East Midlands Gateway
Phase 2 (EMG2)

Document DCO 5.1C / MCO 5.1C

Consultation Report Appendix 19 Part 1 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

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SEGRO

Appendix 19 - Copies of Exhibition Boards

1

Introduction

Investing in the East Midlands' economic future

Welcome to the public exhibition to introduce our emerging proposals for SEGRO Logistics Park East Midlands Gateway 2 (EMG2).

This exhibition forms part of the statutory community consultation and engagement activity being undertaken by SEGRO in respect of its proposals for a second phase of its East Midlands Gateway development (known as EMG1) located north of the Airport. The second phase is to be known as EMG2.

Here you can learn about our plans to provide best in class logistics and advanced manufacturing facilities through a comprehensive development that will provide jobs, local infrastructure, and support for the local economy, while also addressing key topics such as landscape, traffic, noise, flood risk, air quality and lighting.

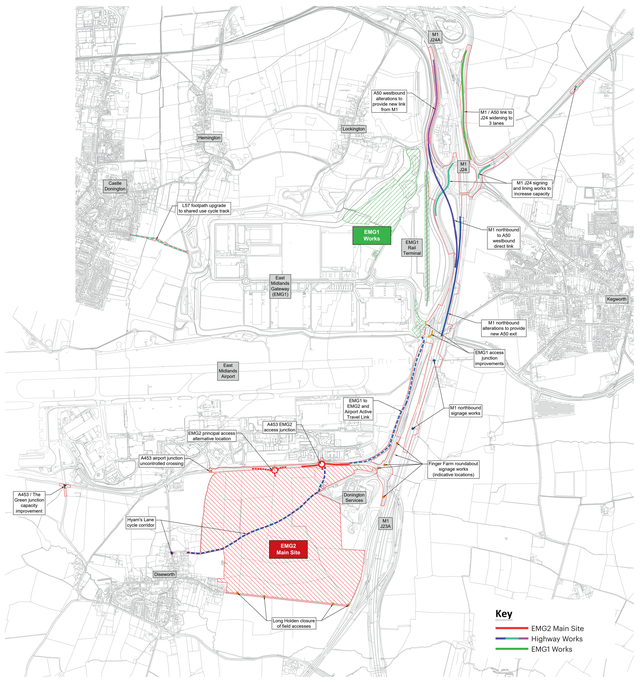
Aerial plan illustrating EMG2 proposals in context

The East Midlands is at the heart of the UK's economy, and the demand for high-quality logistics and advanced manufacturing facilities continues to grow. Delivering the right infrastructure is critical to unlocking the region's full potential, supporting businesses, and creating lasting economic benefits for the local community.

Our proposals for EMG2 build on the success of SEGRO Logistics Park East Midlands Gateway (EMG1), addressing the urgent need to provide employment space while driving significant economic growth and regeneration.

As part of the statutory consultation and community engagement activity, this exhibition provides information based on the latest work from the Environmental Statement, which is not yet finalised but is sufficiently developed to inform local stakeholders about the proposals for EMG2.

Detailed Components Plan



The Proposals

There are three key components to the EMG2 proposal:

- **EMG2 Main Site.** A new comprehensively planned logistics and advanced manufacturing park, located south of the East Midlands Airport and east of Diseworth.
- **Highway Works.** New road infrastructure and upgrades to the existing road network, including significant improvements to Junction 24 of the M1.
- **EMG1 Works.** Further works at EMG1, including additional logistics space, taller gantry cranes, and upgrades to the bus interchange.

The locations of the three components are shown on the plan below.

- Jobs and Training Opportunities
- Meeting Market Demands
- Regional economic growth
- Freeport and trade benefits
- Infrastructure in a single phase
- Comprehensive development

Who is SEGRO?

We create the space that enables extraordinary things to happen

For over 100 years, SEGRO has been a creator of exceptional buildings and opportunities for an array of customers and local communities. From logistics hubs to urban workspaces, we have been delivering high-quality, sustainable industrial spaces that power businesses, support communities, and drive economic growth.

8
COUNTRIES

10.4M
SQ M TOTAL SPACE

1,400+
CUSTOMERS

£20.7BN
TOTAL ASSETS UNDER MANAGEMENT

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The story so far

SEGRO Logistics Park East Midlands Gateway - A Resounding Success

SEGRO Logistics Park East Midlands Gateway (EMG1) has proved to be a highly successful logistics development, incorporating a 50 acre rail freight interchange. It is located immediately to the north of East Midlands Airport.

The development is now fully occupied by a range of businesses, including Amazon, GXO (Nestle), DHL, Maersk, Games Workshop among others, demonstrating the market demand for both high-quality warehouse space and access to rail freight. EMG1 has created and delivered:

- Over 7,000 people now employed.
- 2.5m (4km) of additional footpaths/cycleways.
- Up to 6 freight trains a day, reducing HGV goods transfer by road, and reducing CO_2 on the transfer of those goods by 48%.
- £510m of direct capital investment.
- Sustainable transport achieved with significant bus use and high level of car sharing as a result of travel plan delivery.
- A key component of the East Midlands Freeport, driving further trade and economic growth.

Accelerating economic growth

The success of EMG1 has demonstrated the critical demand for logistics in the region, and the importance of continuing to deliver employment space to support ongoing economic growth.

As the demand for logistics and advanced manufacturing space continues to rise, especially in key strategic locations like the East Midlands, expanding capacity is essential for maintaining the momentum of regional development.

- **A Prime Employment Zone:** Located in the Leicestershire International Gateway, this area is identified in the Leicestershire Strategic Growth Plan as a major employment opportunity and economic expansion.
- **Freeport Benefits:** As part of the East Midlands Freeport, the proposals will benefit from government-backed incentives to attract trade, investment, and innovation, further stimulating economic growth.
- **Addressing Local Demand:** The Leicestershire Economic Needs Assessments have identified a significant need for logistics facilities, and this project will help close that gap, boosting local and regional supply chains.
- **Strategic Intermodal Links:** With direct access to a high-performing rail freight terminal (EMG1) and East Midlands Airport, the UK's second-busiest freight hub, the location is perfectly positioned to support efficient goods movement across the country.
- **Future-Ready Development:** The EMG2 Main Site is also earmarked in the draft North West Leicestershire Local Plan (Site EMP90) as a potential location for employment growth.

What is the East Midlands Freeport?

Freeports are economic designations for areas within the UK where different economic regulations will apply. They are aimed at leveraging the UK's world-class port infrastructure and a special customs procedure to attract trade-orientated investments. The East Midlands Freeport offers unique opportunities for new high-value, low carbon investment. With Net Zero, skills and innovation at its core, the Freeport is forecast to create 60,000 jobs in the region over the next 30 years and deliver £8.4 billion net additional gross added value to the UK economy. The East Midlands Freeport was designated in March 2022.

Further information on the East Midlands Freeport can be found here: **www.emfreeport.com**

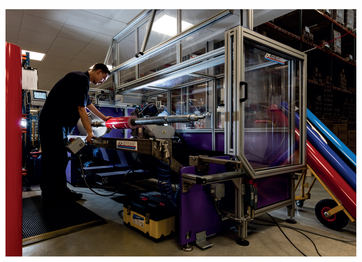
Key Regional Infrastructure

1. East Midlands Intermodal Park (EMIP)
2. East Midlands Airport and Gateway Industrial Cluster (EMAGIC)*
3. Ratcliffe-on-Soar Power Station Site

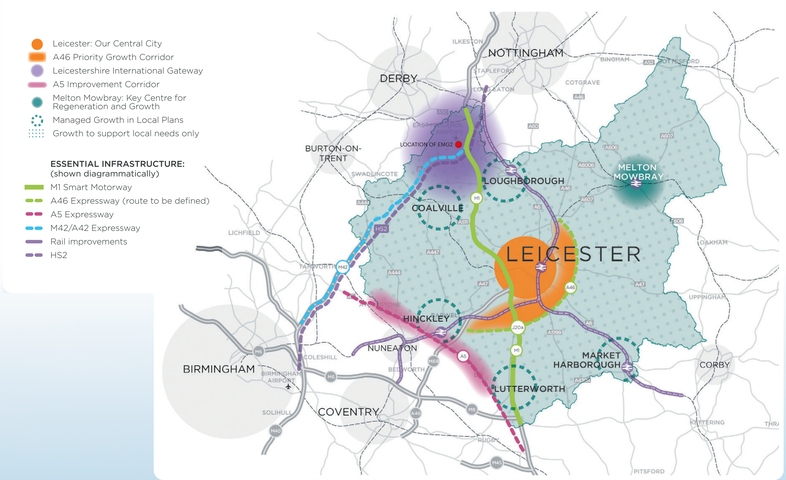
East Midlands Airport
Railways
Motorway
A Roads

* Parts of EMG1 & EMG2 are included in the EMAGIC boundary.

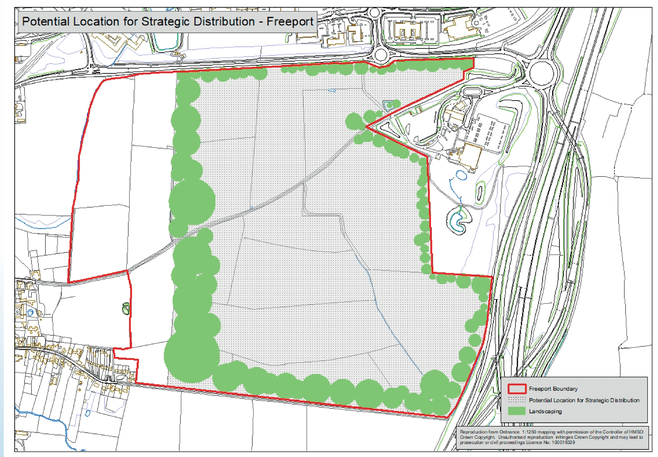
② Freeport EMAGIC site boundary



Leicestershire Strategic Growth Plan



North West Leicestershire Reg 18 Local plan



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3

Benefits of the Proposals

SEGRO's Proposals Offer a Number of Key Benefits

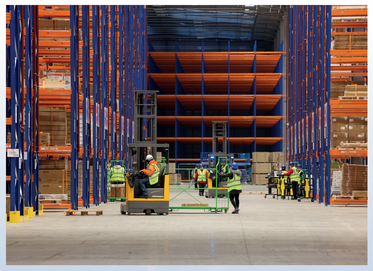
Experienced and Responsible delivery with SEGRO

A British Real Estate Investment Trust (REIT), listed on the FTSE 100, and with a 106 year legacy in creating exceptional spaces for our customers and local communities.

Long-term custodian of our sites, with the ability to fund entire projects from existing cash reserves.

A corporate commitment to the Responsible SEGRO Framework, which has three key elements:

- Low Carbon Growth - By building and running lower carbon properties and investing in carbon capture technologies, we're future-proofing our industries and our communities.
- Communities - From creating training and employment opportunities to developing quality open spaces and biodiversity around our sites, we invest in everyone's future prosperity.
- Nurturing Talent - Actively promoting an inclusive and supportive culture is not just the right thing to do, it consistently makes our business stronger, brighter and more resilient.



Comprehensive Proposal

- Comprehensive approach to the delivery of the EMG2 Main Site, maximising the economic benefits of the scheme and minimising the impact on the local community by delivering the infrastructure in a single phase.
- The creation of well-screened development plots, which will minimise impacts on neighbours, both during construction and upon completion.
- Holistic approach to mitigating highway impacts including major upgrade to Junction 24 of the M1, and other local highway improvements.
- Integrated approach to pedestrian and cycle access with new/improved routes including:
  - New route from Diseworth to the Ashby Road and the Airport.
  - New routes between Long Holden and Hyam's Lane.
  - Surfacing of Hyam's Lane for pedestrians and cyclists.
  - New pedestrian/cycle route linking the EMG2 Main Site to EMG1 along the A453.
  - Upgrade of public right of way between EMG1 and Castle Donington to cycleway.
- Extending the National Cycle Network Route 15 from Diseworth to the edge of Kegworth .
- Provision of a public transport interchange on the EMG2 Main Site, building on and integrating with the highly successful facility at EMG1 .

Community

- 32 acre (13 ha) Community Park adjacent to Diseworth.
- SEGRO's Community Investment Plan initiative at EMG1 to be expanded, which to date has provided career and training support for local people, world of work opportunities to local school children, and improvements to community green space.
- The Community Working Groups at EMG1 would be expanded.
- s106 fund for local community initiatives.

Sustainable Construction and Design

- Low carbon methods of construction, including extensive use of green steel and locally produced low embodied carbon concrete.
- Buildings to achieve BREEAM Outstanding.
- Buildings to achieve EPC A+.
- Extensive EV charging provision.
- Potential to install extensive roof mounted PV's to provide renewable energy.

Economy

Construction Stage

- £325m direct capital investment.
- £950m total economic output.
- 480 net additional construction jobs (direct and indirect) on average per annum during the construction phase.
- £98m Gross Value Added arising from construction jobs from the construction phase overall.

Operational Stage

- Circa 4,000 jobs on the site upon full occupation.
- Circa £150m of Gross Value Added per annum arising from the on-site jobs on full occupation.
- £15m net pa equivalent business rates generated.

CIRCA
4,000 JOBS
ON THE SITE UPON FULL OCCUPATION

£325 MILLION
DIRECT CAPITAL INVESTMENT INTO THE AREA

CREATING ALMOST
£1 BILLION
OF ECONOMIC ACTIVITY

HIGHLY SUSTAINABLE
BUILDINGS IN CONSTRUCTION AND OPERATION

32 ACRE
(13 HA) COMMUNITY PARK ADJACENT TO DISEWORTH