

East Midlands Gateway  
Phase 2 (EMG2)

# Statement of Community Consultation (SOCC)

DECEMBER 2024

The East Midlands Gateway Phase 2  
Development Consent Order 202X and The East Midlands Gateway  
Rail Freight and Highway (Amendment) Order 202X

[SEGRO.COM/SLPEMG2](https://SEGRO.COM/SLPEMG2)

**SEGRO**

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## 1.0 INTRODUCTION

### What is this document?

- 1.1 This Statement of Community Consultation ("SoCC") records how SEGRO Properties Ltd (the "Applicant") will consult the local community on its proposals for Phase 2 of East Midlands Gateway (known as "EMG2" or the "Scheme"). In preparing this SoCC, North West Leicestershire District Council ("NWLDC") and Leicestershire County Council ("LCC") were consulted on the Applicant's consultation strategy. Comments and suggestions received have been discussed and changes incorporated into this final SoCC.
- 1.2 This SoCC has been prepared in accordance with Section 47(1) of the Planning Act 2008 (the "PA 2008")<sup>1</sup> which requires applicants for Nationally Significant Infrastructure Projects ("NSIPs") to "*prepare a statement setting out how the applicant proposes to consult, about the proposed application, with people living in the vicinity of the land*". The Applicant has also taken into account the guidance on the pre-application stage for NSIPs<sup>2</sup> produced by the Ministry of Housing, Communities and Local Government (the "Guidance").
- 1.3 This SoCC therefore sets out how the Applicant intends to consult the local community on its proposals, how people can learn more about the Scheme and engage with the process, as well as information about the statutory consultation process. Additionally, it sets out how the Applicant will have regard to consultation responses received.

### Overview of the Scheme

- 1.4 The Scheme is a second phase of the existing and operational East Midlands Gateway ("EMG1") which is a Strategic Rail Freight Interchange ("SRFI") located to the north of East Midlands Airport. A SRFI is a large multi-purpose freight interchange and distribution centre connected by rail and road networks.
- 1.5 An illustrative plan showing the location of the Scheme is shown at figure 1 below.
- 1.6 The Scheme comprises three interrelated component parts as follows:
- **EMG2 Main site** – A new warehousing and manufacturing employment park located south of East Midlands Airport and the A453, and west of the M1 motorway. This part of the Scheme falls within the 'East Midlands Airport and Gateway Industrial Cluster' (EMAGIC) site, which forms part of the East Midlands Freeport designated by the Government in 2022;
  - **Highways works** – Highways works to the strategic road network including improvements at junction 24 of the M1 motorway and the road network interacting with that junction; and
  - **EMG1 works** – Additional warehousing together with works to increase the permitted height of the cranes at the SRFI, improvements to the EMG1 public transport interchange and site management building.

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<sup>1</sup> Available to view at: <https://www.legislation.gov.uk/ukpga/2008/29/contents>

<sup>2</sup> Planning Act 2008: Pre-application stage for Nationally Significant Infrastructure Projects published on 30 April 2024 and available to view at: <https://www.gov.uk/guidance/planning-act-2008-pre-application-stage-for-nationally-significant-infrastructure-projects>

- 1.7 The Scheme has been identified as ‘nationally significant’ by a direction of the Secretary of State dated 21 February 2024 ("the Direction"), and should be subject to the same consenting process as an NSIP – also see the ‘planning process’ section below.

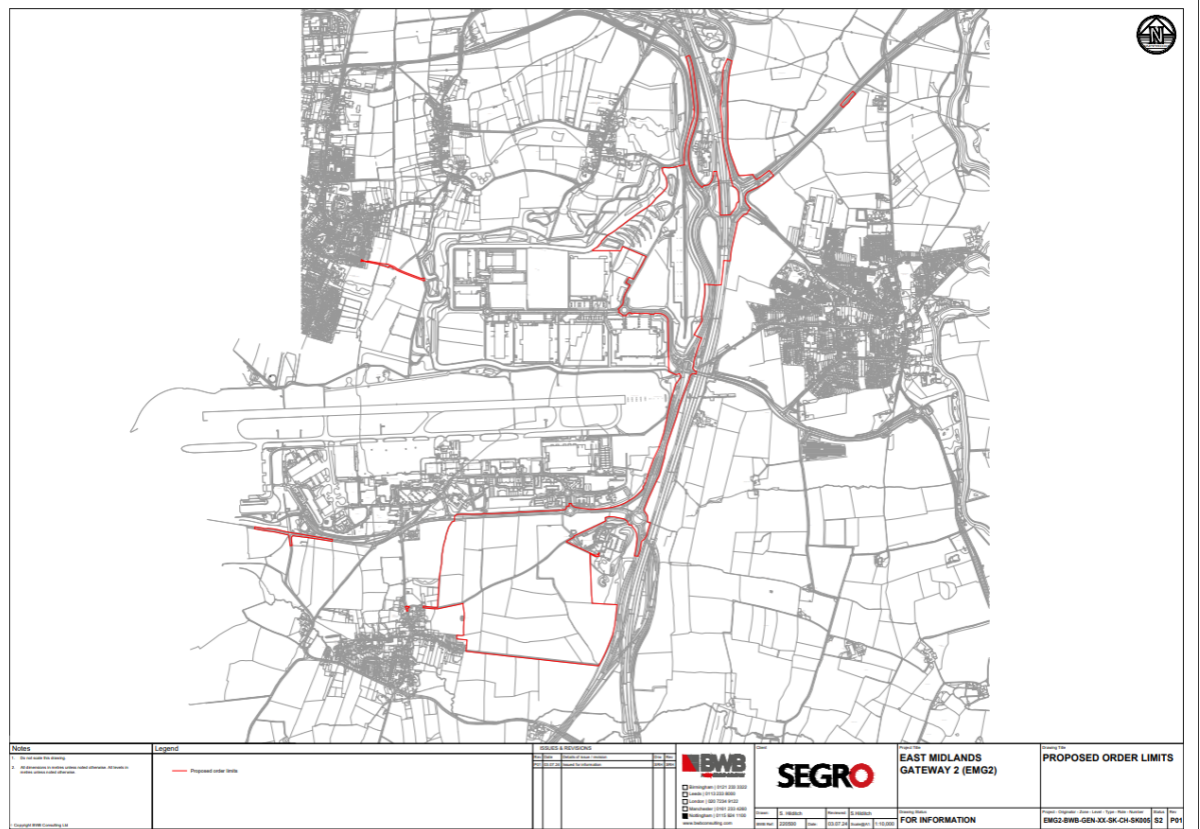


Figure 1 – Site Location Plan

### **Overview of the planning process**

- 1.8 NSIPs are dealt with via a different process to other major planning proposals. Rather than submitting a planning application to the local authority to seek approval for the development, an applicant is required to apply instead to the Planning Inspectorate ("PINS") for a Development Consent Order ("DCO"). The application will ultimately be determined by the Secretary of State following consideration of a report prepared by the examining inspectors appointed by PINS on behalf of the Secretary of State.
- 1.9 Information about the planning process which applies to the Scheme and NSIPs generally is available on the PINS website: <http://infrastructure.planninginspectorate.gov.uk/>
- 1.10 Following receipt of the application for a DCO from the Applicant, PINS will consider whether the application is of a sufficient standard to be accepted. When considering whether to accept an application, PINS will invite the host local authorities to confirm whether or not the consultation process completed by the Applicant is adequate and conforms with this SoCC. If the application is accepted, then there will be the opportunity for interested parties to register and participate in the “examination” of the application. The examination is undertaken by one inspector or a panel of up to five inspectors known as the “Examining Authority” and is

predominantly a written process but often includes some oral hearings on specific topics. The final decision will be made by the Secretary of State following the examination and after receiving a report prepared by the Examining Authority.

- 1.11 It should be noted that neither NWLDC or LCC are decision making authorities but they do have an important role and will be required to contribute to the examination process. The Applicant's engagement with these authorities is set out in further detail in Section 2 of this SoCC.
- 1.12 As part of the process for determining applications for development consent for NSIPs, the Government has prepared 'National Policy Statements' on a range of infrastructure development, including various types of Energy infrastructure, Transport, Waste, and Water. In 2024, the Government published an updated version of the 'National Policy Statement for National Networks' ("NPSNN")<sup>3</sup> which includes specific policy guidance on SRFI developments. The NPSNN and more information can be found via the address in the footnote below, and on the PINS's website quoted above.
- 1.13 There is also a link to the PINS website on the EMG2 webpage which is:  
[www.segro.com/slpemg2](http://www.segro.com/slpemg2)

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<sup>3</sup> The NPSNN is available here: <https://www.gov.uk/government/publications/national-networks-national-policy-statement>

## 2.0 THE PROPOSED DEVELOPMENT, SITE AND ENVIRONMENTAL IMPACT ASSESSMENT (EIA)

2.1 The Applicant's proposals for EMG2 include additional logistics and manufacturing facilities incorporating a substantial logistics campus and co-located headquarters functions for Maersk (a global shipping and logistics company) on land south of East Midlands Airport. EMG2 will be integrated with improvements to the efficiency and freight handling functionality of the SRFI at EMG1. The development will also directly support delivery of the wider East Midlands Freeport.

2.2 The proposed development is comprised of three elements. Each element of the Scheme is described in greater detail under sub-headings below. The following paragraphs also summarise the proposed consenting process for the three interrelated component parts which comprise the Scheme.

### *The EMG2 main site*

2.3 The proposed development within the EMG2 main site is for a multi-unit logistics/industrial development together with supporting and co-located office functions. The parameters for the proposed development are likely to evolve and be refined further to reflect the outcomes of the environmental impact assessment ("EIA") and consultation processes.

2.4 An application for development consent is to be made pursuant to section 37 of the PA 2008 in accordance with the Direction made by the Secretary of State. The Direction confirmed that the Applicant's proposals for the EMG2 main site satisfied the criteria for business and commercial projects and should be treated as a development of national significance for which development consent is required.

2.5 A development 'Parameters Plan' will be submitted with the DCO application to define the key development principles and form the basis for the assessment of the development of the EMG2 main site. A draft Parameters Plan will be included in the consultation documentation to identify the following components of the proposed development on the EMG2 main site:

- A maximum of 300,000 sq.m. of employment floorspace (GIA), and an additional 100,000 sq.m. of mezzanine floors;
- A series of Development Zones to the north and south of Hyam's Lane where new employment buildings are proposed to be located together with supporting infrastructure;
- Maximum external building heights for each Development Zone. Maximum finished floor levels (FFL) will also be specified for each Development Zone;
- Vehicular access from the A453;
- Landscaping areas and buffers along the site boundaries including new and retained landscape features which will deliver biodiversity enhancements. This will include a significant landscape screen utilising earthworks bunding on the western and southern part of the site. Hyam's Lane is proposed to be retained and provide pedestrian/cycle connectivity through the middle of the site. The landscape areas would include SUDs features;
- Provision of a new estate road serving the Development Zones; and
- A bus interchange terminal at the site entrance which replicates and builds upon the successful sustainable travel strategy for the EMG1 site.

- 2.6 While the application will not seek approval for details of layout or design, an illustrative masterplan will also be consulted upon and be submitted as part of the application, to show how the site *could* come forward based on the Parameters Plan.

### **Highway Works**

- 2.7 It is currently envisaged that, subject to further assessment, safety audits and agreement with highways authorities, the highway works required to facilitate the Scheme will comprise:
- Provision of site access from the A453;
  - Potential improvements to the wider highway network;
  - Provision of a new shared footpath/cycleway along the A453 connecting the EMG2 main site with facilities at EMG1.
- 2.8 The proposed works to the strategic road network may qualify as a NSIP in their own right. The Applicant is currently liaising with National Highways Limited, as strategic highway authority, to determine whether the works exceed the thresholds in section 22 of the PA 2008. Either as a highways NSIP, or not, the strategic highways works will be included as an integral part of the application for the Scheme.

### **EMG1 works and Strategic Rail Freight Interchange improvements**

- 2.9 It is proposed to increase the functionality of the existing SRFI located within EMG1, to serve occupiers located at both EMG1 and EMG2 and enhance operational handling efficiency at the terminal. The alterations to the SRFI at EMG1 are proposed to comprise:
- Provision of up to 6.4ha additional warehousing comprising 25,000 sq.m. with 5,000 sq.m. of mezzanine flooring (referred to as 'Plot 16') and/or additional open container storage area;
  - Improvements to the EMG1 SRFI to increase handling functionality and efficiency including through the provision of higher gantry cranes than consented under the EMG1 DCO;
  - Expansion of the management suite to cater for the additional demand on management facilities resulting from EMG2;
  - Public transport enhancements including provision of EV charging infrastructure for buses and provision of a drop-off layby adjacent to the existing transport hub; and
  - Upgrade work to Public Footpath L57.
- 2.10 An application will be made for a material change to The East Midlands Gateway Rail Freight Interchange and Highway Order 2016 pursuant to section 153 and schedule 6 of the PA 2008 to authorise the proposed works at EMG1 ("Material Change Order" or "MCO").

### **EIA**

- 2.11 The Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 require the development to be accompanied by an EIA.
- 2.12 The environmental assessment work, presented in an Environmental Statement ("ES"), will be submitted as part of the application. As progress continues in preparing the ES, draft ES

chapters will be used for consultation to serve as the 'Preliminary Environmental Information Report' (PEIR).

- 2.13 As set out in Section 3 of this SoCC, the draft ES chapters will form part of the consultation processes to aid the ability of consultees to understand the Scheme, the emerging mitigation proposed, and its likely environmental effects. As described below (see paragraphs 3.32 – 3.35), different amounts of detail are likely to be available across topics to inform the various elements of the engagement and consultation activities proposed.

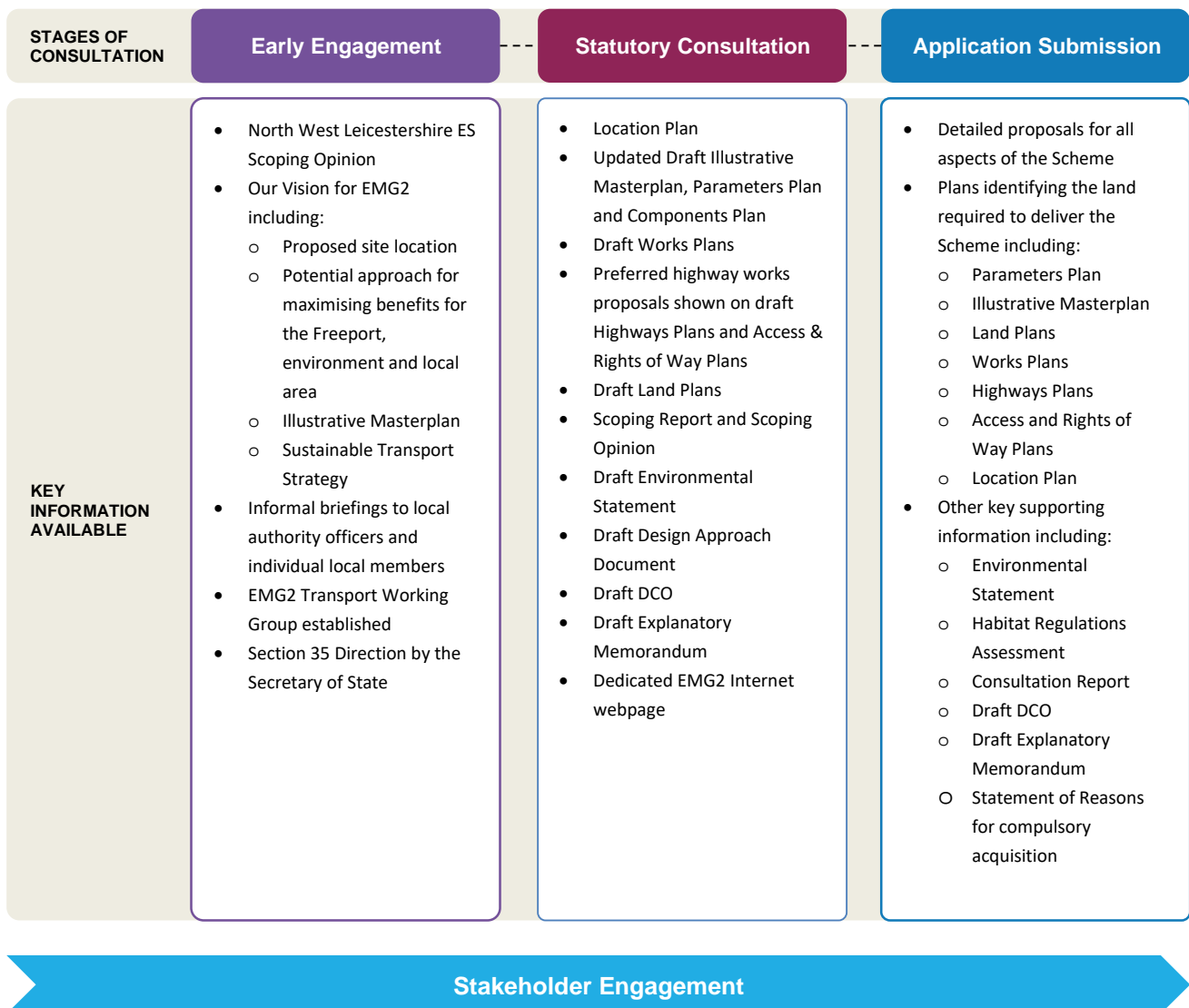


### 3.0 CONSULTATION STRATEGY

#### Introduction

- 3.1 This section of the SoCC sets out the details of the consultation strategy. It provides a summary of the early activity undertaken to date, as well as setting out the intended strategy for ongoing consultation whilst the application is being prepared which includes ongoing non-statutory consultation as well as a formal statutory consultation period.
- 3.2 The Applicant's consultation and engagement strategy involves more than one stage of consultation, including informal engagement as well as statutory consultation covering a range of activities to ensure appropriate and meaningful awareness and opportunities to comment on and influence the emerging proposals. In addition, the Scheme's origins as a planning application being prepared under the town and country planning process included initial activities undertaken with regard to consultee and community engagement. That dialogue represents part of the iterative process that has informed the DCO application and will be recorded appropriately in the Consultation Report which will accompany the application. The activities which have already been completed are described below within 'stage 1' under the heading "Early Engagement". This stage also identifies the ongoing and planned non-statutory consultation and engagement activities.
- 3.3 Under section 47 of the PA 2008, the Applicant is required to consult with the local community, described as "*people living in the vicinity of the land*". This SoCC details the Applicant's proposed consultation strategy in respect of the proposed development including the statutory consultation identified as 'stage 2' and has been prepared in accordance with section 47 of the PA 2008 and the accompanying Guidance. For clarity, the consultation strategy will consider people who both live and work within the local community of the proposed development, and while this will focus on those living within the identified 'core consultation area' defined below, the Applicant will also undertake engagement and awareness raising activities in communities outside of that area.
- 3.4 Separate requirements under section 42 of the PA 2008 require the Applicant to consult prescribed consultee bodies and organisations, local authorities and persons with an interest in the land. Engagement and consultation with relevant consultees has been underway for some time regarding a range of technical topics and issues for development of the Scheme and assessment purposes, but, in addition to this, the Applicant will consult with all relevant consultees more formally as part of the statutory consultation and engagement process.
- 3.5 The proposed consultation strategy will build upon the consultation and engagement the Applicant has already conducted with further consultation throughout the pre-application period. This multiple stage approach is shown in figure 2 below:

**Figure 2: ROUTE MAP TO DCO APPLICATION**



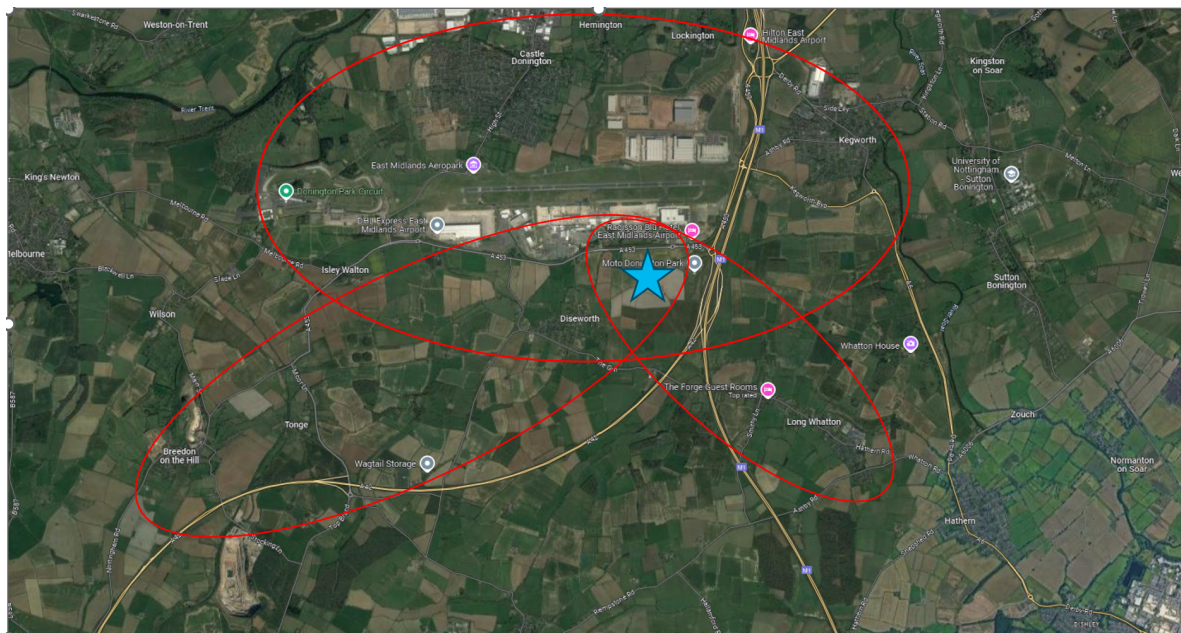
**Who and where will we be consulting**

***Core Consultation Area***

- 3.6 In accordance with section 47 of the PA 2008, and the Guidance, the Applicant’s proposed approach to community consultation seeks to ensure information and opportunity to comment is provided to those most likely to be affected by the Scheme.
- 3.7 Prior to commencing any statutory consultation, the Applicant identified a 'Core Area' for community consultation focusing on the business and residential communities neighbouring the Scheme. This Core Area has been refined for the purposes of this SoCC and was shared for comment and approval with both NWLDC and LCC. Following comments received, the Core Area was expanded to ensure it incorporates communities closest to the proposed Highways Works and to EMG1. This enlarged area is shown on the map at figure 3 below.

3.8 The Core Area includes the communities ‘in the vicinity of’ the land’ where the Scheme will be located and will form the focus of the single statutory consultation comprising stage 2. This stage 2 statutory consultation process is considered in further detail later in this SoCC.

**Figure 3: Proposed Core Consultation area:**



3.9 The Core Area includes all or part of the parishes of:

- Long Whatton and Diseworth
- Lockington cum Hemington;
- Isley cum Langley;
- Kegworth;
- Castle Donington;
- Breedon on the Hill.

3.10 Within the Core Area, individual properties will receive a posted awareness raising leaflet regarding the consultation process. In addition, consultation events (exhibitions) will also be located within the Core Area. It is this which differentiates the Core Area from other areas where there will also be other engagement and awareness raising via Parish Councils and other measures as set out below.

3.11 The Applicant intends that Parish Councils both within and outside the Core Area are used as a key point of contact to help ensure wider awareness in the local communities in addition to measures and activity to engage directly with local people and communities. As part of the approach, the Applicant will inform local elected members (and District and County Councillors whose divisions include part of the Core Area) and Parish Councillors within the Core Area of progress at relevant stages leading up to the application as a key part of its ongoing consultation. This will be done by offering and providing briefings and updates through email correspondence. In addition, the intention is to provide electronic copies of the posted leaflet distributed by the Applicant to Parish Clerks. The leaflet will include details of the consultation which Parish Clerks can display locally to further ensure wider local awareness of the proposals

and consultation process, including in those Parishes outside of the Core Area where leaflets will not have been sent to all addresses direct.

### **How we have and how we will continue to consult**

#### **Early Engagement**

- 3.12 The initial, early stage of the consultation process is already underway, and has been for some time. Pre-application engagement and dialogue about EMG2 began with the Applicant's proposals to pursue a traditional planning application following designation of the East Midlands Freeport which includes the EMG2 main site. Informal dialogue and engagement was first undertaken in 2022 with various bodies. Engagement at that time focused on briefings provided to officers and informal updates to individual local members of NWLDC and LCC, as well representatives of the East Midlands Freeport. Initial contact was also made with the local MP, landowners, the local 'action group' (known as 'Protect Diseworth') and with individual Parish Councils.
- 3.13 A Transport Working Group was established in March 2022 which involves representatives from the county and district councils as well as National Highways Limited. A wide range of technical highways matters have, and will continue to be, discussed throughout the pre-application period within this group, including key technical methodology, data and assumptions to underpin the Transport Assessment which will form part of the DCO application.
- 3.14 An ES Scoping Opinion request, associated with the planning application, was submitted to NWLDC in May 2022. NWLDC provided a Scoping Opinion in December 2022 having consulted with a range of consultees (statutory and local consultees).
- 3.15 Following the Direction from the Secretary of State pursuant to section 35 of the PA 2008 on February 2024, a request for a Scoping Opinion was submitted to PINS in August 2024 in light of the decision to proceed with a DCO application. As part of that process, consultees were consulted again and provided comments to PINS to inform its Scoping Opinion, which was issued on 24 September 2024.
- 3.16 In addition to the activities already completed, informal non-statutory engagement and consultation is on-going and a summary of the planned activities which will lead up to and inform the statutory consultation process in stage 2 is included in table 1 below.

**Table 1: Summary of planned stage 1 engagement and consultation activities:**

<b>Activity</b>	<b>Description</b>
<b>PINS EMG2 webpage</b>	Directing local people and consultees to the PINS <a href="https://national-infrastructure-consenting.planninginspectorate.gov.uk">EMG2 webpage</a> – found at: <a href="https://national-infrastructure-consenting.planninginspectorate.gov.uk">https://national-infrastructure-consenting.planninginspectorate.gov.uk</a> The PINS EMG2 webpage contains full details of the ES Scoping Report and provides links to other PINS and government guidance about the NSIP process
<b>EMG2 webpage</b>	Providing information and feedback methods via a specific EMG2 webpage established by the Applicant - <a href="http://www.segro.com/slpemg2">www.segro.com/slpemg2</a> . The EMG2 webpage also includes contact details for the

	<p>Applicant, and will include ways to get in touch (by email, phone and free post) before, during and after the statutory consultation period.</p> <p>The Applicant will maintain and expand the content and information shared via the EMG2 webpage to provide further details about the proposals. This will include access to emerging masterplans and other draft application material, when available, as the Scheme evolves. This will also include clear details about when and how to comment on the proposals as part of the statutory consultation process.</p>
<b>Scheme briefings</b>	Briefings and updates offered to key consultees, representatives of the Local Authorities (including NWLDC and LCC), and the EMG Community Liaison Group, and nearby Parish Councils and other local community groups.
<b>Early and ongoing technical and assessment related contact with consultee bodies</b>	<p>Engagement with representatives from National Highways and other highways bodies in Leicestershire, Nottinghamshire and Derbyshire (largely via the Transport Working Group), plus bus operators, and the East Midlands Freeport regarding wider strategic issues and opportunities.</p> <p>Early dialogue and consultation with a range of statutory consultees including the Environment Agency and Natural England regarding the ES and survey methodologies. These are in addition to, and complementary to, the obligations and requirements under sections 42 and 43 of the PA 2008.</p>

**Statutory Consultation**

3.17 The second stage of the consultation process will commence with a **6 week period of statutory consultation commencing in February 2025**. This will exceed the statutory minimum requirement of 28 days (4 weeks). A summary of the planned activities is provided in table 2 below and further details are provided in the text that follows.

**Table 2: Summary of planned stage 2 consultation activities:**

Activity	Description
<b>Statutory Consultation</b>	An extensive 6 week statutory consultation period starting in February 2025 structured around exhibiting Scheme information at ‘in person’ events as well as an online event (see paragraphs 3.21 to 3.32 below). The intention is to hold in-person exhibitions a few weeks apart during the consultation period, and an online event towards the end of the consultation period to maximise opportunities for interested persons to engage and contribute. The material displayed at the in-person exhibition (in the form of display

boards) will also be available on the EMG2 webpage throughout the consultation period.

### ***Updates via the EMG2 webpage***

- 3.18 The EMG2 webpage will be kept up to date with information about the proposals in general, including details about the statutory consultation process (including dates and venues) once confirmed.
- 3.19 All material used as part of the statutory consultation process will be available via the EMG2 webpage from the beginning of that formal consultation period and maintained throughout the period until the deadline for responses expires. Specifically, this will include electronic copies of the exhibition boards used at in-person and virtual events. It will also be possible to submit comments via the webpage, and so those unable to attend the in-person event will be able to both see the same consultation material and comment on it online.
- 3.20 During the consultation period, members of the public and all consultees will be able to use the comments form on the webpage ([www.segro.com/emg2](http://www.segro.com/emg2)) to leave comments or ask questions – this form will replicate the same hard copy form made available during the in-person exhibition events.

### ***Public Exhibitions***

- 3.21 The Applicant plans to hold two in-person public exhibitions and the intention is for these to be held a few weeks apart during the consultation period.
- 3.22 Dates and venue details of two public exhibitions will be confirmed in due course, but subject to availability of a suitable venue, the intention is for an exhibition to be held in Diseworth which is the closest community to the EMG2 main site, and another at a hotel located close to the site which it is intended will be a convenient, larger venue in a central location for residents from nearby surrounding villages.
- 3.23 The final venues will be chosen for the exhibitions on the basis that they are close to the proposed development site and have sufficient space to accommodate potentially large groups of people safely including sufficient access and car parking, while also accommodating the display of large-scale exhibition boards.
- 3.24 Subject to venue availability, the exhibitions will run during the afternoon and through to the early evening for each event, typically for around 6 hours – for example, 1.30pm until 7.30pm. The exhibitions will not be held during school holidays or public holidays. Any event held on a Saturday is likely to start and finish earlier than those during the working week – for example, 11.30am until 5.00pm.
- 3.25 The exhibitions will provide an opportunity for people to see details of the emerging proposals, ask questions from representatives of the Applicant's professional team, and provide comments and feedback. Exhibition material will be prepared and displayed on large-scale boards at each public exhibition and will include draft plans and drawings required as part of the DCO process.
- 3.26 Representatives of the Applicant's professional team will be available to answer questions by visitors to the exhibitions. People will be asked to leave written comments and suggestions at

the exhibitions via a paper feedback form, or provide comments afterwards by letter or via the comments form on the webpage. They will be asked to respond within the consultation timeframe which will extend to 6-weeks (well in excess of the required minimum of 28 days).

### ***Webinar Session***

- 3.27 To increase accessibility for those unable to attend physical events, the Applicant will also organise an online ‘webinar’ session. A registration link for the webinar session will be provided on the EMG2 webpage and the Community Awareness Leaflet will explain and direct residents to the EMG2 webpage in order for them to register to participate in the webinar session in advance.
- 3.28 The total number of webinars will, in part, be informed by the levels of demand and interest in attending, but a minimum of one is proposed and expected to last approximately 1.30-2 hours. It is proposed that the webinar will be held in the second half of the consultation period for those who were unable to attend an in-person event.
- 3.29 The webinar session will use a format which is expected to include the following:
- A weblink or similar that the local community can use to register in advance for the webinar;
  - The Scheme email address and EMG2 webpage where questions in advance of the webinar can be submitted by members of the public;
  - An email link will be sent to registrants in order to access the webinar;
  - A brief presentation on key elements of the proposals by representatives of the Applicant's professional team from a range of disciplines;
  - Questions posed prior to the webinar will then be answered by the Applicant's professional team;
  - Webinar participants will be provided the opportunity to ask further questions of the Applicant's professional team during the webinar, most likely via a written “question and answer” function during the event. These comments will be recorded and reported on in the Consultation Report submitted to the Secretary of State as part of the DCO;
  - A recoding of the webinar or summary Question and Answer (Q&A) of the event will be posted on the EMG2 webpage for review within 1 week of the webinar session. This summary is provided for those unable to attend the events and could be used by residents to inform their comments.
- 3.30 If there is significant interest in attending the webinar, to keep numbers manageable, the number of webinars will be increased, and each additional session will be advertised via the EMG2 webpage. A version of the same information boards, plus the same drawings and documents, as used during the public exhibitions will be available to support each online webinar and will also be available on the EMG2 webpage.
- 3.31 Webinars are currently expected to feature on a weekday late during the 6 week consultation period in an early evening slot to avoid normal working hours (e.g, between 18:00-19:30).

### **What we will consult on**

- 3.32 A principal purpose of the various forms of consultation as set out in this SoCC is to gain a further understanding of specific issues and concerns held by the communities close to the land

where the proposed development is situated, with a view to addressing and ameliorating these wherever possible.

- 3.33 The statutory consultation will include updated and further progressed information about the proposed development to help inform local people and other consultees, and to aid them in making comments. This will include a range of draft plans, reports and other documentation, including the latest draft ES documents comprising the preliminary environmental information (see paragraph 2.12).
- 3.34 The draft ES documents, will provide an overview of the site characteristics and findings regarding the existing 'baseline', and set out the ongoing range and scope of works being undertaken and planned to inform the ES in due course. The material will be prepared in the context of the EIA Scoping Opinion provided by PINS, and the comments provided by consultees. The ES will be based on the work undertaken to date at that stage, and is intended to provide a sound overview of the baseline conditions, enable some early judgements about the most likely potential effects, and initial descriptions of likely or emerging mitigation measures, as well as early indications, where available, of potential effects.
- 3.35 The proposed documents to be included and consulted on during the statutory consultation period is set out below. It is not intended that these Scheme drawings/documents will be the final versions. They will be the latest available drafts and will be under-going further updates as the Scheme progresses towards submission and to reflect consultation responses, as well as ongoing detailed work (for example regarding the emerging detail of draft highways mitigation works).

Table 3 –Documents proposed to be available for statutory consultation

<b>Draft Scheme Document/Plan</b>	<b>Proposed to be Included in the (statutory) consultation</b>
<b>Works Plans</b>	Y
<b>Access and Rights of Way Plans</b>	Y
<b>Location Plan</b>	Y
<b>Parameters Plan</b>	Y
<b>Illustrative Masterplan</b>	Y
<b>Highway Plans</b>	Y
<b>Components Plan</b>	Y
<b>Draft Development Consent Order</b>	Y
<b>Explanatory Memorandum</b>	Y
<b>Environmental Statement</b>	Y (in the form of draft ES chapters which will serve as the 'Preliminary Environmental Information Report' (PEIR))
Traffic and Transport	
Air Quality and Odour	



Draft Scheme Document/Plan	Proposed to be Included in the (statutory) consultation
Noise and Vibration	
Landscape and Visual Impacts (incl. Lighting)	
Ecology and Biodiversity	
Flood Risk and Drainage	
Heritage and Archaeology	
Agriculture and Soils	
Climate Change	
Socio-Economic Impacts	
<b>Design Approach Document</b>	Y
<b>Other Environmental Information:</b>	
<b>Scoping Report</b>	Y
<b>Scoping Opinion</b>	Y

### How we will advertise the Consultation Activities

3.36 Consultation will be advertised in the following way:

- **Issue a community awareness raising leaflet** (see further information below) to all households and businesses within the Core Area (identified on the plan at Figure 3 above) containing key information to summarise the proposed development and providing information on how individuals can communicate with the Applicant and make representations.
- **Written contact with all local MPs, County, District and Parish Councillors** representing communities within the identified Core Area, and in other surrounding nearby communities beyond the Core Area, including in areas where leaflets will not have reached every address. This will make them aware of how, where, and when they and their constituents can access the Scheme information, and comment upon it.
- **Publicise** our intention to submit an application for a DCO for a NSIP and a MCO in accordance with the requirements of the PA 2008. This will include writing to statutory consultees pursuant to section 42 of the PA 2008 (including prescribed consultees, local authorities listed under section 43 of the PA 2008 and persons with an interest in the land as described in section 44 of the PA 2008) as well as publishing notices in local newspapers, a national newspaper and the London Gazette pursuant to section 48 of the PA 2008.
- **Publish a newspaper notice** in the Leicester Mercury and Loughborough Echo (local press), and in the Derby Telegraph and Nottingham Post to ensure a wider circulation and awareness raising. These notices will advise the start of the statutory consultation period before it commences. This notice will also include details of the planned public exhibitions and online webinar. The distribution areas for these newspapers extend well beyond the Core Area and will cover a large number of surrounding communities. The Applicant will also publish a notice pursuant to section 47 of the PA 2008 detailing

where this SoCC can be inspected online on the EMG2 webpage and also how hard copies can be viewed at the exhibitions, in deposited locations or requested.

- **Site notices (or similar notices)** informing residents of the upcoming exhibitions and online webinars, as well as details of the EMG2 webpage, phone number and contact email address will also be displayed in locations around the site, including at the existing EMG1 employment site which is known to employ people from across a large number of local communities. The site notices will be displayed before the start of the statutory consultation period, and the Applicant will ensure Parish Councils receive copies of notices with a view to them displaying them locally if they are able.
  - **Social Media and other online platforms**, the Applicant will make use of their existing 'X' and LinkedIn channels to raise awareness of key milestones and events during the consultation and planning process, and direct people to the EMG2 webpage for details and more frequent updates.
  - **Information about the consultation** will also be uploaded on to the EMG2 webpage in advance of the start of the statutory consultation period.
- 3.37 This approach will ensure notices appear in the local press in the immediate vicinity of the proposed development, but also in other communities well beyond that immediate area. Notices will be included in the newspaper publications online if possible.
- 3.38 In addition, as referred to above, all consultation information, including details of exhibitions will be available to the public on the EMG2 webpage. This webpage will be kept regularly updated with new information or documentation added to it.
- 3.39 Respondees will be able to submit representations and comments via the following methods:
- By hand (or post – see below) via a printed comments form available at the public exhibitions;
  - Online via the comments form on the EMG2 webpage: [www.segro.com/slpemg2](http://www.segro.com/slpemg2)
  - By post to a PO Box to be established for the statutory consultation period;
  - By telephone: 02475 529730;
  - In person at the public exhibitions described above;
  - During the online webinar.

#### ***Community awareness leaflet***

- 3.40 In advance of the start of the statutory consultation period, a community awareness leaflet will be delivered to every residential and business address within the Core Area.
- 3.41 This leaflet will provide a summary of the development proposals, give details of where documents and information can be viewed, including the forthcoming exhibitions and online webinar events. The leaflet will also include the webpage address as well as a phone number and email address for residents who wish to contact the Applicant's team with any queries. In addition, copies of the community awareness leaflet will be made available at the public exhibitions.

- 3.42 Copies of the leaflet will also be shared with the Parish Councils inside and outside the Core Area both in hard copy and electronically, to ensure wider awareness of the consultation process in other communities.

***Consultation documents placed in accessible public locations***

- 3.43 It is proposed that copies of the consultation documents will be deposited as follows:

- a) **Hard copies of documents, including the SoCC, will be available at** NWLDC customer centre and Castle Donington Library, which is the nearest library to the site:

North West Leicestershire District Council Customer Centre, Belvoir Road, Coalville, Leicestershire, LE67 3XF	Castle Donington Library, 101 Bondgate, Castle Donington, DE74 2NR
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- b) **5 USB sticks** containing all the consultation documents will also be provided to each of the **Parish Councils in the Core Area** both for use by the Parish Council, but also with a view to them being made available to the local community at the Parish Council's office or at a village hall where practical to do so. **More USBs can be made available to Parish Councils on request.** USB sticks will also be available on request at the public consultation events.
- c) In addition, if requested, consultation documents can be provided by the Applicant via a suitable file sharing webpage link, such as *wetransfer*. If there are particular issues with downloading, printing documents or viewing online, at the discretion of the Applicant hard copies of any specific documents requested can be made available subject to a small printing charge (50p per A4 sheet, 75p per A3 sheet and if plans are requested at a larger scale, a charge of £5 per plan will be made). Cases of hardship will be considered on their individual basis and the Applicant may use its discretion on whether or not to charge for hard copies.

- 3.44 The Applicant will work with the local authorities and Parish Councils to ensure all documentation (including the Community Awareness Leaflet) is accessible to any identified harder to reach groups which represent people with protected characteristics under equalities law within the Core Area. This may include the provision of documents being made available in other formats as required, such as hard copies for those without computer access, large text format, or in braille. No harder to reach groups have been identified by the District or County Councils. As referred to above, for those with limited internet access, consultation documents will be available on a USB stick on request at the exhibitions, and by contacting the Applicant with name and address details.

***Social Media***

- 3.45 The Applicant will utilise its corporate social media platforms (X and LinkedIn) to raise awareness of key milestones and engagement events in the local community and allow a wider audience beyond the Core Area to be accessed. This will ensure a wider reach both

geographically, but also demographically, with social media more likely to reach many younger groups and communities than traditional press adverts or notices.

- 3.46 The social media channels will be used to publicise the statutory consultation period and key milestones, and will direct people to the EMG2 webpage for more details about the proposals and the process. Social media users will have the option to “follow” these channels to be kept up to date about the proposals.

#### ***Other meetings***

- 3.47 Where appropriate opportunities arise, the Applicant will attend local meetings to discuss the proposals, such as those held by local authorities or Parish Councils, particularly where this would supplement the consultation exhibitions and further enhance engagement and awareness of the proposals. This would represent a continuation of the engagement activity already underway.

#### **When we will consult and for how long**

- 3.48 Non-statutory consultation and engagement is ongoing and will continue with key stakeholders up to the submission of the DCO and MCO applications (see figure 2, paragraph 3.16 and table 1 above).
- 3.49 **The statutory consultation** is currently planned to commence in **February 2025 for a period of 6 weeks**. This is significantly greater than the statutory minimum requirement of a 28-day period.

#### **Taking account of responses to the consultation and publicity (Consultation Report)**

- 3.50 Dialogue and consultation with a wide range of parties and stakeholders has begun and will continue throughout the period in advance of, and beyond, the statutory consultation process described in this SoCC. The ongoing engagement, non-statutory consultation and statutory consultation activities will be summarised in a ‘**Consultation Report**’ which is required by the PA 2008 to accompany the application for a DCO and will be submitted to the Secretary of State.
- 3.51 The initial informal engagement undertaken by the Applicant has already directly informed some key aspects of the emerging design and composition of the Scheme. Early views, ideas or preferences expressed by local organisations and individuals have been considered and acted upon. For example, the local importance attached to the existing route of Hyam’s Lane which runs across the site has been clearly expressed through the initial engagement undertaken, and so early design proposals which included the route being diverted have since been replaced and the proposals now see Hyam’s Lane retained without diversion from its current alignment. Similarly, early (and ongoing) engagement with local bus operators has directly helped inform how sustainable transport measures and accessibility is being incorporated into the development proposals.
- 3.52 Further comments and representations received through the Statutory Consultation stage will be properly recorded and considered by the Applicant to inform the evolution of the Scheme. Comments will be summarised and reported in the ‘Consultation Report’ which will be submitted to the Secretary of State as part of the DCO application. Where appropriate, the Applicant will

respond directly to the points made or questions asked, particularly where specific proposals or amendments are suggested. An explanation of how consultation input and representations received have shaped and influenced the proposed development will be provided in the Consultation Report. A summary of main themes arising from consultation with the local community will also be published on the EMG2 webpage 4 to 6 weeks after the consultation period closes.

#### Application Submission

- 3.53 The third stage of public consultation will be undertaken by PINS after the application has been submitted and accepted, and this is split into two parts.
- 3.54 Firstly, within the 'Pre-examination' stage, members of the public are able to register with PINS to become an 'Interested Party' by making a Relevant Representation. A Relevant Representation is a written summary of a person's views on an application. All Interested Parties are invited to attend a Preliminary Meeting which is run and chaired by the Examining Authority appointed by PINS.
- 3.55 Secondly, during the Examination stage, Interested Parties who have registered by making a Relevant Representation are invited to provide more details of their views in writing, and some may be invited to participate in the Examination hearings by the Examining Authority.