beverley Road
Castle Donington
Leicestershire
England



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Registered Office
1 New Burlington Place, London, W1S 2HR
Registered Number 448911 England and Wales

30 cze 2025 14:54:32
Leicestershire
England





SEGRO Properties Limited
SEGRO (EMG) Limited
12th Floor
Two Friargate
Station Square
Coventry CV1 2GN

SEGRO.com
T: +44(0)2475 529730

Our Ref: Cons-GEN

27 June 2025

East Midlands Gateway Phase 2 (EMG2)
Proposals for a second phase of SEGRO Logistics Park East Midlands Gateway (EMG1)

Additional Consultation from 1 July 2025 to 29 July 2025

Our Proposals

Our vision is to create a multi-unit state-of-the-art logistics and advanced manufacturing development delivering over 3 million sq. ft. of warehousing and advanced manufacturing on land within the East Midlands Freeport and creating circa. 4,000 new jobs and investment of over £325 million into the local area. EMG2 is comprised of the following elements:

- **EMG2 Works** - Logistics and advanced manufacturing development located on the EMG2 Main Site south of East Midlands Airport and the A453, and west of the M1 motorway, together with provision of a new community park and an upgrade to the EMG1 substation.
- **Highway Works** - Works to the highway network including the A453 EMG2 access junction works; significant improvements at Junction 24 of the M1 (referred to as the J24 Improvements) and works to the wider highway network including active travel works.
- **EMG1 Works** - Additional warehousing development at EMG1, known as Plot 16, together with works to increase the permitted height of the cranes at the EMG1 rail-freight terminal, improvements to the public transport interchange, site management building and EMG1 access works.

We propose to make two applications for EMG2 at the same time in Summer 2025 – an application for a development consent order (DCO) for the **EMG2 Works** and the **Highway Works** and an application for a material change order (MCO) to the EMG1 DCO for the **EMG1 Works**.

Additional Consultation

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Registered Office
1 New Burlington Place, London, W1S 2HR
Registered Number 448911 England and Wales

30 cze 2025 15:23:26
Finger Farm Roundabout
Leicestershire
England



453
(M1 South)
London
Leicester
Birmingham
The South West
A42 (M42)

TRUCKWASH
Thank you for using our
facilities at Charnock Park.
Have a safe journey and
we'll see you again soon.



SEGRO
The SEGRO logo is visible on the bottom right of the paper tied to the signpost.

30 cze 2025 15:23:29
Finger Farm Roundabout
Leicestershire
England



SEGRO Properties Limited
SEGRO (EMG) Limited
12th Floor
Two Friargate
Station Square
Coventry CV1 2GN

SEGRO.com
T: +44(0)2475 529730

Our Ref: Cons-GEN

27 June 2025

East Midlands Gateway Phase 2 (EMG2)
Proposals for a second phase of SEGRO Logistics Park East Midlands Gateway (EMG1)

Additional Consultation from 1 July 2025 to 29 July 2025

Our Proposals

Our vision is to create a multi-unit state-of-the-art logistics and advanced manufacturing development delivering over 3 million sq. ft. of warehousing and advanced manufacturing on land within the East Midlands Freeport and creating circa. 4,000 new jobs and investment of over £325 million into the local area. EMG2 is comprised of the following elements:

- **EMG2 Works** - Logistics and advanced manufacturing development located on the EMG2 Main Site south of East Midlands Airport and the A453, and west of the M1 motorway, together with provision of a new community park and an upgrade to the EMG1 substation.
- **Highway Works** - Works to the highway network including the A453 EMG2 access junction works; significant improvements at Junction 24 of the M1 (referred to as the J24 Improvements) and works to the wider highway network including active travel works.
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We propose to make two applications for EMG2 at the same time in Summer 2025 – an application for a development consent order (DCO) for the **EMG2 Works** and the **Highway Works** and an application for a material change order (MCO) to the EMG1 DCO for the **EMG1 Works**.

Additional Consultation

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30 cze 2025 15:33:12
Leicestershire
England

Registered Office
1 New Burlington Place, London, W1S 2HR
Registered Number 448911 England and Wales



SEGRO
LOGISTICS PARK
EAST MIDLANDS
GATEWAY

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EAST MIDLANDS GATEWAY

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Except buses

SEGRO
SEGRO (UK) Limited
1st Floor
100, The Quadrant
Leicester, LE1 1RN
01533 557770
1. 100, The Quadrant, Leicester, LE1 1RN

Our Ref: COM-GEN
27 June 15

30 cze 2025 15:33:15
Leicestershire
England

SEGRO

SEGRO Properties Limited
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Our Ref: Cons-GEN

27 June 2025

**East Midlands Gateway Phase 2 (EMG2)
Proposals for a second phase of SEGRO Logistics Park East Midlands Gateway (EMG1)**

Additional Consultation from 1 July 2025 to 29 July 2025

Our Proposals

Our vision is to create a multi-unit state-of-the-art logistics and advanced manufacturing development delivering over 3 million sq. ft. of warehousing and advanced manufacturing on land within the East Midlands Freeport and creating circa. 4,000 new jobs and investment of over £325 million into the local area. EMG2 is comprised of the following elements:

- **EMG2 Works** - Logistics and advanced manufacturing development located on the EMG2 Main Site south of East Midlands Airport and the A453, and west of the M1 motorway, together with provision of a new community park and an upgrade to the EMG1 substation.
- **Highway Works** - Works to the highway network including the A453 EMG2 access junction works; significant improvements at Junction 24 of the M1 (referred to as the J24 Improvements) and works to the wider highway network including active travel works.
- **EMG1 Works** - Additional warehousing development at EMG1, known as Plot 16, together with works to increase the permitted height of the cranes at the EMG1 rail-freight terminal, improvements to the public transport interchange, site management building and EMG1 access works.

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Additional Consultation

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1 New Burlington Place, London, W1S 2HR
Registered Number 448911 England and Wales

30 cze 2025 15:38:44
12 Wilders Way
Kegworth
Leicestershire
England



30 cze 2025 15:38:47
12 Wilders Way
Kegworth
Leicestershire
England

SEGRO

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Our Ref: Cons-GEN

27 June 2025

East Midlands Gateway Phase 2 (EMG2)
Proposals for a second phase of SEGRO Logistics Park East Midlands Gateway (EMG1)

Additional Consultation from 1 July 2025 to 29 July 2025

Our Proposals

Our vision is to create a multi-unit state-of-the-art logistics and advanced manufacturing development delivering over 3 million sq. ft. of warehousing and advanced manufacturing on land within the East Midlands Freeport and creating circa. 4,000 new jobs and investment of over £325 million into the local area. EMG2 is comprised of the following elements:

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30 cze 2025 15:46:13
84 Ashby Road
Kegworth
Leicestershire
England



30 cze 2025 15:46:16
84 Ashby Road
Kegworth
Leicestershire
England

SEGRO

SEGRO Properties Limited

SEGRO (EMG) Limited

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Coventry CV1 2GN

SEGRO.com

T: +44(0)2475 529730

To the Unknown Owner, Lessee, Tenant and / or Occupier
of the Land shown tinted pink on the plan attached to and
to all other persons having, claiming or enabled to sell any
current estate or interest in the land specified

Our Ref: UNK_01

27 June 2025

East Midlands Gateway Phase 2 (EMG2)
Proposals for a second phase of SEGRO Logistics Park East Midlands Gateway (EMG1)

Additional Consultation from 1 July 2025 to 29 July 2025

Our Proposals

Our vision is to create a multi-unit state-of-the-art logistics and advanced manufacturing development delivering over 3 million sq. ft. of warehousing and advanced manufacturing on land within the East Midlands Freeport and creating circa. 4,000 new jobs and investment of over £325 million into the local area. EMG2 is comprised of the following elements:

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1 New Burlington Place, London, W1S 2HR
Registered Number 448911 England & Wales

30 cze 2025 15:55:19
M1
Leicestershire
England





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Two Friargate
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Coventry CV1 2GN

SEGRO.com
T: +44(0)2475 529730

Our Ref: Cons-GEN

27 June 2025

East Midlands Gateway Phase 2 (EMG2) Proposals for a second phase of SEGRO Logistics Park East Midlands Gateway (EMG1)

Additional Consultation from 1 July 2025 to 29 July 2025

Our Proposals

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30 cze 2025 15:55:21
M1
Leicestershire
England



30 cze 2025 15:55:26
M1
Leicestershire
England

SEGRO

SEGRO Properties Limited
SEGRO (EMG) Limited
12th Floor
Two Friargate
Station Square
Coventry CV1 2GN

SEGRO.com
T: +44(0)2475 529730

To the Unknown Owner, Lessee, Tenant and / or Occupier
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current estate or interest in the land specified

Our Ref: UNK_01

27 June 2025

East Midlands Gateway Phase 2 (EMG2)
Proposals for a second phase of SEGRO Logistics Park East Midlands Gateway (EMG1)

Additional Consultation from 1 July 2025 to 29 July 2025

Our Proposals

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Registered Office
1 New Burlington Place, London, W1S 2HR
Registered Number 448911 England and Wales

30 cze 2025 16:00:43
Kegworth Interchange
Leicestershire
England



SEGRO Properties Limited
SEGRO (EMG) Limited
12th Floor
Two Friargate
Station Square
Coventry CV1 2GN

SEGRO.com
T: +44(0)2475 529730

Our Ref: Cons-GEN

27 June 2025

East Midlands Gateway Phase 2 (EMG2)
Proposals for a second phase of SEGRO Logistics Park East Midlands Gateway (EMG1)

Additional Consultation from 1 July 2025 to 29 July 2025

Our Proposals

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1 New Burlington Place, London, W1S 2HR
Registered Office
Registered Number 448911 England and Wales

30 cze 2025 16:00:47
Kegworth Interchange
Leicestershire
England



30 cze 2025 16:00:54
Kegworth Interchange
Leicestershire
England

5 OF APPLICATION FOR PLANNING
PERMISSION

g (Development Management Procedure)
England) Order 2015

is applying to North West Leicestershire
g permission for the following development:

single-storey side extension
Farm, Long Lane, Kegworth, Derby, DE74 2GA
CE 25/00670/FUL

ay inspect copies of the application, plans and any
ted with it at www.nwleics.gov.uk, or by using the QR
notice.

ents on the application please make them in writing by
n reference to the Council at the address below, by
t control@nwleicestershire.gov.uk or online via the

[gov.uk/pages/how to comment on planning applications](http://gov.uk/pages/how-to-comment-on-planning-applications)

uld be received within 21 days of the date of this notice
(public/bank holidays).

shall you send will be available for public inspection and may be

15.5.2025

Postal Address: NWDC, PO Box 11051, Coalville, LE67 0FW | 01530 454545
Municipal Offices: 454542 | Website www.nwleics.gov.uk

SEGRO

SEGRO Properties Limited
SEGRO (EMG) Limited
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Two Margate
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SEGRO.com
T: +44(0)2475 529730

Our Ref: Cons-GEN
27 June 2025

Proposals for a second phase of SEGRO Logistics Park East Midlands Gateway (EMG1)
Additional Consultation from 1 July 2025 to 29 July 2025

Our Proposals

Our vision is to create a multi-unit state-of-the-art logistics and advanced manufacturing development delivering over 3 million sq. ft. of warehousing and advanced manufacturing on land within the East Midlands Freepark and creating circa. 4,000 new jobs and investment of over £325 million into the local area. EMG2 is comprised of the following elements:

- **EMG2 Works** - Logistics and advanced manufacturing development located on the EMG2 Main Site south of East Midlands Airport and the A453 and west of the M1 motorway, together with provision of a new community park and an upgrade to the EMG1 substation.
- **Highway Works** - Works to the highway network including the A453 EMG2 access (junction works), significant improvements at Junction 24 of the M1 (referred to as the J24 Improvements) and works to the wider highway network including active travel works.
- **EMG1 Works** - Additional warehousing development at EMG1, known as Plot 16, together with works to increase the permitted height of the cranes at the EMG1 rail/freight terminal, improvements to the public transport interchange, site management building and EMG1 access works.

We propose to make two applications for EMG2 at the same time in Summer 2025 - an application for a development consent order (DCO) for the EMG2 Works and the Highway Works and an application for a material change order (MCO) to the EMG1 DCO for the EMG1 Works.

Additional Consultation

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Since then, we have undertaken further technical work on our proposals and used comments received to refine them. As a result, we are proposing to make a number of changes to EMG2, which we are undertaking additional consultation upon. All the draft application documents consulted upon earlier this year have been updated and are being provided for comment. In addition, the following new or updated draft documents will be available for comment:

1 New Burlington Place, London, W1S 2HR
Registered Office
Registered Number 448911 England and Wales

30 cze 2025 16:12:59
Long Lane
Leicestershire
England



30 cze 2025 16:13:03
Long Lane
Leicestershire
England



SEGRO Properties Limited
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Two Friargate
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T: +44(0)2475 529730

Our Ref: Cons-GEN

27 June 2025

Proposals for a second phase of SEGRO Logistics Park East Midlands Gateway (EMG2)

Additional Consultation from 1 July 2025 to 29 July 2025

Our Proposals

Our vision is to create a multi-unit state-of-the-art logistics and advanced manufacturing development delivering over 3 million sq. ft. of warehousing and advanced manufacturing on land within the East Midlands Freeport and creating circa 4,000 new jobs and investment of over £325 million into the local area. EMG2 is comprised of the following elements:

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1 New Burlington Place, London, W1S 2HR
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Registered Number 448911 England and Wales

30 cze 2025 16:22:25
Leicestershire
England



30 cze 2025 16:22:27
Leicestershire
England



SEGRO Properties Limited
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Two Friargate
Station Square
Coventry CV1 2GN

SEGRO.com
T: +44(0)2475 529730

Our Ref: Cons-GEN

27 June 2025

East Midlands Gateway Phase 2 (EMG2)
Proposals for a second phase of SEGRO Logistics Park East Midlands Gateway (EMG1)
Additional Consultation from 1 July 2025 to 29 July 2025

Our Proposals

Our vision is to create a multi-unit state-of-the-art logistics and advanced manufacturing development delivering over 3 million sq. ft. of warehousing and advanced manufacturing on land within the East Midlands Freeport and creating circa. 4,000 new jobs and investment of over £325 million into the local area. EMG2 is comprised of the following elements:

- **EMG2 Works** - Logistics and advanced manufacturing development located on the EMG2 Main Site south of East Midlands Airport and the A453, and west of the M1 motorway, together with provision of a new community park and an upgrade to the EMG1 substation.
- **Highway Works** - Works to the highway network including the A453 EMG2 access junction works; significant improvements at Junction 24 of the M1 (referred to as the J24 Improvements) and works to the wider highway network including active travel works.
- **EMG1 Works** - Additional warehousing development at EMG1, known as Plot 16, together with works to increase the permitted height of the cranes at the EMG1 rail-freight terminal, improvements to the public transport interchange, site management building and EMG1 access works.

We propose to make two applications for EMG2 at the same time in Summer 2025 – an application for a development consent order (DCO) for the **EMG2 Works** and the **Highway Works** and an application for a material change order (MCO) to the EMG1 DCO for the **EMG1 Works**.

Additional Consultation

Earlier this year, we held a six-week public consultation event to gather views on our initial plans. We received a wide range of helpful comments. A summary of key themes arising from those comments has been published on the project website at: <https://www.segro.com/countries-repository/united-kingdom/segro-logistics-park-east-midlands-gateway-2>

Since then, we have undertaken further technical work on our proposals and used comments received to help refine them. As a result, we are proposing to make a number of changes to EMG2, which we are undertaking additional consultation upon. All the draft application documents consulted upon earlier this year have been updated and are being provided for comment. In addition, the following new or updated draft documents will be available for comment:

Registered Office
100, Furlong Road, London, W1S 2LS
Registered Number 448911 England and Wales

30 cze 2025 16:33:12
Bainbrigge Road
Leicestershire
England



30 cze 2025 16:33:17
Bainbrigge Road
Leicestershire
England



SEGRO Properties Limited
SEGRO (EMG) Limited

12th Floor
Two Friargate
Station Square
Coventry CV1 2GN

SEGRO.com
T: +44(0)2475 529730

Our Ref: Cons-GEN

27 June 2025

East Midlands Gateway Phase 2 (EMG2)
Proposals for a second phase of SEGRO Logistics Park East Midlands Gateway (EMG1)

Additional Consultation from 1 July 2025 to 29 July 2025

Our Proposals

Our vision is to create a multi-unit state-of-the-art logistics and advanced manufacturing development delivering over 3 million sq. ft. of warehousing and advanced manufacturing on land within the East Midlands Freeport and creating circa. 4,000 new jobs and investment of over £325 million into the local area. EMG2 is comprised of the following elements:

- **EMG2 Works** - Logistics and advanced manufacturing development located on the EMG2 Main Site south of East Midlands Airport and the A453, and west of the M1 motorway, together with provision of a new community park and an upgrade to the EMG1 substation.
- **Highway Works** - Works to the highway network including the A453 EMG2 access junction works; significant improvements at Junction 24 of the M1 (referred to as the J24 Improvements) and works to the wider highway network including active travel works.
- **EMG1 Works** - Additional warehousing development at EMG1, known as Plot 16, together with works to increase the permitted height of the cranes at the EMG1 rail-freight terminal, improvements to the public transport interchange, site management building and EMG1 access works.

We propose to make two applications for EMG2 at the same time in Summer 2025 – an application for a development consent order (DCO) for the **EMG2 Works** and the **Highway Works** and an application for a material change order (MCO) to the EMG1 DCO for the **EMG1 Works**.

Additional Consultation

Earlier this year, we held a six-week public consultation event to gather views on our initial plans. We received a wide range of helpful comments. A summary of key themes arising from those comments has been published on the project website at: <https://www.segro.com/countries-repository/united-kingdom/segro-logistics-park-east-midlands-gateway-2>

Since then, we have undertaken further technical work on our proposals and used comments received to help refine them. As a result, we are proposing to make a number of changes to EMG2, which we are undertaking additional consultation upon. All the draft application documents consulted upon earlier this year have been updated and are being provided for comment. In addition, the following new or updated draft documents will be available for comment:

SEGRO

SEGRO Properties Limited

SEGRO (EMG) Limited

12th Floor

Two Friargate

Station Square

Coventry CV1 2GN

SEGRO.com

T: +44(0)2475 529730

To the Unknown Owner, Lessee, Tenant and / or Occupier
of the Land shown tinted pink on the plan attached to and
to all other persons having, claiming or enabled to sell any
current estate or interest in the land specified

Our Ref: UNK_02

27 June 2025

East Midlands Gateway Phase 2 (EMG2) Proposals for a second phase of SEGRO Logistics Park East Midlands Gateway (EMG1)

Additional Consultation from 1 July 2025 to 29 July 2025

Our Proposals

Our vision is to create a multi-unit state-of-the-art logistics and advanced manufacturing development delivering over 3 million sq. ft. of warehousing and advanced manufacturing on land within the East Midlands Freeport and creating circa. 4,000 new jobs and investment of over £325 million into the local area. EMG2 is comprised of the following elements:

- **EMG2 Works** - Logistics and advanced manufacturing development located on the EMG2 Main Site south of East Midlands Airport and the A453, and west of the M1 motorway, together with provision of a new community park and an upgrade to the EMG1 substation.
- **Highway Works** - Works to the highway network including the A453 EMG2 access junction works; significant improvements at Junction 24 of the M1 (referred to as the J24 Improvements) and works to the wider highway network including active travel works.
- **EMG1 Works** - Additional warehousing development at EMG1, known as Plot 16, together with works to increase the permitted height of the cranes at the EMG1 rail-freight terminal, improvements to the public transport interchange, site management building and EMG1 access works.

We propose to make two applications for EMG2 at the same time in Summer 2025 – an application for a Development Consent Order (DCO) for the EMG2 Works and the Highway Works and an application for a Development Consent Order (MCO) to the EMG1 DCO for the EMG1 Works.

During this year, we held a six-week public consultation event to gather views on our proposals. We received a wide range of helpful comments. A summary of key themes arising from the comments has been published on the project website at: <https://www.segro.com/coventry-repository/consultation>

[kingdom/segro-logistics-park-east-midlands-gateway-2](https://www.segro.com/coventry-repository/consultation)

30 cze 2025 16:49:55
Diseworth Lane
Leicestershire
England



30 cze 2025 16:49:58
Diseworth Lane
Leicestershire
England



SEGRO Properties Limited
SEGRO (EMG) Limited
12th Floor
Two Friargate
Station Square
Coventry CV1 2GN

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T: +44(0)2475 529730

Our Ref: Cons-GEN

27 June 2025

East Midlands Gateway Phase 2 (EMG2)

Additional Consultation from 1 July 2025 to 29 July 2025

Proposals for a second phase of SEGRO Logistics Park East Midlands Gateway (EMG1)

Proposals
The aim is to create a multi-unit state-of-the-art logistics and advanced manufacturing development of over 3 million sq. ft. of warehousing and advanced manufacturing on land within the East Midlands Gateway Freeport and creating circa. 4,000 new jobs and investment of over £325 million into the local area. EMG2 is comprised of the following elements:

- EMG2 Works** - Logistics and advanced manufacturing development located on the EMG2 Main Access Road south of East Midlands Airport and the A453, and west of the M1 motorway, together with the provision of a new community park and an upgrade to the EMG1 substation.
- Highway Works** - Works to the highway network including the A453 EMG2 access junction works; significant improvements at Junction 24 of the M1 (referred to as the J24 Improvements) and works to the wider highway network including active travel works.
- EMG1 Works** - Additional warehousing development at EMG1, known as Plot 16, together with works to increase the permitted height of the cranes at the EMG1 rail-freight terminal, improvements to the public transport interchange, site management building and EMG1 access works.

Proposals to make two applications for EMG2 at the same time in Summer 2025 – an application for Development Consent Order (DCO) for the EMG2 Works and the Highway Works and an application for a Material Change Order (MCO) to the EMG1 DCO for the EMG1 Works.

Public Consultation
Over the last year, we held a six-week public consultation event to gather views on our initial plans. We received a wide range of helpful comments. A summary of key themes arising from those comments was published on the project website at: <https://www.segro.com/resources/repository/united-kingdom-logistics-park-east-midlands-gateway-2>

As a result, we have undertaken further technical work on our proposals and used comments received to update them. As a result, we are proposing to make a number of changes to EMG2, which we have published on the project website. All the draft application documents consulted upon earlier have been updated and are being provided for comment. In addition, the following new or amended documents will be available for comment:

30 cze 2025 16:57:42
77 Moira Dale
Castle Donington
Leicestershire
England



SEGRO Properties Limited

SEGRO (EMG) Limited

12th Floor

Two Friargate

Station Square

Coventry CV1 2GN

SEGRO.com

T: +44(0)2475 529730

to the Unknown Owner, Lessee, Tenant and / or Occupier
of the Land shown tinted pink on the plan attached to and
to all other persons having, claiming or enabled to sell any
current estate or interest in the land specified

Our Ref: UNK_02

27 June 2025

East Midlands Gateway Phase 2 (EMG2)
Proposals for a second phase of SEGRO Logistics Park East Midlands Gateway (EMG1)

Additional Consultation from 1 July 2025 to 29 July 2025

Our Proposals

Our vision is to create a multi-unit state-of-the-art logistics and advanced manufacturing development delivering over 3 million sq. ft. of warehousing and advanced manufacturing on land within the East Midlands Freeport and creating circa. 4,000 new jobs and investment of over £325 million into the local area. EMG2 is comprised of the following elements:

- **EMG2 Works** - Logistics and advanced manufacturing development located on the EMG2 Main Site south of East Midlands Airport and the A453, and west of the M1 motorway, together with provision of a new community park and an upgrade to the EMG1 substation.
- **Highway Works** - Works to the highway network including the A453 EMG2 access junction works; significant improvements at Junction 24 of the M1 (referred to as the J24 Improvements) and works to the wider highway network including active travel works.
- **EMG1 Works** - Additional warehousing development at EMG1, known as Plot 16, together with works to increase the permitted height of the cranes at the EMG1 rail-freight terminal, improvements to the public transport interchange, site management building and EMG1 access works.

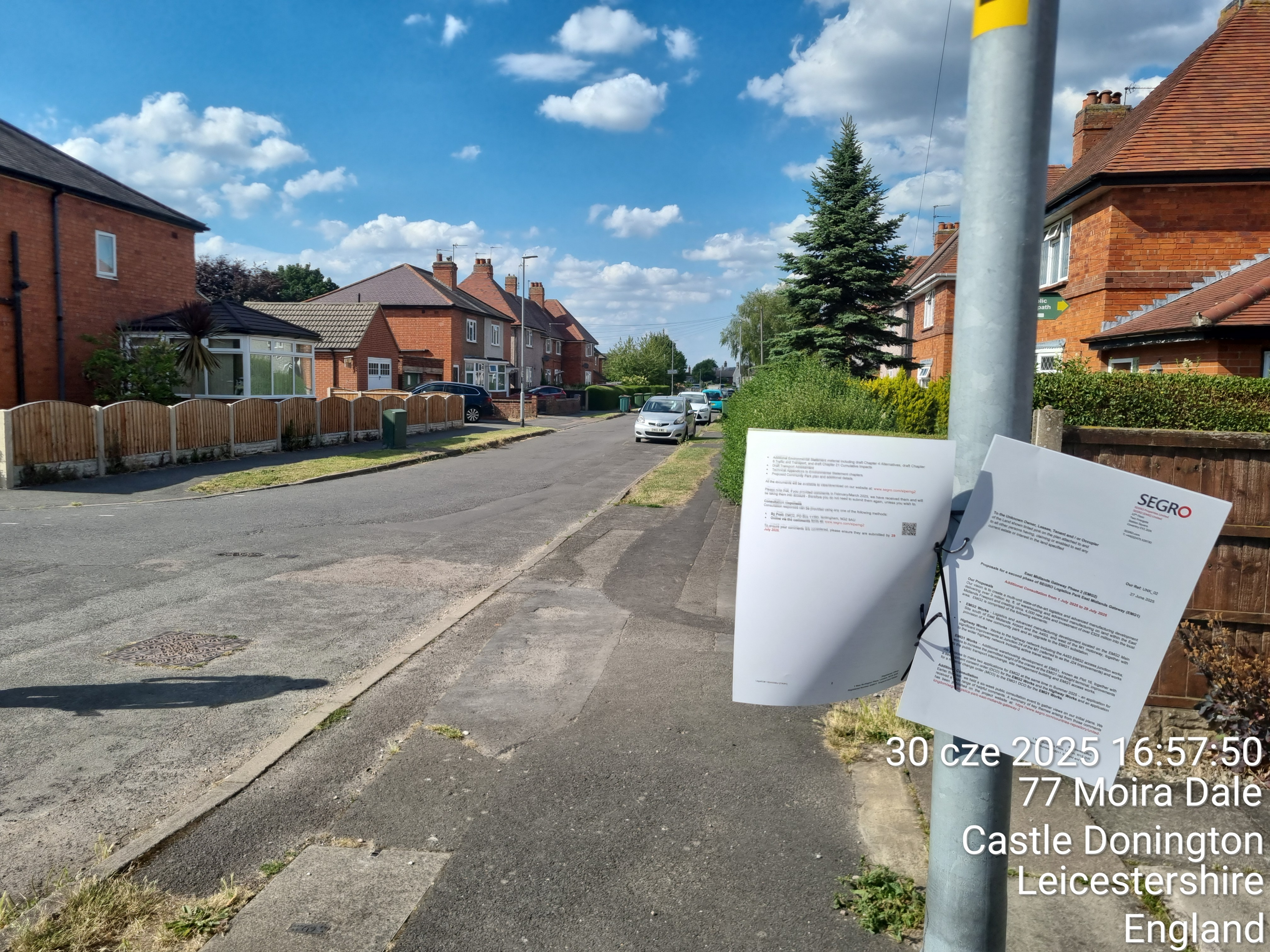
We propose to make two applications for EMG2 at the same time in Summer 2025 - an application for a development consent order (DCO) for the EMG2 Works and the Highway Works and an application for a material change order (MCO) to the EMG1 DCO for the EMG1 Works.

Additional Consultation

Earlier this year, we held a six-week public consultation event to gather views on our initial plans. We received a wide range of helpful comments. A summary of key themes arising from those comments has been published on the project website at: <https://www.segro.com/countries-repository/united-kingdom/segro-logistics-park-east-midlands-gateway-2>

Registered Office
1 New Burlington Place, London, W1S 2HX
Registered Number 443911 England and Wales

30 cze 2025 16:57:44
77 Moira Dale
Castle Donington
Leicestershire
England



Additional Environmental Statement material including draft Chapter 4 Alternatives, draft Chapter 6 Traffic and Transport, and draft Chapter 21 Cumulative Impacts
• Draft Transport Assessment
• Technical Appendices to Environmental Statement chapters
• Proposed Community Park plan and additional details

All the documents will be available to view/download on our website at: www.segro.com/empg2

Please note that, if you provided comments in February/March 2025, we have received them and will be taking them into account. Feedback you do not need to submit them again, unless you wish to.

Consultation responses can be provided using any one of the following methods:

- By Post: EMG2, PO Box 11186, Nottingham, NG2 8AJ
- Online via the comments form at: www.segro.com/empg2

To ensure your comments are considered, please ensure they are submitted by 29 July 2025

SEGRO
2025 (EMG2) Limited
20th Floor
Leicestershire
County CV2 2JH
01533 610000
T: 01533 610000

To the Unknown Owner, Lessee, Tenant and / or Occupier
of the Land shown shaded pink on the plan attached to and
to all other persons having, claiming or entitled to any
current, estate or interest in the land specified

Our Ref: UNIC_02
27 June 2025

East Midlands Gateway Phase 2 (EMG2)
Additional Consultation from 1 July 2025 to 29 July 2025

Our Proposal
Our vision is to create a multi-use state-of-the-art logistics and advanced manufacturing development
delivering over 3 million sq. ft. of warehousing and advanced manufacturing on and within the East
Midlands Airport and creating over 4,000 new jobs and investment of over £225 million into the local
area. EMG2 is composed of the following elements:

- **EMG2 Works** - Logistics and advanced manufacturing development located on the EMG2 Main
Site south of East Midlands Airport and the A453, and west of the M1 motorway, together with
provision of a new community park and an upgrade to the EMG1 access works.
- **Highway Works** - Works to the highway network including the A453 EMG2 access junction works
significant improvements at junction 24 of the M1 (referred to as the J24 Improvements) and works
to the wider highway network including active travel works.
- **EMG1 Works** - Additional warehousing development at EMG1, known as Plot 16, together with
works to increase the permitted height of the crane at the EMG1 site height/farmstead improvements
to the public transport interchange, site management building and EMG1 access works.

EMG2 Works - we have made two applications for EMG2 at the same time in Summer 2025 - an application for
a new development order (DDO) for the EMG2 Works and the Highway Works - an application for
a new development order (DDO) for the EMG1 Works.

Additional Consultation
Earlier this year, we held a six-week public consultation event to gather views on our initial plans. We
received a wide range of helpful comments. A summary of key themes arising from those comments
has been published on the project website at: <https://www.segro.com/country-repository/leicestershire>

30 cze 2025 16:57:50
77 Moira Dale
Castle Donington
Leicestershire
England

EMG2 Proof of Posting Site Notices

Unknown & General Site Notice Posting – 07/07/2025

Notice Reference	Notice Type	Description	Method	Proof of Service
EMG2_GEN_1	General	///deed.indulgent.song	☐ Replaced ☒ Maintained	Name: HPA Signature: H. Davies Time: 10:43 Photo Number: 3-4
EMG2_UNK_1-1	Unknown	///lobbed.moves.perfumed	☐ Replaced ☒ Maintained	Name: HPA Signature: H. Davies Time: 13:30 Photo Number: 33-34
EMG2_UNK_1-2	Unknown	///simulations.systems.alarming	☐ Replaced ☒ Maintained	Name: HPA Signature: H. Davies Time: 13:25 Photo Number: 31-32
EMG2_GEN_2	General	///bagpipes.glaze.surnames	☐ Replaced ☒ Maintained	Name: HPA Signature: H. Davies Time: 10:31 Photo Number: 1, 2

EMG2 Proof of Posting Site Notices

Unknown & General Site Notice Posting – 07/07/2025

Notice Reference	Notice Type	Description	Method	Proof of Service
EMG2_UNK_2-1	Unknown	///reflector.respects.defeat	☐ Replaced ☒ Maintained	Name: HDA Signature: H. Davies Time: 12:56 Photo Number: 27-28
EMG2_UNK_2-2	Unknown	///washing.parent.moderated	☐ Replaced ☒ Maintained	Name: HDA Signature: H. Davies Time: 13:03 Photo Number: 29-30
EMG2_GEN_3	General	///wedge.throat.land	☐ Replaced ☒ Maintained	Name: HDA Signature: H. Davies Time: 10:53 Photo Number: 7-8
EMG2_UNK_3	Unknown	///about.spaceship.brightly	☐ Replaced ☒ Maintained	Name: HDA Signature: H. Davies Time: 10:50 Photo Number: 5-6

EMG2 Proof of Posting Site Notices

Unknown & General Site Notice Posting – 07/07/2025

Notice Reference	Notice Type	Description	Method	Proof of Service
EMG2_GEN_4	General	///about.spaceship.brightly	☐ Replaced ☒ Maintained	Name: H04 Signature: H. Davies Time: 10:50 Photo Number: 5-6
EMG2_GEN_5	General	///arch.dwarf.jingles	☐ Replaced ☒ Maintained	Name: Signature: Time: 10:55 Photo Number: 9-10
EMG2_GEN_6	General	///vitamins.flipper.surcharge	☐ Replaced ☒ Maintained	Name: Signature: Time: 10:59 Photo Number: 11-12
EMG2_GEN_7	General	///estate.subplot.branded	☐ Replaced ☒ Maintained	Name: Signature: Time: 11:58 Photo Number: 17-18

EMG2 Proof of Posting Site Notices

Unknown & General Site Notice Posting – 07/07/2025

Notice Reference	Notice Type	Description	Method	Proof of Service
GEN_8	General	///upsetting.changing.baking	☐ Replaced ☒ Maintained	Name: HDA Signature: H. Davies Time: 11:24 Photo Number: 15-16
EMG2_GEN_8	General	///forever.glow.grudging	☐ Replaced ☒ Maintained	Name: HDA Signature: H. Davies Time: 11:35 Photo Number: 23-24
EMG2_GEN_9	General	///noting.guidebook.highs	☐ Replaced ☒ Maintained	Name: HDA Signature: H. Davies Time: 11:12 Photo Number: 13-14
EMG2_GEN_10	General	///reflector.respects.defeat	☐ Replaced ☒ Maintained	Name: HDA Signature: H. Davies Time: 12:56 Photo Number: 27-28

EMG2 Proof of Posting Site Notices

Unknown & General Site Notice Posting – 07/07/2025

Notice Reference	Notice Type	Description	Method	Proof of Service
EMG2_GEN_15	General	///simulations.systems.alarming	☐ Replaced ☒ Maintained	Name: HQA Signature: H. Davies Time: 13:25 Photo Number: 31-32
EMG2_GEN_16	General	///lobbed.moves.perfumed	☐ Replaced ☒ Maintained	Name: HQA Signature: H. Davies Time: 13:30 Photo Number: 33-34
EMG2_GEN_17	General	///bikers.glossed.aliend	☐ Replaced ☒ Maintained	Name: HQA Signature: H. Davies Time: 13:41 Photo Number: 35-36
EMG2_GEN_18	General	///piglet.flap.instincts	☐ Replaced ☒ Maintained	Name: HQA Signature: H. Davies Time: 11:40 Photo Number: 25-26

EMG2 Proof of Posting Site Notices

Unknown & General Site Notice Posting – 07/07/2025

Notice Reference	Notice Type	Description	Method	Proof of Service
EMG2_GEN_11	General	///washing.parent.moderated	☐ Replaced ☒ Maintained	Name: HDA Signature: H. Davies Time: 13:03 Photo Number: 29-30
EMG2_GEN_12	General	///action.power.operating	☐ Replaced ☒ Maintained	Name: HDA Signature: H. Davies Time: 11:26 Photo Number: 19-20 21-22
EMG2_GEN_13	General	///tenure.aware.studio	☒ Replaced ☒ Maintained	Name: HDA Signature: H. Davies Time: 11:21 Photo Number: 1920
EMG2_GEN_14	General	///shopping.pretty.upstarts	☐ Replaced ☒ Maintained	Name: HDA Signature: H. Davies Time: 13:50 Photo Number: 37-38

EMG2 Proof of Posting Site Notices

Unknown & General Site Notice Posting – 07/07/2025

Notice Reference	Notice Type	Description	Method	Proof of Service
EMG2_GEN_19	General	///dreamers.airbag.elevates	☐ Replaced ☒ Maintained	Name: HDA Signature: H. Davies Time: 11:35 Photo Number: 23-24

8 Jul 2025 at 10:30:44
Derby
England
DE74
United Kingdom



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Two Friargate
Station Square
Coventry CV1 2GN

SEGRO.com
T: +44(0)2475 529730

Our Ref: Cons-GEN

27 June 2025

East Midlands Gateway Phase 2 (EMG2)
Proposals for a second phase of SEGRO Logistics Park East Midlands Gateway (EMG1)

Additional Consultation from 1 July 2025 to 29 July 2025

Our Proposals

Our vision is to create a multi-unit state-of-the-art logistics and advanced manufacturing development delivering over 3 million sq. ft. of warehousing and advanced manufacturing on land within the East Midlands Freeport and creating circa. 4,000 new jobs and investment of over £325 million into the local area. EMG2 is comprised of the following elements:

- **EMG2 Works** - Logistics and advanced manufacturing development located on the EMG2 Main Site south of East Midlands Airport and the A453, and west of the M1 motorway, together with provision of a new community park and an upgrade to the EMG1 substation.
- **Highway Works** - Works to the highway network including the A453 EMG2 access junction works; significant improvements at Junction 24 of the M1 (referred to as the J24 Improvements) and works to the wider highway network including active travel works.
- **EMG1 Works** – Additional warehousing development at EMG1, known as Plot 16, together with works to increase the permitted height of the cranes at the EMG1 rail-freight terminal, improvements to the public transport interchange, site management building and EMG1 access works.

We propose to make two applications for EMG2 at the same time in Summer 2025 – an application for a development consent order (DCO) for the **EMG2 Works** and the **Highway Works** and an application for a material change order (MCO) to the EMG1 DCO for the **EMG1 Works**.

Additional Consultation

Earlier this year, we held a six-week public consultation event to gather views on our initial plans. We received a wide range of helpful comments. A summary of key themes arising from those comments has been published on the project website at: <https://www.segro.com/countries-repository/united-kingdom/segro-logistics-park-east-midlands-gateway-2>

Since then, we have undertaken further technical work on our proposals and used comments received to help refine them. As a result, we are proposing to make a number of changes to EMG2, which we are undertaking additional consultation upon. All the draft application documents consulted upon earlier this year have been updated and are being provided for comment. In addition, the following new or updated draft documents will be available for comment:

8 Jul 2025 at 10:30:53
Derby
England
DE74
United Kingdom



8 Jul 2025 at 10:42:47
Loughborough
England
LE12
United Kingdom

SEGRO

SEGRO Properties Limited
SEGRO (EMG) Limited
12th Floor
Two Friargate
Station Square
Coventry CV1 2GN

SEGRO.com
T: +44(0)2475 529730

Our Ref: Cons-GEN

27 June 2025

East Midlands Gateway Phase 2 (EMG2)
Proposals for a second phase of SEGRO Logistics Park East Midlands Gateway (EMG1)

Additional Consultation from 1 July 2025 to 29 July 2025

Our Proposals

Our vision is to create a multi-unit state-of-the-art logistics and advanced manufacturing development delivering over 3 million sq. ft. of warehousing and advanced manufacturing on land within the East Midlands Freeport and creating circa. 4,000 new jobs and investment of over £325 million into the local area. EMG2 is comprised of the following elements:

- **EMG2 Works** - Logistics and advanced manufacturing development located on the EMG2 Main Site south of East Midlands Airport and the A453, and west of the M1 motorway, together with provision of a new community park and an upgrade to the EMG1 substation.
- **Highway Works** - Works to the highway network including the A453 EMG2 access junction works; significant improvements at Junction 24 of the M1 (referred to as the J24 Improvements) and works to the wider highway network including active travel works.
- **EMG1 Works** - Additional warehousing development at EMG1, known as Plot 16, together with works to increase the permitted height of the cranes at the EMG1 rail-freight terminal, improvements to the public transport interchange, site management building and EMG1 access works.

We propose to make two applications for EMG2 at the same time in Summer 2025 – an application for a development consent order (DCO) for the **EMG2 Works** and the **Highway Works** and an application for a material change order (MCO) to the EMG1 DCO for the **EMG1 Works**.

Additional Consultation
Earlier this year, we held a six-week public consultation event to gather views on our initial plans. We received a wide range of helpful comments. A summary of key themes arising from those comments has been published on the project website at: <https://www.segro.com/countries-repository/united-kingdom/segro-logistics-park-east-midlands-gateway-2>

Since then, we have undertaken further technical work on our proposals and used comments received to help refine them. As a result, we are proposing to make a number of changes to EMG2, which we are undertaking additional consultation upon. All the draft application documents consulted upon earlier this year have been updated and are being provided for comment. In addition, the following new or updated draft documents will be available for comment:

1 New Burlington Place, London, W1S 2HR
Registered Office
Registered Number 448911 England and Wales

8 Jul 2025 at 10:42:55
Loughborough
England
LE12
United Kingdom

