



Application for Development Consent for Nationally Significant Infrastructure Projects under the Planning Act 2008

* required information

Application Form

Please read guidance documents relating to the submission of applications prior to completing this form including [government guidance](#) and the Planning Inspectorate's [Advice Note Six: Preparation and submission of application documents](#).

* Do you have a reference number?

☒ Yes ☐ No

* Reference number

BC0410001

1. Applicant

* Organisation

SEGRO Properties Limited

Address

* Building number or name

1

* Street

New Burlington Place

* City or town

London

County or administrative
area

* Postcode

W1S 2HR

* Country

United Kingdom

* Name of contact

Mrs Kate Bedson

* Telephone number

02475 529730

Fax number

* Email

kate.bedson@segro.com

2. Agent

* Are you an agent acting on behalf of the Applicant?

☒ Yes ☐ No

* Organisation

Gowling WLG (UK) LLP

Continued from previous page...

Address

* Building number or name

Two

* Street

Snowhill

* City or town

Birmingham

County or administrative area

* Postcode

B4 6WR

* Country

United Kingdom

* Name of contact

Toni Weston, Partner

* Telephone number

0121 233 1000

Fax number

* Email

toni.weston@uk.gowlingwlg.com



3. Fee

* State the arrangement for the application fee payment:

☒ BACS

☐ CHAPS

☐ Cheque

* Please provide payment reference details

854261-LMB



4. Confirming why the Planning Inspectorate should receive the application

* Brief statement to explain why this application is, or is to be treated as, a development for which development consent is required under the Planning Act 2008

This Application is made pursuant to section 37 of Part 5 of the Planning Act 2008 (PA 2008) and in accordance with the direction made by the Secretary of State under section 35 of the PA 2008 and dated 21 February 2024 (the Section 35 Direction), provided as Appendix 1B to the ES (Document DCO 6.1B).
The Application comprises:
1. a business and commercial project (section 35(2)(a)(ii) PA 2008) for logistics and advanced manufacturing development under the Section 35 Direction; and
2. a highways NSIP comprising alterations in excess of 15 hectares to a motorway within England for which National Highways is the highway authority under sections 14(1)(h) and 22(5) PA 2008.



5. Non-technical description of the Proposed Development

* Brief non-technical description of the Proposed Development

SEGRO is proposing to develop a second phase of its East Midlands Gateway Logistics Park (known as EMG1). This second phase is to be provided on land to the south of East Midlands Airport and the A453, west of the M1 motorway and is referred to as EMG2. The proposals for EMG2 comprise the following:

- Construction of a maximum of 300,000 sq.m. of floorspace plus 200,000 sq.m. of internal mezzanines for logistics and advanced manufacturing development with ancillary buildings;
- Construction of internal road infrastructure;
- Construction of a bus interchange;
- Construction of dedicated HGV parking; and
- Provision of hard and soft landscaping.

Further elements are as follows:

Continued from previous page...

- Upgrade of the EMG1 substation; and
- Creation of a 14.3ha (35 acre) Community Park to the west of the logistics and advanced manufacturing development.

Significant improvements to facilitate delivery of EMG2 are proposed at Junction 24 of the M1 motorway and the wider highway network including improvements to active travel works. These works are summarised as:

- A453 access junction works;
- Works to Hyam's Lane;
- Works to the M1 northbound;
- Construction of a new link road from the M1 northbound to the A50 westbound via a bridge over the A453;
- Works to the A50 westbound;
- Works to the link road from the M1 southbound and A50 eastbound to M1 Junction 24;
- Works to the west side of the M1 Junction 24 roundabout and A453 northbound approach;
- Works to the east side of the M1 Junction 24 roundabout and A453 southbound approach;
- Improvements to the EMG1 access junction;
- Construction of an Active Travel Link between the EMG1 access junction and the A453 west of Finger Farm roundabout;
- Provision of an uncontrolled crossing of the A453 at the East Midlands Airport signalised access junction;
- Works to M1 northbound signage on the approach to M1 Junction 23A;
- Works to Long Holden;
- Works to the A42/A453 Finger Farm roundabout; and
- Works to upgrade public footpath L57 to a cycle track.

6. Location or route of the Proposed Development



- * Description of location of application site(s), or route of development (reference to appropriate plans)

The site comprises approximately 87.6ha (216 acres) of land immediately south of East Midlands Airport and to the east of the village of Diseworth. It is located immediately west/north-west of J23A of the M1 motorway and approximately 3 km south of J24 as shown on the Location Plan (Document reference: Location Plan (Order Limits) DCO 2.1).

The proposals do include highways works which are of a linear nature and are shown within the red line on the Location Plan.

The different components of the overall scheme are also depicted on the Components Plan (Document reference: Components Plan DCO 2.7).

- * Is the site a single site or a linear site?

☒ Single site ☐ Linear site

Grid reference

- * Easting
- * Northing
- * Document reference

[Add another reference](#)

7. Associated Development



- * Associated Development is included within this application:

☒ Yes ☐ No

- * Document reference

Continued from previous page...

Add another reference

8. a) Consultation Report



* Document reference

Consultation Report - DCO 5.1

Add another reference

8. b) Copies of newspaper notices



* Document reference

Copies of Newspaper Notices - DCO 1.5

Add another reference

9. Draft Development Consent Order



* Document reference

Draft Development Consent Order - DCO 3.1

Add another reference

10. Explanatory Memorandum



* Document reference

Draft Explanatory Memorandum - DCO 3.2

Add another reference

11. Land Plan



* Document reference

Land Plans - DCO 2.2 to 2.2D

Add another reference

12. Works Plan



* Document reference

Works Plans - DCO 2.3 to 2.3D

Add another reference

13. Compulsory Acquisition of land or an interest in land or right over land



* Issues are relevant for this application:

☒ Yes

☐ No

Statement of reasons
document reference

Statement of Reasons - DCO 4.1

Add another reference

Funding statement
document reference

Funding Statement - DCO 4.2

Continued from previous page...

Add another reference

Book of Reference
document reference

Book of Reference - DCO 4.3

Add another reference

14. a) Environmental Impact Assessment (EIA)



* Environmental Statement (ES) required:

☒ Yes ☐ No

* ES Document Reference Environmental Statement - DCO 6.1 to 6.23

Add another reference

14. b) Screening Opinion/ Direction and Scoping Opinion/ Direction



* Screening Opinion sought, or direction received:

☒ Yes ☐ No

* Document reference Appendix 1D PINS Scoping Opinion - DCO 6.1D

Add another reference

* Scoping Opinion sought:

☒ Yes ☐ No

Document reference Appendix 1C Applicant's Scoping Report - DCO 6.1C

Add another reference

14. c) Publicity required under Regulation 13 of The Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 (or where the transitional provisions apply, Regulation 11 of The Infrastructure Planning (Environmental Impact Assessment) Regulations 2009)



In addition to publishing the notice, a copy of the notice was sent to:

* the consultation bodies

☒ * Yes

* the persons notified to the Applicant in accordance with Regulation 11(1)(c) of The Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 (or where the transitional provisions apply, Regulation 9(1)(c) of The Infrastructure Planning (Environmental Impact Assessment) Regulations 2009):

☐ Yes ☒ No, not applicable

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15. European sites (to which Regulation 63 of The Conservation of Habitats and Species Regulations 2017 and/ or Regulation 28 of the Conservation of Offshore Marine Habitats and Species Regulations 2017 applies) or a Ramsar site.



* Report required for this application:

☒ Yes ☐ No

* Document reference

16. A plan, with accompanying information, identifying any statutory or non statutory sites or features of nature conservation, geological or landscape importance; habitats of protected species, important habitats or other diversity features; and water bodies in a River Basin Management Plan - together with an assessment of any effects likely to be caused by the Proposed Development.



* Issues are relevant for this application:

☒ Yes ☐ No

* Document reference

17. A plan, with accompanying information, identifying any statutory or non statutory sites or features of the historic environment such as scheduled monuments, World Heritage sites, listed buildings and other historic structures, archaeological sites and registered battlefields, together with an assessment of any effects likely to be caused by the Proposed Development



* Issues are relevant for this application:

☒ Yes ☐ No

* Document reference

* Document reference

18. Flood Risk Assessment



* Flood Risk Assessment required:

☒ Yes ☐ No

Continued from previous page...

* Document reference

* Document reference

19. Matters set out in section 79(1) (statutory nuisances etc) of the Environmental Protection Act 1990



* Statement required for this application:

☒ Yes ☐ No

* Document reference

20. A plan with any accompanying information identifying any Crown land



* Issues are relevant for this application:

☐ Yes ☒ No

21. A plan identifying new or altered means of access, stopping up of streets or any diversions, extinguishments or creation or rights of way or public rights of navigation



* Issues are relevant for this application:

☒ Yes ☐ No

* Document reference

22. Additional information for specific types of infrastructure



* Additional information is required to be submitted in accordance with Regulation 6 of The Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009:

☒ Yes ☐ No

* Provide a brief description

The application includes highway related development and construction of a new bridge and is therefore accompanied by plans to satisfy Regulation 6(2) of the Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009. References for each plan are provided below and collectively the plans show the cross sections and levels of the highways works and the height of the proposed bridge.

Continued from previous page...

* Document reference

Highways Works General Arrangement
Key Plan and Sheets 1 to 4 - DCO 2.8 to
DCO 2.8D

* Document reference

Highways Works Cross-Sections - Sheets
1 to 3 - DCO 2.9A to 2.9C

Remove this reference

* Document reference

Highway Works Long Sections - Sheets 1
to 4 - DCO 2.10A to 2.10D

Remove this reference

* Document reference

Highways Works Bridge Plan - DCO 2.11

Remove this reference

Add another reference

Regulation 6 of the Infrastructure Planning (Applications: Prescribed Forms and Procedures) Regulations 2009 requires additional information to be submitted with the following types of development.

* Please check any of the following boxes that apply:

- ☐ Construction or extension of a non offshore generating station (Reg. 6 (1a))
- ☐ Construction or extension of an offshore generating station (Reg. 6 (1b))
- ☒ Highway related development (Reg. 6 (2) (part 1))
- ☐ Construction or alteration of a railway (Reg. 6 (2) (part 2))
- ☐ Construction or alteration of harbour facilities (Reg. 6 (3))
- ☐ Construction of a pipeline (Reg. 6 (4))
- ☐ Construction or alteration of a hazardous waste facility (Reg. 6 (5))
- ☐ Construction of a dam or reservoir (Reg. 6 (6))

Highway related development (Reg. 6 (2) (part 1))

Ensure section drawings have been included as part of this application, with suitable horizontal and vertical scales, which show the levels, proposed works including in particular and where relevant by reference to Ordnance Survey or Chart datum

* Document reference

Highways Works Cross-Sections - Sheets
1 to 3 - DCO 2.9A to 2.9C

* Document reference

Highway Works Long Sections - Sheets 1
to 4 - DCO 2.10A to 2.10D

Remove this reference

Continued from previous page...

* Document reference

Highways Works Bridge Plan - DCO 2.11

Remove this reference

Add another reference

Provide the levels of the proposed works, in particular and where relevant:

* Ground levels

The ground levels for the highway works are shown on the Highway Works Long Sections Sheets 1 to 4 (DCO 2.10A to 2.10D).

* The height of every proposed bridge, viaduct, aqueduct, embankment and elevated guide way

The height of the bridge is 7.84m and provides a minimum headroom of 5.84m above the existing A453 carriageway (Highways Works Bridge Plan DCO 2.11 refers).

* The depth of every proposed cutting and tunnel

N/A

* The levels of the bed of any tidal waters or inland waterway in which it is proposed that any works should be situated

N/A

* The height of every structure or device intended to be erected above, on or below the surface of, or on or beneath the bed of tidal waters or inland waterway

N/A

* Drainage outfall details for highways

The drainage outfall details for highways are shown on the Highways Plans General Arrangement drawings (DCO 2.8 to 2.8D).

Provide a cross section of every intended tunnel and any altered gradient of a carriageway or a way forming part of a guided transport system on either side of every level crossing, bridge tunnel or underpass which would carry the carriageway or way or through which it would pass

* Document reference

Highways Works Cross-Sections - Sheets
1 to 3 - DCO 2.9A to 2.9C

Continued from previous page...

* Document reference

Highway Works Long Sections - Sheets 1 to 4 - DCO 2.10A to 2.10D

Remove this reference

* Document reference

Highways Works Bridge Plan - DCO 2.11

Remove this reference

Add another reference

23. Any other plans, drawings and sections necessary to describe the proposal for which development consent is sought, and any other documents, reports or information to support the application

?

Provide a brief description of any other plans, drawings and sections that are being submitted with this application

[Regulation 5(2)(o)]
Parameters Plan - DCO 2.5
Illustrative Landscape Masterplan - DCO 2.6
Components Plan - DCO 2.7
Highways Works General Arrangement Plans - DCO 2.8 to 2.8D
Highway Classification Plan - DCO 2.12
Traffic Regulation Plan - DCO 2.13
Speed Limit Plan - DCO 2.14
Special Category Land Plan - DCO 2.15
Community Park Plan - DCO 2.16

Document reference

Parameters Plan - DCO 2.5

Add another reference

Provide a brief description of any other documents considered necessary to support the application

[Regulation 5(2)(q)]
Guide to the Application - DCO 1.3
Pre-Application Land and Rights Negotiations Tracker - DCO 4.4
Consents and Licences Required under Other Legislation - DCO 5.2
Design Approach Document - DCO 5.3
Planning Statement - DCO 5.4
Market Analysis/Need Report - DCO 5.5

Document reference

Add another reference

Provide a brief description of any other information provided that is in support of the application, but which has not been explicitly required

Document List - DCO 1.4
Section 55 Checklist - DCO 1.6
DCO Validation Report - DCO 3.3
Commitments Tracker - DCO 5.8
Pre-Application Programme Document - DCO 1.4
Potential Main Issues for Examination - [DCO 7.1]

Continued from previous page...

Document reference

Add another reference

24. Other consents/ licences required under other legislation



* Other consents/ licences are required:

☒ Yes ☐ No

* Provide a list of consents/licences

A list of consent and licences is provided at Appendix A of the attached Consents and Licences Required under Other Legislation - DCO 5.2.

You must cite the document references as appropriate

* Document reference

Add another reference

25. Declaration



I declare to the best of my knowledge that the information given in this form and enclosed maps, plans and other documents are true.

Please note there is a requirement for one hard copy of the form to be signed. Please ensure that when you submit you include at least one signed copy. Further copies do not require the hand written signature.

Signature _____

(For and on behalf of the Applicant)

* Name

(In block letters)

* Date / /
dd mm yyyy

* Organisation

* Position within the organisation