

East Midlands Gateway Phase 2 (EMG2)

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ENVIRONMENTAL STATEMENT

Technical Appendices

Appendix 21B

Assessment Matrix

October 2025

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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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Land at Sawley Interchange (Site Ref. 1b)

ID	Tier	Location	Information sources	Application Ref.	Applicant/Promoter for 'other development' and brief description of project	Assessment of Cumulative Effect	Proposed mitigation	Residual cumulative effect
1b	Tier 1	Land at Sawley Interchange, adj to Aldi Distribution Centre, Tamworth Road	Planning application documents	24/01200/FULM	Employment development (B2/B8) with total floorspace of 59,910 sq.m. on land at Sawley Interchange, adj to Aldi Distribution Centre, Tamworth Road (Indurent)	Socio-economic		
						The construction of the site will help to support construction firms operating in the region and provide jobs in the construction industry.	The effects are beneficial and therefore no mitigation is proposed.	A temporary minor beneficial effect over the short and medium term is expected.
						In addition to the jobs created by the EMG2 Project, this development is anticipated to deliver 837 on-site jobs (applying standard employment densities) and additional indirect jobs in the study area. Some of these will be taken up by currently unemployed people.	The effects are beneficial and therefore no mitigation is proposed.	A moderate to major beneficial effect over the long term is expected.
						There may be a labour shortage in the study area in some occupation categories.	Up-skilling, re-skilling and training opportunities	A permanent negligible effect is expected.
						Cumulatively, this schemes together with the EMG2 Project will help to address the shortfall between supply and demand in land and buildings for logistics and industrial developments.	The effects are beneficial and therefore no mitigation is proposed.	A permanent major beneficial effect over the long term is expected.
						The estimated on-site operational jobs are expected to generate circa £165m annually in GVA in addition to the £148m GVA generated by the EMG2 Project.	The effects are beneficial and therefore no mitigation is proposed.	During the construction phase, a major beneficial effect over the short and medium term is expected. During operation, a major beneficial impact over the medium and long term is expected.
						Lighting		
						There will not be any direct cumulative effects of lighting arising from this project in combination with the EMG1 Works, but there is likely to be an increase in the visibility of lighting from dwellings in Castle Donington, Hemmington and Lockington. The effects of the proposed lighting are retained within close proximity to the Order Limits. There will be some effect of ambient and reflected light on night sky quality.	Lighting design	Neutral effect on dwellings in Castle Donington, Hemmington and Lockington. Slight adverse effect on night sky.
						Population and Human Health		
						Construction and operation of this site will contribute to employment opportunities locally. While this is the case, there may be labour shortages in some occupation categories; however, there is the potential with training opportunities associated with this. Overall, the contribution to socio-economic determinants of health would have a beneficial cumulative effect on health and wellbeing when considered in-combination with the EMG2 Project.	The direction of effect is beneficial and therefore no mitigation is required.	Moderate beneficial (significant)

Land at Netherfields Lane, Sawley (Site Ref. 3)

ID	Tier	Location	Information sources	Application Ref.	Applicant/Promoter for 'other development' and brief description of project	Assessment of Cumulative Effect	Proposed mitigation	Residual cumulative effect
3	Tier 1	Land at Netherfields Lane, Sawley	Planning application documents	20/00316/OUTM and 22/00954/REMM and 24/00575/VCIM	Logistics development with total floorspace of 77,480sq.m. on land at Netherfields Lane, Sawley (Newlands)	Socio-economic		
						The construction of the site will help to support construction firms operating in the region and provide jobs in the construction industry.	The effects are beneficial and therefore no mitigation is proposed.	A temporary minor beneficial effect over the short and medium term is expected.
						In addition to the jobs created by the EMG2 Project, this development is anticipated to deliver 816 on-site jobs (applying standard employment densities) and additional indirect jobs in the study area. Some of these will be taken up by currently unemployed people.	The effects are beneficial and therefore no mitigation is proposed.	A moderate to major beneficial effect over the long term is expected.
						There may be a labour shortage in the study area in some occupation categories.	Up-skilling, re-skilling and training opportunities	A permanent negligible effect is expected.
						Cumulatively, this schemes together with the EMG2 Project will help to address the shortfall between supply and demand in land and buildings for logistics and industrial developments.	The effects are beneficial and therefore no mitigation is proposed.	A permanent major beneficial effect over the long term is expected.
						The estimated on-site operational jobs are expected to generate circa £35m annually in GVA in addition to the £148m GVA generated by the EMG2 Project.	The effects are beneficial and therefore no mitigation is proposed.	During the construction phase, a major beneficial effect over the short and medium term is expected. During operation, a major beneficial impact over the medium and long term is expected.
						Lighting		
						There will not be any direct cumulative effects of lighting arising from this project in combination with the EMG1 Works, but there is likely to be an increase in the visibility of lighting from dwellings in Castle Donington and Hemmington. The effects of the proposed lighting are retained within close proximity to the Order Limits. There will be some effect of ambient and reflected light on night sky quality.	Lighting design	Neutral effect on dwellings in Castle Donington and Hemmington. Slight adverse effect on night sky.
						Population and Human Health		
						Construction and operation of this site will contribute to employment opportunities locally. While this is the case, there may be labour shortages in some occupation categories; however, there is the potential with training opportunities associated with this. Overall, the contribution to socio-economic determinants of health would have a beneficial cumulative effect on health and wellbeing when considered in-combination with the EMG2 Project.	The direction of effect is beneficial and therefore no mitigation is required.	Moderate beneficial (significant)

Land south of Jct 1 of the A50, Castle Donington (Site Ref. 4)

ID	Tier	Location	Information sources	Application Ref.	Applicant/Promoter for 'other development' and brief description of project	Assessment of Cumulative Effect	Proposed mitigation	Residual cumulative effect
4	Tier 3	Land south of Jct 1 of the A50, Castle Donington	Planning application documents	19/01496/OUT / APP/G2435/W22/3292404 and 24/00074/REMM	Employment development (E(g), B2, B8) of up to 92,500sq.m. on land south of Jct 1 of the A50, Castle Donington (Indurent)	Socio-economic		
						The construction of the site will help to support construction firms operating in the region and provide jobs in the construction industry.	The effects are beneficial and therefore no mitigation is proposed.	A temporary minor beneficial effect over the short and medium term is expected.
						In addition to jobs created by the EMG2 Project, this development is anticipated to deliver 1,244 on-site jobs (based on publicly available information) and additional indirect jobs in the study area. Some of these will be taken up by currently unemployed people.	The effects are beneficial and therefore no mitigation is proposed.	A moderate to major beneficial effect over the long term is expected.
						There may be a labour shortage in the study area in some occupation categories.	Up-skilling, re-skilling and training opportunities	A permanent major beneficial effect over the long term is expected.
						Cumulatively, this scheme together with the EMG2 Project will help to address the shortfall between supply and demand in land and buildings for logistics and industrial developments.	The effects are beneficial and therefore no mitigation is proposed.	A permanent major beneficial effect over the long term is expected.
						The estimated on-site operational jobs are expected to generate circa £71m annually in GVA in addition to the £148m GVA generated by the EMG2 Project.	The effects are beneficial and therefore no mitigation is proposed.	During the construction phase, a major beneficial effect over the short and medium term is expected. During operation, a major beneficial impact over the medium and long term is expected.
						Lighting		
						There will not be any direct cumulative effects of lighting arising from this project in combination with the EMG1 Works, but there is likely to be an increase in the visibility of lighting from dwellings in Castle Donington, Hemmington and Lockington. The effects of the proposed lighting are retained within close proximity to the Order Limits. There will be some effect of ambient and reflected light on night sky quality.	Lighting design	Neutral effect on dwellings in Castle Donington, Hemmington and Lockington. Slight adverse effect on night sky.
						Population and Human Health		
						Construction and operation of this site will contribute to employment opportunities locally. While this is the case, there may be labour shortages in some occupation categories; however, there is the potential with training opportunities associated with this. Overall, the contribution to socio-economic determinants of health would have a beneficial cumulative effect on health and wellbeing when considered in-combination with the EMG2 Project.	The direction of effect is beneficial and therefore no mitigation is required.	Moderate beneficial (significant)

Land north and south of Park Lane, Castle Donington (Site Ref. 7)

ID	Tier	Location	Information sources	Application Ref.	Applicant/Promoter for 'other development' and brief description of project	Assessment of Cumulative Effect	Proposed mitigation	Residual cumulative effect
7	Tier 3	Land North and South of Park Lane, Castle Donington	Draft North West Leicestershire Local Plan, consultation documents and evidence base	n/a	Draft Local Plan allocation for residential development of circa 1,076 dwellings on land North and South of Park Lane, Castle Donington (Consortium of house builders)	Socio-economic		
						The construction of the site will help to support construction firms operating in the region and provide jobs in the construction industry.	The effects are beneficial and therefore no mitigation is proposed.	A temporary minor beneficial effect over the short and medium term is expected.
						It is estimated that circa 45 residents at this new residential development will be self-employed and working from home making an additional contribution to the local economy.	The effects are beneficial and therefore no mitigation is proposed.	A moderate to major beneficial effect over the long term is expected.
						Lighting		
						The site is only directly visible from one of the human safety receptors considered with regard to the Scheme, East Midlands Airport. There will be no change to this receptor in terms of safety from cumulative effects. There will be some effect of ambient and reflected light on night sky quality.	Aerodrome safeguarding and lighting design	Neutral effect on pilots/planes at East Midlands Airport. Slight adverse effect on night sky.

Donington Park Service Area (Site Ref. 10)

ID	Tier	Location	Information sources	Application Ref.	Applicant/Promoter for 'other development' and brief description of project	Assessment of Cumulative Effect	Proposed mitigation	Residual cumulative effect
10	Tier 1	Donington Park Service Area, Jct 23A (Moto Services Solar Farm)	Planning application documents	23/01712/FULM	Ground-mounted solar farm at Donington Park Service Area, Jct 23A (Moto)	Ecology		
						The adjacent development will reduce the coverage of natural habitats (predominantly woodland and scrub) in proximity to the EMG2 Main Site. Future management focusses on creating and enhancement of grassland habitats. A GCN DLL IACPC has been approved, and ponds are being retained. The scheme will reduce the extent of informal public access to the area with the majority of the area fenced off, and a new informal footpath created along the western (adjoining) site boundary. This focussing of public access may result in a cumulative increased recreation related pressure (increase in littering and potential disturbance to wildlife) on retained boundary habitats including the Park Services Ash Trees cLWS (92034). Given the sites existing proximity to intensely managed arable land and the Donington Park services, these impacts are considered negligible.	n/a	Negligible
						Lighting		
						Proposal will require only minor operational lighting of battery storage containers for spot maintenance in emergency situations. The lighting is not going to be bright enough to have cumulative effects on any of the identified receptors.	None required as cumulative effects unlikely	Neutral effect on motorists on the A453 and M1, dwellings in Diseworth and on night sky.

Isley Woodhouse (Site Ref. 12)

ID	Tier	Location	Information sources	Application Ref.	Applicant/Promoter for 'other development' and brief description of project	Assessment of Cumulative Effect	Proposed mitigation	Residual cumulative effect
12	Tier 3	Isley Woodhouse	Planning application documents; Draft North West Leicestershire Local Plan, consultation documents and evidence base	25/00865/OUTM	Outline planning application for residential development of up to 4,250 dwellings, employment floorspace, local and neighbourhood centre, schools and hotels submitted to NWLDC Site identified in emerging Local Plan for 4,500 dwellings and 23,000 sq.m. of employment floorspace (Harworth Estates and Caesarea)	Socio-economic		
						The construction of the site will help to support construction firms operating in the region and provide jobs in the construction industry.	The effects are beneficial and therefore no mitigation is proposed.	A temporary minor beneficial effect over the short and medium term is expected.
						In addition to jobs created by the EMG2 Project, the employment element of the proposal is anticipated to deliver 307 on-site jobs (applying standard employment densities) and additional indirect jobs in the study area. Some of these will be taken up by currently unemployed people. It is estimated that circa 185 residents at this new residential development will be self-employed and working from home contributing to the local economy.	The effects are beneficial and therefore no mitigation is proposed.	A moderate to major beneficial effect over the long term is expected.
						There may be a labour shortage in the study area in some occupation categories.	Up-skilling, re-skilling and training opportunities	A permanent major beneficial effect over the long term is expected.
						Cumulatively, this scheme together with the EMG2 Project will help to address the shortfall between supply and demand in employment land and buildings.	The effects are beneficial and therefore no mitigation is proposed.	A permanent major beneficial effect over the long term is expected.
						The estimated on-site operational jobs are expected to generate circa £52m annually in GVA in addition to the £148m GVA generated by the EMG2 Project.	The effects are beneficial and therefore no mitigation is proposed.	During the construction phase, a major beneficial effect over the short and medium term is expected. During operation, a major beneficial impact over the medium and long term is expected.
						Ecology		
						The new bus terminal will be connected into the existing local footpath/cycle networks. As such it is expected to attract users from the surrounding area. This will increase the expected levels of littering and potential disturbance to wildlife.		Minor adverse
						Landscape and Visual		
						Development is likely to be under construction during the same period as the EMG2 Works and is likely to extend and increase the construction effect on local landscape character across the landscape to the west of the EMG2 Main Site and Diseworth.		Major Adverse cumulative construction landscape effect extending across the local landscape, principally to the east and west of Diseworth.

					Subject to the respective construction periods and activities, the visual receptors likely to experience the most notable cumulative construction visual effects will be: residents of Diseworth; PROW users across the landscape around Diseworth and principally to the east, west and south of the settlement; and some road users, including the A453 and the roads leading out of Diseworth to the north and west. Some distant cumulative construction visual effects will also be likely to the south and west of the EMG2 Main Site, including from the high point at Breedon on the Hill.		Where construction of both the EMG2 Works and Isley Woodhouse developments are visible from these receptors, either in combination or sequentially (e.g. along the A453), there will be some increased construction visual effects, in cumulative terms.
					The development is likely to extend and increase the operational effect on local landscape character, across the landscape to the west of the EMG2 Main Site and Diseworth.		There is likely to be a major or moderate/major adverse cumulative operational landscape effect extending across the local landscape, principally to the east and west of Diseworth.
					The visual receptors likely to experience the most notable cumulative construction visual effects will be: residents of Diseworth; PROW users across the landscape around Diseworth and principally to the east, west and south of the settlement; and some road users, including the A453 and the roads leading out of Diseworth to the north and west. Some distant cumulative construction visual effects will also be likely to the south and west of the EMG2 Main Site, including from the high point at Breedon on the Hill.		Where both the EMG2 Works and Isley Woodhouse developments are visible from these receptors, either in combination or sequentially (e.g. along the A453), there will be some increased operational visual effects, in cumulative terms.
					Lighting		
					The site is only directly visible from one of the human safety receptors considered with regard to the Scheme, East Midlands Airport. There will be no change to this receptor in terms of safety from cumulative effects. There will be some ambient (indirect) effects of lighting on dwellings in Diseworth from this project in combination with the EMG2 Works. This will, however, affect different views and different locations. There will be some effect of ambient and reflected light on night sky quality.	Aerodrome safeguarding and lighting design	Neutral effect on pilots/planes at East Midlands Airport. Moderate adverse effect on dwellings in Diseworth. Slight adverse effect on night sky.
					Cultural Heritage		
					It is anticipated that this development will be under construction concurrently with the EMG2 Project. This overlap is expected to prolong and amplify the construction-related impacts on the rural character of the landscape located to the west of the EMG2 Works and Diseworth. Consequently, if the primary construction phases and activities of both projects coincide, a minor cumulative adverse construction impact is probable, affecting the rural setting to both the east and west of the Diseworth Conservation Area (BH2).		A minor cumulative adverse construction impact affecting the rural setting to both the east and west of the Diseworth Conservation Area (BH2)

						Given the overlap in construction programme, it is anticipated that there will be probable moderate-minor cumulative adverse construction impact to the rural setting of The Bulwarks Scheduled Monument (AR10).		A probable moderate-minor cumulative adverse construction impact to the rural setting of The Bulwarks Scheduled Monument (AR10)
						This combined development is likely to contribute to the progressive erosion of the rural setting surrounding the Diseworth Conservation Area (BH2), notably along its eastern, western, and southern approaches. Where views of both the EMG2 Main Site and Isley Woodhouse project are experienced from these vantage points, either simultaneously or in sequence (such as along the A453 corridor), the rural character of the setting for the Diseworth Conservation Area (BH2) will be cumulatively diminished.		A minor adverse cumulative operational effect on the Diseworth Conservation Area is anticipated, primarily due to the ongoing erosion of its rural context.
						There is also likely to be potential cumulative operational effects in relation to The Bulwarks Scheduled Monument (AR10). Where views of both the EMG2 Main Site and Isley Woodhouse project are experienced from the asset the rural character of the setting for the monument will be cumulatively diminished.		A moderate-minor adverse cumulative operational effect is anticipated.
						Population and Human Health		
						Construction and operation of this site will contribute to employment opportunities locally. While this is the case, there may be labour shortages in some occupation categories; however, there is the potential with training opportunities associated with this. Overall, the contribution to socio-economic determinants of health would have a beneficial cumulative effect on health and wellbeing when considered in-combination with the EMG2 Project.	The direction of effect is beneficial and therefore no mitigation is required.	Moderate beneficial (significant)

Land west of Hilltop Farm, Castle Donington (Site Ref. 13)

ID	Tier	Location	Information sources	Application Ref.	Applicant/Promoter for 'other development' and brief description of project	Assessment of Cumulative Effect	Proposed mitigation	Residual cumulative effect
13	Tier 3	Land West of Hilltop Farm, Castle Donington	Draft North West Leicestershire Local Plan, consultation documents and evidence base	n/a	Draft Local Plan allocation for employment development (E(g), B2, B8) of circa 18,000sq.m. on land West of Hilltop Farm, Castle Donington (Clowes Developments)	Socio-economic		
						The construction of the site will help to support construction firms operating in the region and provide jobs in the construction industry.	The effects are beneficial and therefore no mitigation is proposed.	A temporary minor beneficial effect over the short and medium term is expected.
						In addition to the jobs created by the EMG2 Project, the development is anticipated to deliver 628 on-site jobs (applying standard employment densities) and additional indirect jobs in the study area. Some of these will be taken up by currently unemployed people.	The effects are beneficial and therefore no mitigation is proposed.	A moderate to major beneficial effect over the long term is expected.
						There may be a labour shortage in the study area in some occupation categories.	Up-skilling, re-skilling and training opportunities	A permanent major beneficial effect over the long term is expected.
						Cumulatively, this scheme together with the EMG2 Project will help to address the shortfall between supply and demand in employment land and buildings.	The effects are beneficial and therefore no mitigation is proposed.	A permanent major beneficial effect over the long term is expected.
						The estimated on-site operational jobs are expected to generate circa £57m annually in GVA in addition to the £148m GVA generated by the EMG2 Project.	The effects are beneficial and therefore no mitigation is proposed.	During the construction phase, a major beneficial effect over the short and medium term is expected. During operation, a major beneficial impact over the medium and long term is expected.
						Lighting		
						The site is only directly visible from one of the human safety receptors considered with regard to the Scheme, East Midlands Airport. There will be no change to this receptor in terms of safety from cumulative effects. There will be some effect of ambient and reflected light on night sky quality.	Aerodrome safeguarding and lighting design	Neutral effect on pilots/planes at East Midlands Airport. Slight adverse effect on night sky.
						Population and Human Health		
						Construction and operation of this site will contribute to employment opportunities locally. While this is the case, there may be labour shortages in some occupation categories; however, there is the potential with training opportunities associated with this. Overall, the contribution to socio-economic determinants of health would have a beneficial cumulative effect on health and wellbeing when considered in-combination with the EMG2 Project.	The direction of effect is beneficial and therefore no mitigation is required.	Moderate beneficial (significant)

Land north of Derby Road (A6), Kegworth (Site Ref. 14)

ID	Tier	Location	Information sources	Application Ref.	Applicant/Promoter for 'other development' and brief description of project	Assessment of Cumulative Effect	Proposed mitigation	Residual cumulative effect
14	Tier 3	Land north of Derby Road (A6), Kegworth	Draft North West Leicestershire Local Plan, consultation documents and evidence base	n/a	Draft Local Plan allocation for employment development (B2, B) of circa 30,000sq.m. on land north of Derby Road (A6), Kegworth (Curzon Coaker Trust and CHC Coaker Children's Settlement)	Socio-economic		
						The construction of the site will help to support construction firms operating in the region and provide jobs in the construction industry.	The effects are beneficial and therefore no mitigation is proposed.	A temporary minor beneficial effect over the short and medium term is expected.
						In addition to jobs created by the EMG2 Project, this development is anticipated to deliver 381 on-site jobs (applying standard employment densities) and additional indirect jobs in the study area. Some of these will be taken up by currently unemployed people.	The effects are beneficial and therefore no mitigation is proposed.	A moderate to major beneficial effect over the long term is expected.
						There may be a labour shortage in the study area in some occupation categories.	Up-skilling, re-skilling and training opportunities	A permanent major beneficial effect over the long term is expected.
						Cumulatively, this scheme together with the EMG2 Project will help to address the shortfall between supply and demand in land and buildings for logistics and industrial developments.	The effects are beneficial and therefore no mitigation is proposed.	A permanent major beneficial effect over the long term is expected.
						The estimated on-site operational jobs are expected to generate circa £89m annually in GVA in addition to the £148m GVA generated by the EMG2 Project.	The effects are beneficial and therefore no mitigation is proposed.	During the construction phase, a major beneficial effect over the short and medium term is expected. During operation, a major beneficial impact over the medium and long term is expected.
						Ecology		
						Delivery of this project would result in loss of arable land adjacent to Highways Works. While this would add to the overall pressure on farmland bird species, the scale of the cumulative impact is not considered to be significantly greater than that already acknowledged.	Specific provision within LEMP	Minor adverse on farmland bird assemblages
						Landscape and Visual		
						Should the main construction periods and activities of this projects progress at the same time as the J24 Improvement Works, then there are likely to be some increased construction landscape effects upon the local landscape around M1 Jct 24. The existing major developments, roads and infrastructure around this site will limit any cumulative effects with this project.		

						Cumulatively with the J24 Improvement Works, the visual receptors likely to experience the most notable cumulative construction visual effects will be residents on the western edge of Kegworth, users of some limited stretches of PROW; and users of the major roads approaching M1 Jct 24.		Where construction of the Highway Works and this project are visible from these receptors, either in combination or sequentially (e.g. along the roads), there will be some increased construction visual effects.
						This proposal has the potential to extend the operational effects on landscape character, in combination with the Highway Works across the landscape of this sites and their immediate contexts. However, given the presence of existing major developments, roads and infrastructure around these sites, it is likely that the cumulative effects with this project will be moderated and any more notable cumulative operational landscape effects will derive principally from this development. The visual receptors likely to experience the most notable cumulative construction visual effects will be residents on the western edge of Kegworth, users of some limited stretches of PROW; and users of the major roads approaching M1 Jct 24.		Where the Highway Works and this development are visible from these receptors, either in combination or sequentially (e.g. along the roads), there will be some increased operational visual effects.
						Lighting		
						There will not be any direct cumulative effects of lighting arising from this project in combination with the Highway Works, but there is likely to be an increase in the visibility of lighting from dwellings in Lockington and Kegworth. Despite its proximity to both the Highway Works and this project, motorists on the M1 will not be affected. There will also be no effect on the March Covert Ancient Woodland which lies in close proximity to both. There will be some effect of ambient and reflected light on night sky quality.	Lighting design	Slight adverse effect on dwellings in Lockington and Kegworth. Neutral effect on motorists on the M1 and on March Covert Ancient Woodland. Slight adverse effect on night sky.
						Population and Human Health		
						Construction and operation of this site will contribute to employment opportunities locally. While this is the case, there may be labour shortages in some occupation categories; however, there is the potential with training opportunities associated with this. Overall, the contribution to socio-economic determinants of health would have a beneficial cumulative effect on health and wellbeing when considered in-combination with the EMG2 Project.	The direction of effect is beneficial and therefore no mitigation is required.	Moderate beneficial (significant)

Land north of Remembrance Way (A453) (Site Ref. 15)

ID	Tier	Location	Information sources	Application Ref.	Applicant/Promoter for 'other development' and brief description of project	Assessment of Cumulative Effect	Proposed mitigation	Residual cumulative effect
15	Tier 3	Land north of Remembrance Way (A453)	Draft North West Leicestershire Local Plan, consultation documents and evidence base	n/a	Draft Local Plan allocation for employment development (B2, B) of circa 40,000sq.m. on land north of Remembrance Way (A453) (Curzon Coaker Trust and CHC Coaker Children's Settlement)	Socio-economic		
						The construction of the site will help to support construction firms operating in the region and provide jobs in the construction industry.	The effects are beneficial and therefore no mitigation is proposed.	A temporary minor beneficial effect over the short and medium term is expected.
						In addition to jobs created by the EMG2 Project, this development is anticipated to deliver 462 on-site jobs (applying standard employment densities) and additional indirect jobs in the study area. Some of these will be taken up by currently unemployed people.	The effects are beneficial and therefore no mitigation is proposed.	A moderate to major beneficial effect over the long term is expected.
						There may be a labour shortage in the study area in some occupation categories.	Up-skilling, re-skilling and training opportunities	A permanent major beneficial effect over the long term is expected.
						Cumulatively, this scheme together with the EMG2 Project will help to address the shortfall between supply and demand in land and buildings for logistics and industrial developments.	The effects are beneficial and therefore no mitigation is proposed.	A permanent major beneficial effect over the long term is expected.
						The estimated on-site operational jobs are expected to generate circa £110m annually in GVA in addition to the £148m GVA generated by the EMG2 Project.	The effects are beneficial and therefore no mitigation is proposed.	During the construction phase, a major beneficial effect over the short and medium term is expected. During operation, a major beneficial impact over the medium and long term is expected.
						Ecology		
						Delivery of this project would result in loss of arable land adjacent to Highways Works. While this would add to the overall pressure on farmland bird species, the scale of the cumulative impact is not considered to be significantly greater than that already acknowledged.	Specific provision within LEMP	Minor adverse on farmland bird assemblages
						Landscape and Visual		
						Should the main construction periods and activities of this projects progress at the same time as the Highway Works, then there are likely to be some increased construction landscape effects upon the local landscape around M1 Jct 24. The existing major developments, roads and infrastructure around this site will limit any cumulative effects with this project.		

						In combination with the Highway Works, the visual receptors likely to experience the most notable cumulative construction visual effects will be residents on the western edge of Kegworth, users of some limited stretches of PROW; and users of the major roads approaching M1 Jct 24.		Where construction of the Highway Works and this project are visible from these receptors, either in combination or sequentially (e.g. along the roads), there will be some increased construction visual effects.
						This proposal has the potential to extend the operational effects on landscape character, in combination with the Highway Works across the landscape of this sites and their immediate contexts. However, given the presence of existing major developments, roads and infrastructure around these sites, it is likely that the cumulative effects with this project will be moderated and any more notable cumulative operational landscape effects will derive principally from this development.		
						The visual receptors likely to experience the most notable cumulative construction visual effects will be residents on the western edge of Kegworth, users of some limited stretches of PROW; and users of the major roads approaching M1 Jct 24.		Where the Highway Works and this development are visible from these receptors, either in combination or sequentially (e.g. along the roads), there will be some increased operational visual effects.
						Lighting		
						There will not be any direct cumulative effects of lighting arising from this project in combination with the Highway Works, but there is likely to be an increase in the visibility of lighting from dwellings in Lockington and Kegworth. Despite its proximity to both the Highway Works and this project, motorists on the M1 will not be affected. There will also be no effect on the March Covert Ancient Woodland which lies in close proximity to both. There will be some effect of ambient and reflected light on night sky quality.	Lighting design	Slight adverse effect on dwellings in Lockington and Kegworth. Neutral effect on motorists on the M1 and on March Covert Ancient Woodland. Slight adverse effect on night sky.
						Population and Human Health		
						Construction and operation of this site will contribute to employment opportunities locally. While this is the case, there may be labour shortages in some occupation categories; however, there is the potential with training opportunities associated with this. Overall, the contribution to socio-economic determinants of health would have a beneficial cumulative effect on health and wellbeing when considered in-combination with the EMG2 Project.	The direction of effect is beneficial and therefore no mitigation is required.	Moderate beneficial (significant)

EMAGIC (Site Ref. 16)

ID	Tier	Location	Information sources	Application Ref.	Applicant/Promoter for 'other development' and brief description of project	Assessment of Cumulative Effect	Proposed mitigation	Residual cumulative effect
16	Tier 3	East Midlands Airport and Gateway Industrial Cluster (EMAGIC) - excluding EMG1 and EMG2	Freeport website	n/a	Freeport designation for logistics and advanced manufacturing uses at East Midlands Airport and Gateway Industrial Cluster (EMAGIC) (excluding EMG1 and EMG2)	Socio-economic		
						The construction of the site will help to support construction firms operating in the region and provide jobs in the construction industry.	The effects are beneficial and therefore no mitigation is proposed.	A temporary minor beneficial effect over the short and medium term is expected.
						In addition to the jobs created by the EMG2 Project, this development is anticipated to deliver 1,000 on-site jobs (based on publicly available information) and additional indirect jobs in the study area. Some of these will be taken up by currently unemployed people.	The effects are beneficial and therefore no mitigation is proposed.	A moderate to major beneficial effect over the long term is expected.
						There may be a labour shortage in the study area in some occupation categories.	Up-skilling, re-skilling and training opportunities	A permanent major beneficial effect over the long term is expected.
						Cumulatively, this scheme together with the EMG2 Project will help to address the shortfall between supply and demand in land and buildings for logistics and industrial developments.	The effects are beneficial and therefore no mitigation is proposed.	A permanent major beneficial effect over the long term is expected.
						The estimated on-site operational jobs are expected to generate circa £57m annually in GVA in addition to the £148m GVA generated by the EMG2 Project.	The effects are beneficial and therefore no mitigation is proposed.	During the construction phase, a major beneficial effect over the short and medium term is expected. During operation, a major beneficial impact over the medium and long term is expected.
						Ecology		
						The development is adjacent and interlinked with the DCO and MCO schemes. Mitigation has been implemented to minimise residual impacts. While this scheme adds to the overall pressure on farmland bird species, the scale of the cumulative impact is not considered to be significantly greater than that already acknowledged. Cumulative impacts from site users may result in increased commuter and recreation related pressure (increase in littering and potential disturbance to wildlife), however these are expected to be focussed on formally managed routes/areas and impacts are considered negligible.	Specific provision within LEMP	Minor adverse on farmland bird assemblages
						Lighting		

						There will be in increase in the visibility of lighting resulting from this site in combination with the EMG2 Works on dwellings in Diseworth. Due to the significant volume of existing lighting in this location, any changes to the lighting is not likely to result in any noticeable change to sky quality through cumulative effects.	Lighting design	Slight adverse effect on dwellings in Diseworth. Neutral effect on night sky.
						Population and Human Health		
						Construction and operation of this site will contribute to employment opportunities locally. While this is the case, there may be labour shortages in some occupation categories; however, there is the potential with training opportunities associated with this. Overall, the contribution to socio-economic determinants of health would have a beneficial cumulative effect on health and wellbeing when considered in-combination with the EMG2 Project.	The direction of effect is beneficial and therefore no mitigation is required.	Moderate beneficial (significant)

Ratcliffe-on-Soar Power Station (Site Ref. 17)

ID	Tier	Location	Information sources	Application Ref.	Applicant/Promoter for 'other development' and brief description of project	Assessment of Cumulative Effect	Proposed mitigation	Residual cumulative effect
17	Tier 1	Ratcliffe-on-Soar Power Station (Freeport designation)	Local Development Order (LDO) documents	22/01339/LDO	Redevelopment of Ratcliffe Power Station site for 810,000sq.m. of employment floorspace (Uniper)	Socio-economic		
						The construction of the site will help to support construction firms operating in the region and provide jobs in the construction industry.	The effects are beneficial and therefore no mitigation is proposed.	A temporary moderate beneficial effect over the short and medium term is expected.
						In addition to the jobs created by the EMG2 Project, this development is anticipated to deliver 8,700 on-site jobs (based on publicly available information) and additional indirect jobs in the study area. Some of these will be taken up by currently unemployed people.	The effects are beneficial and therefore no mitigation is proposed.	A major beneficial effect over the long term is expected.
						There may be a labour shortage in the study area in some occupation categories.	Up-skilling, re-skilling and training opportunities	A permanent major beneficial effect over the long term is expected.
						Cumulatively, this scheme together with the EMG2 Project will help to address the shortfall between supply and demand in land and buildings for logistics and industrial developments.	The effects are beneficial and therefore no mitigation is proposed.	A permanent major beneficial effect over the long term is expected.
						The estimated on-site operational jobs are expected to generate circa £438m annually in GVA in addition to the £148m GVA generated by the EMG2 Project.	The effects are beneficial and therefore no mitigation is proposed.	During the construction phase, a major beneficial effect over the short and medium term is expected. During operation, a major beneficial impact over the medium and long term is expected.
						Population and Human Health		
						Construction and operation of this site will contribute to employment opportunities locally. While this is the case, there may be labour shortages in some occupation categories; however, there is the potential with training opportunities associated with this. Overall, the contribution to socio-economic determinants of health would have a beneficial cumulative effect on health and wellbeing when considered in-combination with the EMG2 Project.	The direction of effect is beneficial and therefore no mitigation is required.	Moderate beneficial (significant)

Garendon Park Development (Site Ref. 20)

ID	Tier	Location	Application Ref.	Applicant/Promoter for 'other development' and brief description of project	Assessment of Cumulative Effect	Proposed mitigation	Residual cumulative effect
20	Tier 1	Garendon Park Development (West of Loughborough SUE)	P/14/1833/2 and various RM approvals for both housing and employment	Sustainable Urban Extension (known as Garendon Park Development) comprising 3,200 dwellings and 16ha of employment land (Persimmon and William Davis)	Socio-economic		
					The construction of the site will help to support construction firms operating in the region and provide jobs in the construction industry.	The effects are beneficial and therefore no mitigation is proposed.	A temporary minor beneficial effect over the short and medium term is expected.
					In addition to the jobs created by the EMG2 Project, the employment element of this proposal is anticipated to deliver 307 on-site jobs (applying standard employment densities) and additional indirect jobs in the study area. Some of these will be taken up by currently unemployed people. It is estimated that circa 130 residents at this new residential development will be self-employed and working from home providing an additional contribution to the local economy.	The effects are beneficial and therefore no mitigation is proposed.	A moderate to major beneficial effect over the long term is expected.
					There may be a labour shortage in the study area in some occupation categories.	Up-skilling, re-skilling and training opportunities	A permanent major beneficial effect over the long term is expected.
					Cumulatively, this scheme together with the EMG2 Project will help to address the shortfall between supply and demand in land and buildings for logistics and industrial developments.	The effects are beneficial and therefore no mitigation is proposed.	A permanent major beneficial effect over the long term is expected.
					The estimated on-site operational jobs are expected to generate circa £187m annually in GVA in addition to the £148m GVA generated by the EMG2 Project.	The effects are beneficial and therefore no mitigation is proposed.	During the construction phase, a major beneficial effect over the short and medium term is expected. During operation, a major beneficial impact over the medium and long term is expected.