

Newsletter – June 2025

INCLUDING POST-CONSULTATION CHANGES

This newsletter has been prepared by SEGRO to update you on our plans for **East Midlands Gateway Phase 2 (EMG2)** – a new logistics and advanced manufacturing development proposed on land south of East Midlands Airport which would form a second phase of the existing East Midlands Gateway (EMG1) development.

The proposed development comprises:

- **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.

SEGRO proposes to make two applications at the same time – these will be 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**. The two applications will be made in the Summer of 2025.

Earlier this year, we held a six-week public consultation event in February/March 2025 to gather views on our initial plans. Thank you to everyone who took part.

The purpose of this newsletter is to:

- Let you know that SEGRO is undertaking **additional consultation** on its proposals for EMG2 this July.
- Provide **details of the proposed changes** that SEGRO is making to EMG2 following the outcome of further technical work and consideration of the feedback received during the statutory consultation undertaken in February/March 2025.
- **Outline the additional / updated information** which SEGRO is seeking comments on so you can see how our proposals have progressed.



View of EMG1 Works

Why We're Holding Additional Consultation

From **1st July to 29th July 2025**, we'll be running a further round of consultation to give you the chance to comment on **updated draft plans and documents**, including updated and new environmental information.

We are doing this because we want to make sure everyone has the chance to review the updated proposals and to provide additional information before we submit our applications for a Development Consent Order and a Material Change Order, and to provide additional information requested by some respondents to our first round of consultation earlier this year.

You'll be able to:

- View the updated plans and documents online
- Send us your comments by web form, or post (see the back page for details)

If you provided comments in February/March 2025 we have received them and will be taking them into account (and referring to the issues raised in a Consultation Report in due course) - therefore you do not need to repeat them, unless you wish to do so.

What You Told Us – And How We're Responding

We received a wide range of helpful comments during the statutory consultation between 3rd February and 17th March 2025.

Since then, SEGRO has undertaken further technical work on its proposals for EMG2 and used comments received to help refine its proposals. A summary of key themes arising from your comments has been published on the project website at (<https://www.segro.com/countries-repository/united-kingdom/segro-logistics-park-east-midlands-gateway-2>).

Some of these changes are shown on the plans and images included in this newsletter. If you're reading this online, the same plans and updated materials are available on the project website.

As a result of the above, SEGRO is proposing to make a number of changes to EMG2.

See the Components Plan and Illustrative Landscape Masterplan included in this newsletter for the location of each of the below numbered changes.

Proposed change - Development Consent Order

Reason for the proposed change

- | | |
|---|--|
| 1. Community Park - a detailed drawing of the park has been prepared, which includes a public right of way through it. The draft Development Consent Order has been amended to provide that the Community Park will be provided in accordance with the drawing. | The proposal to include a Community Park was welcomed but respondents asked that more detailed information be provided about what it will include, and that provision be made for a public right of way. |
| 2. Landscaping bund – increased height of the bund along the western boundary of the EMG2 Main Site. | Respondents requested a higher bund to provide further screening to Diseworth and users of the Community Park. |
| 3. Confirmation of HGV Parking and driver welfare facilities as part of the proposals to accommodate HGVs using EMG2, to be delivered early in the development of the Main Site. | In response to local comments about existing and future HGV parking capacity, and in response to wider strategic issues surrounding the supply of HGV parking and roadside facilities. |
| 4. Long Holden – introduction of measures to limit vehicle access and removal of footpath link to the route from the middle of the EMG2 Main Site. | In response to concerns raised by respondents about car parking and potential for anti-social behaviour on Long Holden. |
| 5. Mezzanine floorspace - provision of additional mezzanine floorspace for ancillary uses. | The further technical work undertaken demonstrates that the proposed increase in mezzanine floorspace is acceptable and does not create any additional impacts. |



Including:

**14.3 ha/
35 acres**
of community park

Increased bund
height alongside western
boundary

7 acres of HGV
parking and welfare
facilities

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KEY:

	Draft Order Limits EMG2 DCO
	Existing Trees / Woodland
	Existing Hedgerows / Other Planting
	Proposed Woodland / Structural and Scrub Planting
	Proposed Tree / Scattered Scrub
	Proposed Hedgerows
	Proposed Grassland
	Proposed Sustainable Drainage (Dry) Features (Indicative)
	Existing Public Rights of Way (PROW)
	Proposed Footways / Redirected PROW and/or Cycleways (Off-Road Routes)
	Proposed Mitigation Mounding (Indicative)

Proposed change - Development Consent Order	Reason for the proposed change
6. A453 from Finger Farm Roundabout to Hunter Road / EMG2 access junction – additional works to widen the A453 westbound exit of Finger Farm and increase the length of the two-lane section on the approach to the Hunter Road / EMG2 access junction.	The detailed traffic modelling now undertaken by SEGRO has shown that additional works to this section of the A453 are required.
7. M1 Junction 24 roundabout – more substantive works to the western side of the roundabout to (a) provide three lanes through the junction for traffic from the M1 northbound to the A453 towards Nottingham and (b) remove the left-turn lane from the A453 Northbound to A50 westbound.	The detailed traffic modelling now undertaken by SEGRO has shown that additional works to this section of the roundabout are required. The removal of the left-turn lane follows dialogue with National Highways.
8. M1 northbound corridor before J23A and between J23A and J24 – changes to existing signs are now included to sign the A50 via the new exit at J24 and the minor amendments are proposed to the layout of the M1 between J23A and J24.	The signage changes are required to direct drivers to the new exit to the A50. The layout change follows dialogue with National Highways.
9. A453 / The Green minor highways works (west of Diseworth) – removal from the scope of proposed works.	The further technical work undertaken by SEGRO shows that the works are not required.
10. Electricity substation upgrade (located within EMG1) is now included within the EMG2 Works, and so applied for under the Development Consent Order, not the Material Change Order.	The power is required for the EMG2 Main Site. This change ensures clarity regarding the appropriate route to seeking consent.
Proposed change - Material Change Order	Reason for the proposed change
11. EMG1 access works – the works to provide a signalised pedestrian crossing at the EMG1 exit are now included within the EMG1 works.	These works are associated with the provision of the drop-off lay-by within EMG1 and should therefore be undertaken as part of the EMG1 works.

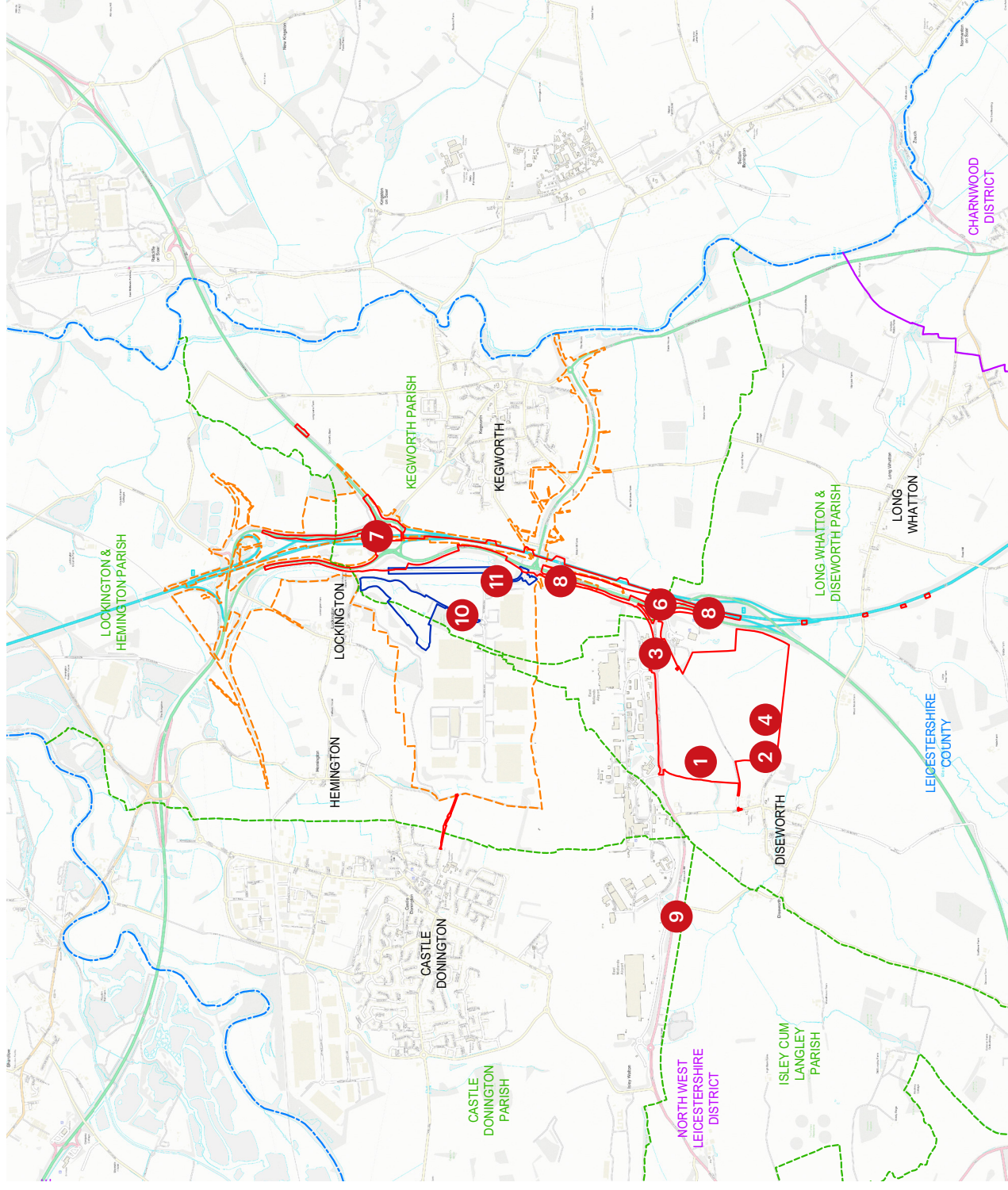
What's New? – Consultation materials

All of the draft application documents consulted upon in February / March 2025 have been updated and are being provided for comment. In addition, the following new or updated draft documents will be available for comment:

- Additional Environmental Statement (ES) material including draft Chapter 4 Alternatives, draft Chapter 6 Traffic and Transport, and draft Chapter 21 Cumulative Impacts
- Draft Transport Assessment
- Technical Appendices to Environmental Statement chapters
- Proposed Community Park plan and additional details

Including:

Major improvements
to junction 24 roundabout



- COUNTY BOUNDARY
- DISTRICT BOUNDARY
- PARISH BOUNDARY*
- EMG1 DCO ORDER LIMITS
- EMG1 MCO ORDER LIMITS
- EMG2 DCO ORDER LIMITS

* NOTE: ONLY PARISHES WITHIN NORTH WEST LEICESTERSHIRE ARE SHOWN

Indicative CGI Images of EMG2 Works



How to Have Your Say

The additional consultation will run from **1st July to 29th July 2025**.

You can give your feedback in one of the following ways:

Post
EMG2
PO Box 11382
Nottingham NG2 9AU

Online
via the feedback form at
www.segro.com/emg2

