

Your Reference
TR0510002



Our Reference
2774998/TAW1

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15 October 2025

Dear Sirs

Planning Act 2008
SEGRO (EMG) Limited

East Midlands Gateway Rail Freight Interchange and Highways Order 2016 (SI 2016/17) ("EMG1 Order")

Application for a material change pursuant to section 153 and schedule 6 of the Planning Act 2008 (the "Act") and Part 2 of the Infrastructure Planning (Changes to, and Revocation of, Development Consent Orders) Regulations 2011 as amended (the "2011 Regulations")

This letter accompanies the re-submission of an application submitted pursuant to Schedule 6 of the Act and Part 2 of the Regulations 2011. The application is made on behalf of SEGRO (EMG) Limited (a successor to Roxhill (Kegworth) Limited) (the "Applicant") for a material change to the development authorised by the EMG1 Order.

Proposed Material Change

The changes proposed in this application for a material change can be summarised as follows:

- Additional warehousing development known as Plot 16, providing up to a maximum of 26,500 sq.m. (approximately 269,000 sq.ft.) (GIA) with an additional 3,500 sq.m. allowance in the form of internal mezzanine space for logistics;
- Works to increase the permitted height of the cranes at the existing EMG1 rail-freight terminal; and
- Improvements to the public transport interchange, site management building and the EMG1 Pedestrian Crossing.

The proposed development can be seen on the Components Plan (Document MCO 2.7) which also depicts the elements of the project that are the subject of a separate development consent order application that has been submitted simultaneously. An overview of the whole project which covers this MCO application, and the supporting documentation is contained in the Guide to the Application (Document MCO 1.3).

The Application does not authorise any change to compulsory acquisition or temporary possession.

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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 2 of the Guide to the Application (Document MCO 1.2). Hard copies of all application documentation can be provided if requested by the Planning Inspectorate.

In order to assist the Secretary of State's consideration of the application, we have appended a checklist of the requirements set out in Regulation 16(2) of the 2011 Regulations, which we believe demonstrates that the documentation supplied complies with the regulations and related guidance. Statements confirming adherence to the requirements of Regulation 16(2) are provided in the Guide to the Application and signposted in the checklist.

As you will be aware, the Planning Inspectorate confirmed that the original application for a material change was capable of being accepted. The Applicant however decided to withdraw the MCO application to enable the application documentation to be updated to align it with the associated DCO application. This MCO application is accordingly accompanied by a document, Updates to Application Documentation (Document MCO 1.6), explaining the changes to the MCO application documentation and setting out the Applicant's response to the Section 51 Advice.

Consultation

Proposals for the development of EMG2 which include the above proposed material changes to the EMG1 Order have been the subject of consultation for a number of years. More recently formal, statutory, consultation on the proposal pursuant to the Act and the 2011 Regulations has been undertaken.

The application is accompanied by a Consultation Report as required by Regulation 16(2)(l) (Document MCO 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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