

Document DCO 5.1B / MCO 5.1B

Consultation Report

Appendix 18 Part 4 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

8 Jul 2025 at 10:50:11
The Barn, Grimesgate
Derby
England
DE74 2QD
United Kingdom

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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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Additional Consultation

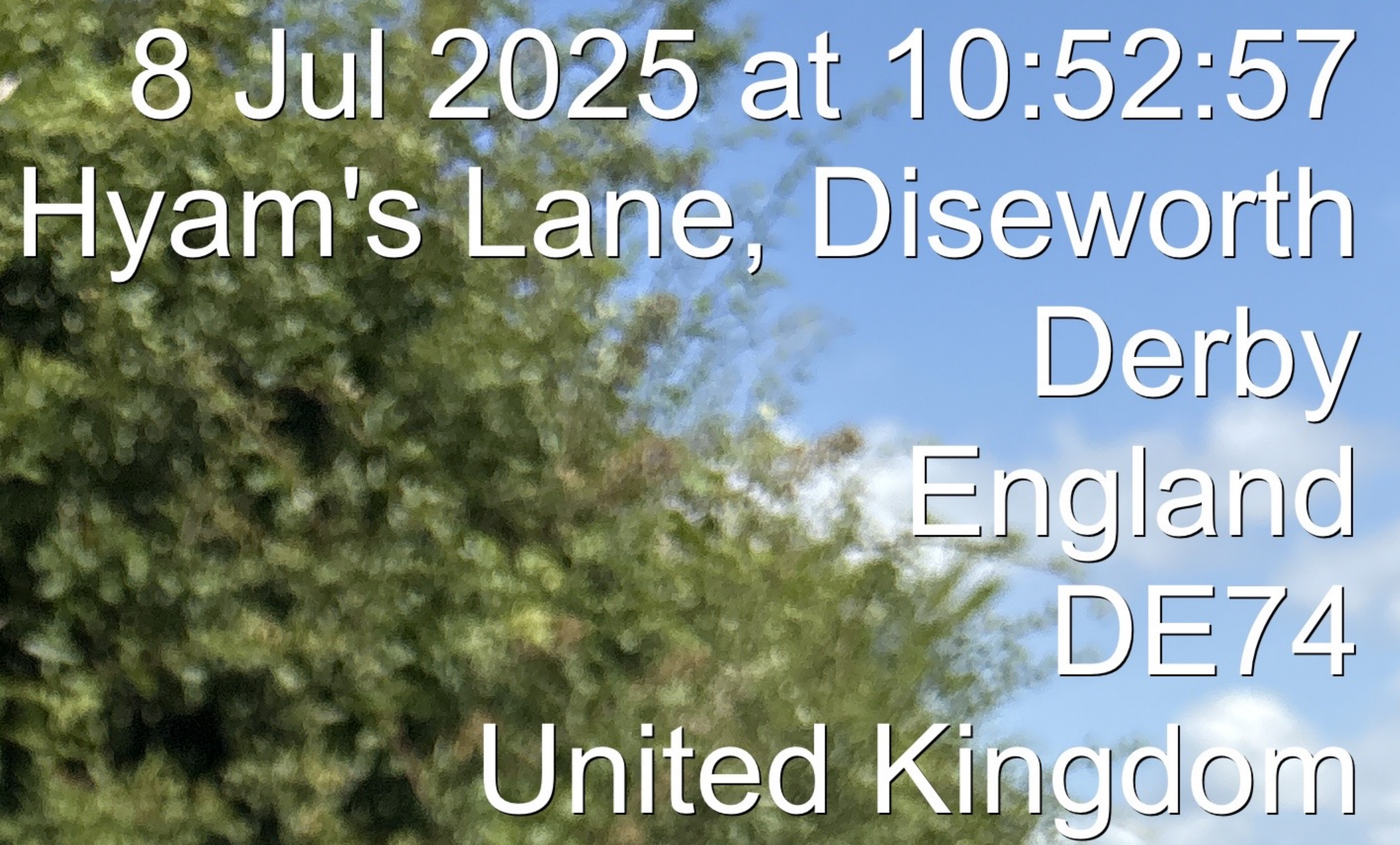
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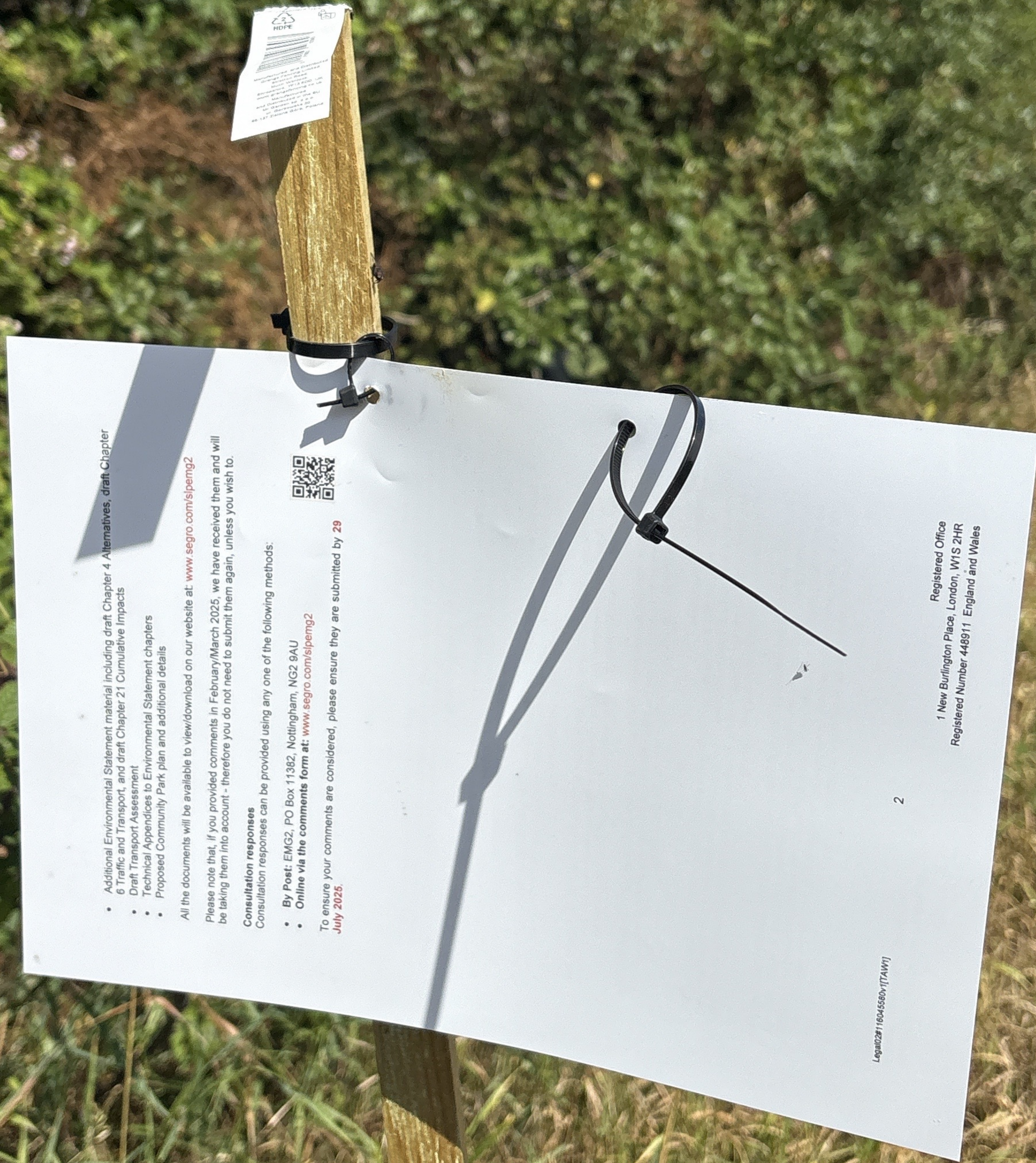
Registered Office
1 New Burlington Place, London, W1S 2HR
Registered Number 448911 England and Wales

8 Jul 2025 at 10:50:16
The Barn, Grimesgate
Derby
England
DE74 2QD
United Kingdom





8 Jul 2025 at 10:52:57
Hyam's Lane, Diseworth
Derby
England
DE74
United Kingdom



8 Jul 2025 at 10:53:04
Hyam's Lane, Diseworth
Derby
England
DE74
United Kingdom



8 Jul 2025 at 10:55:20
Derby
England
DE74
United Kingdom

Additional Environmental Statement material including draft Chapter 4 Alternatives, draft Chapter 6 Traffic and Transport, and draft Chapter 21 Cumulative Impacts
Draft Transport Assessment, and draft Chapter 22 Social 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/valpenn2
Please note that, if you provided comments in February/March 2025, we have resolved them and will be taking them into account - therefore you do not need to submit them again, unless you wish to.

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

- By Post: EMG2, PO Box 11382, Nottingham, NG2 4UJ
- Online via the comments form at: www.segro.com/valpenn2

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

Legal: 25116045580v1[TAVV]

2

Registered Office
1 New Burlington Place, London, W1S 2HR
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8 Jul 2025 at 10:55:25
Derby
England
DE74
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10/10/10

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27 June 2022

East Midlands Gateway Phase 2 (EMIG2) and phase of SEGRO Logistics Park East

Additional Consultation from 1 July 2025 to 29 July 2025

Our Proposal

Midlands Freepoint and Creations

- **EMG2 Works** - Logistics - South of East Midlands Airport and the A433, and most of the area to be upgraded to the EMG1 substation

...propose to make two appointments to order (DCO) for the EMG2 work...

Additional Consultants:

received a wide range of feedback on the project. The east-midlands-gateway

undertaken further research and proposing to make a further application documents, the following:

1 New Building
for A48911 England

8 Jul 2025 at 10:59:07
North West Leicestershire
England
DE74
United Kingdom



8 Jul 2025 at 11:12:49
North West Leicestershire
England
DE74
United Kingdom
East Midlands Airport

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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
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8 Jul 2025 at 11:12:56
North West Leicestershire
England
DE74
United Kingdom
East Midlands Airport

675/01-S90



8 Jul 2025 at 11:23:59
Beverley Road, Castle Donington
Derby
England
DE74
United Kingdom
East Midlands Airport

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8 Jul 2025 at 11:24:05
Beverley Road, Castle Donington
Derby
England
DE74
United Kingdom
East Midlands Airport



8 Jul 2025 at 11:58:24
North West Leicestershire
England
DE74
United Kingdom

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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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• **Applications** - We are making two applications for EMG2 at the same time in Summer 2025 – an application for a Development Order (DO) for the EMG2 Works and the Highway Works and an application for a Development Order (DO) for the EMG1 Works.

• **Public Consultation** - We are holding a public consultation event to gather views on our initial plans. We will also be holding a series of smaller events to gather views on our initial plans. We will also be holding a series of smaller events to gather views on our initial plans. We will also be holding a series of smaller events to gather views on our initial plans.

• **Summary of Key Themes** - A summary of key themes arising from those comments received from the public consultation event will be published on our website. We will also be holding a series of smaller events to gather views on our initial plans. We will also be holding a series of smaller events to gather views on our initial plans.

• **Next Steps** - We will be holding a series of smaller events to gather views on our initial plans. We will also be holding a series of smaller events to gather views on our initial plans. We will also be holding a series of smaller events to gather views on our initial plans.

8 Jul 2025 at 11:58:31
North West Leicestershire
England
DE74
United Kingdom



8 Jul 2025 at 12:20:53
Wilders Way, Kegworth
Derby
England
DE74
United Kingdom

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8 Jul 2025 at 12:21:01
Wilders Way, Kegworth
Derby
England
DE74
United Kingdom



8 Jul 2025 at 12:26:26
Derby
England
DE74
United Kingdom

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8 Jul 2025 at 12:26:34
Derby
England
DE74
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8 Jul 2025 at 12:34:58
A50, Kegworth
Derby
England
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A50, Kegworth
Derby
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DE74
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14–16 Church Street, Lockington
Derby
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14–16 Church Street, Lockington
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DE74
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8 Jul 2025 at 12:56:31
75 Moira Dale
Derby
England
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8 Jul 2025 at 12:56:36
75 Moira Dale
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8 Jul 2025 at 13:03:11

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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

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

8 Jul 2025 at 13:03:17

Derby
England
DE74

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8 Jul 2025 at 13:25:26
Derby Road, Kegworth
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England
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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_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:

- **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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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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- **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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8 Jul 2025 at 13:30:32
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8 Jul 2025 at 13:41:43
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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 Proposal

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.
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- **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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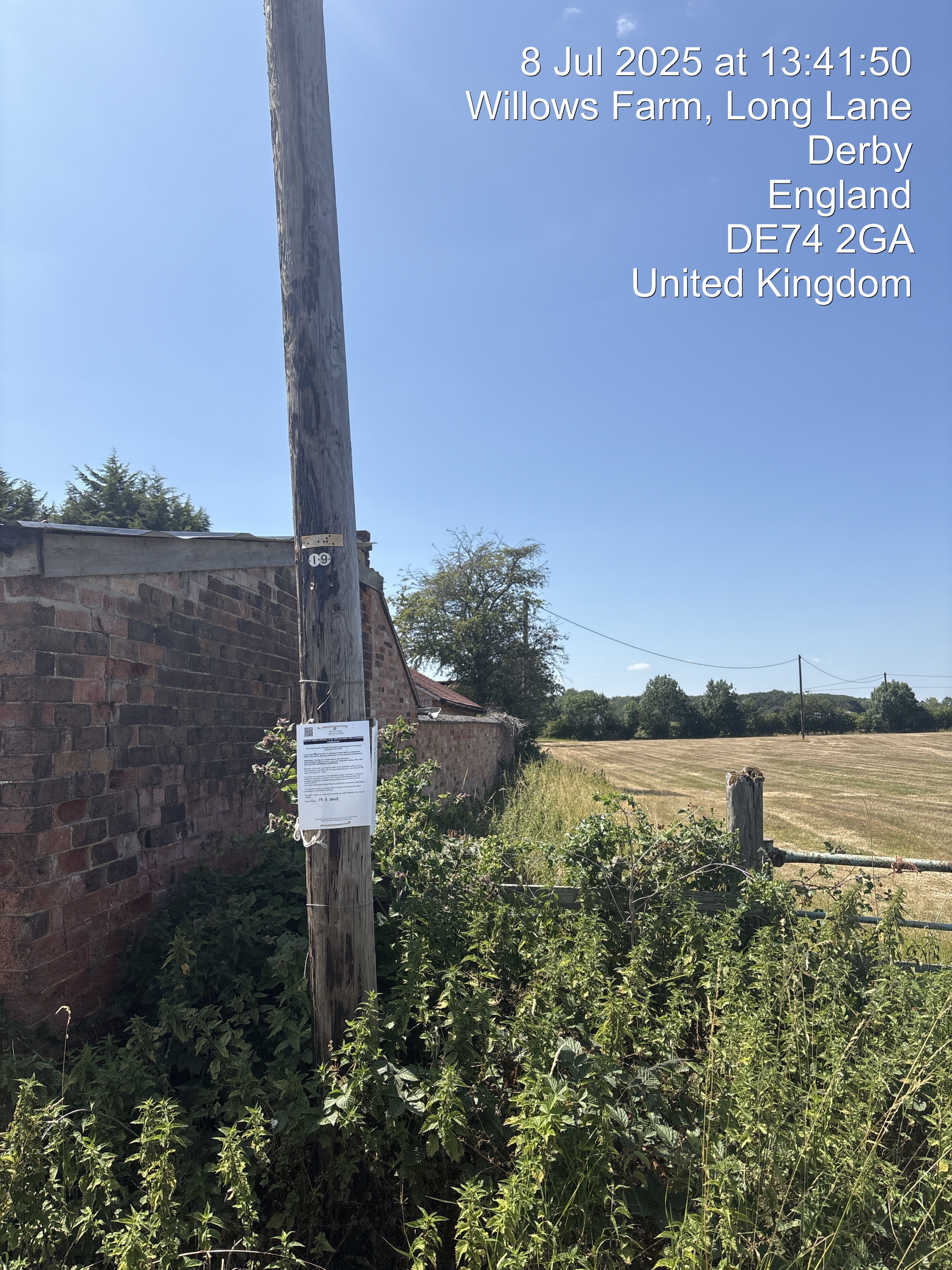
Additional Consultation

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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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- **EMG2 Works** - Logistics and advanced manufacturing development located on the EMG2 Main Division of a new community park and an upgrade to the M1 motorway, together with 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.
- **EMG1 Works** - Make two applications for EMG2 at the same time in Summer 2025 - an application for 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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