

Your Reference
BC0410001



Our Reference
2774998/TAW1

By Email – emgateway2@planninginspectorate.gov.uk

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15 October 2025

Dear Sirs

**Planning Act 2008
SEGRO Properties Limited**

Application pursuant to Section 37 for a Development Consent Order in respect of a Business and Commercial development comprising a second phase of the SEGRO Logistics Park East Midlands Gateway and highway related development (East Midlands Gateway 2 or EMG2)

This letter accompanies re-submission of an application pursuant to Section 37 of the Planning Act 2008 (the Act) and in accordance with the direction made by the Secretary of State under Section 35 of the Act dated 21 February 2024 (the 'Section 35 Direction' is provided at Appendix 1B to the accompanying Environmental Statement, Document DCO 6.1B). The application seeks consent for business and commercial development as a project which the Secretary of State has determined is a project of national significance and highway related development which is a Nationally Significant Infrastructure Project (NSIP), applying the criteria set out in section 22 of the Act. The application accordingly seeks authorisation for the following:

- A project of national significance being logistics and advanced manufacturing development (s35(2)(a)(ii) of the Act); and
- A Nationally Significant Infrastructure Project being the alteration of highway (s22(3) of the Act).

In summary, the application seeks consent for the following works:

- 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;
- Provision of hard and soft landscaping;
- Upgrade of the EMG1 substation;

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- Creation of a 14.3ha (35 acre) Community Park to the west of the logistics and advanced manufacturing development; and
- Alterations and improvements at Junction 24 of the M1 Motorway and the wider highway network including improvements to active travel networks.

The proposed development is more fully described in Schedule 1 of the draft Development Consent Order (Document DCO 3.1). The entirety of the proposed development can be seen on the Components Plan (Document DCO 2.7) which also depicts the elements of the project that are the subject of a separate material change order application that has been submitted simultaneously. An overview of the whole project which covers this DCO application, and the supporting documentation is contained in the Guide to the Application (Document DCO 1.3).

Documentation

All documentation has been uploaded to the secure SharePoint site set up by the Planning Inspectorate. The Planning Inspectorate's electronic document list has already been supplied. In addition, a list of all documents submitted with the application is included at Appendix 4 of the Guide to the Application (Document DCO 1.3) and details of all documents submitted are set out in the Application Form (Document DCO 1.1).

Hard copies of all application documentation can be provided if requested by the Planning Inspectorate.

Also submitted as part of the documentation is a completed Section 55 checklist (Document DCO 1.6) which we believe demonstrates that the documentation supplied complies with the Planning Act 2008, the Infrastructure Planning (Applications; Prescribed Forms and Procedures) Regulations 2009 and related guidance. This application is further accompanied by a document, Updates to Application Documentation (Document DCO 1.7), explaining the changes to the application documentation and setting out the Applicant's response to the recent Section 51 Advice.

Consultation

Proposals for the development of EMG2 have been the subject of consultation for a number of years. More recently formal, statutory, consultation on the proposal pursuant to the 2008 Act has been undertaken.

The application is accompanied by a Consultation Report as required by Section 37(3)(c) (Document DCO 5.1). Both the statutory consultation and the additional non-statutory consultation is set out in the Consultation Report. The Report also explains the evolution of the scheme in response to the consultation responses.

Application Fee and Shapefile

A fee of £8,946.00 has already been submitted to the Planning Inspectorate utilising BACS and a Shapefile has already been provided for your purposes.

We look forward to hearing from you in relation to formal acceptance of the application and if any further assistance is required in that regard, please do not hesitate to contact Toni Weston or Richard Thurling of this office.

We respectfully request that the application documentation is only made available on the Planning Inspectorate's website once a decision on acceptance has been taken.

Yours faithfully

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