

SEGRO PROPERTIES LIMITED AND SEGRO (EMG) LIMITED

THE PROPOSED EAST MIDLANDS GATEWAY PHASE 2 AND HIGHWAY ORDER

THE PROPOSED MATERIAL CHANGE TO THE EAST MIDLANDS GATEWAY RAIL FREIGHT INTERCHANGE AND HIGHWAY ORDER 2016 (S.I. 2016/17)

SECTIONS 91, 92, 93, 94 AND 153 OF THE PLANNING ACT 2008 (AS AMENDED)

**RULE 13 (6) OF THE INFRASTRUCTURE PLANNING (EXAMINATION PROCEDURE) RULES 2010 AND
RULE 36(6) OF THE INFRASTRUCTURE PLANNING (CHANGES TO, AND REVOCATION OF,
DEVELOPMENT CONSENT ORDERS) REGULATIONS 2011**

NOTICE OF HEARINGS

PLANNING INSPECTORATE REFERENCES BC0410001 AND TR0510002

NOTICE IS HEREBY GIVEN that, at the dates, times and locations set out below, the preliminary meeting, one compulsory acquisition hearing and two issue specific hearings will be held by the Examining Authority (appointed by the Secretary of State) for the examination of the application for development consent made by SEGRO Properties Limited ("DCO Application") and the application for a material change to The East Midlands Gateway Rail Freight Interchange and Highway Order 2016 (S.I. 2016/17) ("EMG1 DCO") made by SEGRO (EMG) Limited ("the MCO Application").

SUMMARY OF THE PROJECT

The DCO Application seeks consent for a second phase of the existing SEGRO East Midlands Gateway Logistics Park, a rail freight interchange and logistics development, comprising the following works:

- Construction of up to 300,000m² (GIA) of logistics and advanced manufacturing buildings with an allowance of up to 200,000m² for internal mezzanines;
- Construction of new road infrastructure and works to existing road infrastructure;
- Construction of a new bus interchange terminal;
- Construction of HGV parking;
- Structural landscaping and open space, including alterations to public rights of way;
- Creation of a Community Park; and
- Upgrade of the existing East Midlands Gateway substation.

The DCO would authorise the compulsory acquisition of land, interests in land and rights over land, and the powers to use land permanently and temporarily for the construction, operation and maintenance of the project.

The DCO would make provisions in connection with several ancillary matters such as the stopping up of existing highways and private means of access in the vicinity of the route, and the classification of highways.

The MCO Application seeks a material change to the EMG1 DCO that authorised the SEGRO East Midlands Gateway Logistics Park, a rail freight interchange and logistics development together with substantial improvements to Junctions 24 and 24A of the M1 and a southern bypass of Kegworth to the east of the M1, along with other associated development. The amendment seeks to achieve the following—

- Construction of a new rail-served warehouse, known as Plot 16, providing up to 26,500m² (approximately 269,000 sq.ft.) (GIA) with an additional 3,500m² allowance in the form of internal mezzanine space;
- Works to increase the permitted height of the cranes at the existing EMG1 rail-freight terminal; and
- Improvements to the public transport interchange, site management building and the EMG1 pedestrian crossing.

The DCO Application and the MCO Application were accepted for examination on 12 November 2025.

HEARINGS

NOTICE IS HEREBY given in accordance with Sections 91, 92, 93, 94 and 153 of the Planning Act 2008, Rule 13(6) of the Infrastructure Planning (Examination Procedure) Rules 2010 and Rule 36(6) of the Infrastructure Planning (Changes to, and Revocation of, Development Consent Orders) Regulations 2011, that hearings are due to be held by the Examining Authority for the Examination of the DCO Application and the MCO Application at the dates and times set out in the table below:

Hearing dates and locations

Date/Time	Hearing	Location
<p>Tuesday 10 March 2026</p> <p>Virtual registration process begins at: 9:30am</p> <p>Hearing starts: 10:00am</p>	<p>Preliminary meeting</p>	<p>Hilton East Midlands Airport, Derby Road, Castle Donington, Derby DE74 2YZ</p> <p>and</p> <p>By virtual means using Microsoft Teams</p> <p>Full instructions on how to join online or by telephone will be provided in advance to those who have pre-registered</p>
<p>Tuesday 10 March 2026</p> <p>Virtual registration process begins at: 1:30pm</p> <p>Hearing starts: 2:00pm</p>	<p>Compulsory acquisition hearing 1</p> <p>On high level compulsory acquisition matters including alternatives</p>	<p>Hilton East Midlands Airport, Derby Road, Castle Donington, Derby DE74 2YZ</p> <p>and</p> <p>By virtual means using Microsoft Teams</p> <p>Full instructions on how to join online or by telephone will be provided in advance to those who have pre-registered</p>
<p>Wednesday 11 March 2026</p> <p>Virtual registration process begins at: 9:30am</p> <p>Hearing starts: 10:00am</p>	<p>Issue specific hearing 1</p> <p>On the legal basis for determination, interoperability, the relationship between the two applications, need and alternatives and traffic and transport</p>	<p>Hilton East Midlands Airport, Derby Road, Castle Donington, Derby DE74 2YZ</p> <p>and</p> <p>By virtual means using Microsoft Teams</p> <p>Full instructions on how to join online or by telephone will be provided in advance to those who have pre-registered</p>
<p>Thursday 12 March 2026</p> <p>Virtual registration process begins at: 9:30am</p> <p>Hearing starts: 10:00am</p>	<p>Issue specific hearing 2</p> <p>On the draft Development Consent Order and the draft Material Change Order</p>	<p>Hilton East Midlands Airport, Derby Road, Castle Donington, Derby DE74 2YZ</p> <p>and</p> <p>By virtual means using Microsoft Teams</p> <p>Full instructions on how to join online or by telephone will be provided in advance to those who have pre-registered</p>

Blended Hearings

The Preliminary Meeting and Hearings will be "blended hearings", which means that interested persons have the option to attend and participate in person or virtually through Microsoft Teams.

Those wishing to participate virtually or in person will need to register in advance with the Planning Inspectorate. If you wish to attend in person and observe you will still need to register in advance with the Planning Inspectorate. A virtual option to observe will also be available through the Planning Inspectorate website for members of the public.

Those attending virtually will need to enter the virtual lobby 30 minutes before the scheduled time for the hearing to start to register. Full instructions on how to join online or by telephone will be provided in advance to those who have pre-registered.

COPIES OF THE DCO APPLICATION AND THE MCO APPLICATION

The DCO Application can be viewed on the project page of the Planning Inspectorate's National Infrastructure Planning website under the Documents tab:

<https://national-infrastructure-consenting.planninginspectorate.gov.uk/projects/BC0410001>

A map showing the location of the land subject to the DCO Application can be viewed online on the same website in Application Document 2.1 Location Plan Order Limits [APP-024D].

The MCO Application can be viewed on the project page of the Planning Inspectorate's National Infrastructure Planning website under the Documents tab:

<https://national-infrastructure-consenting.planninginspectorate.gov.uk/projects/TR0510002>

A map showing the location of the land subject to the MCO Application can be viewed online on the same website in Application Document MCO 2.1 Location Plan Order Limits [APP-059M].

Further information regarding the DCO Application and the MCO Application and its accompanying documents, plans and maps may be obtained from SEGRO Properties Limited and SEGRO (EMG) Limited by using the following contact details:

Telephone: 02475 529730

On-line: Using the "Contact us" tab at www.segro.com/slpemg2

A copy of the DCO Application and MCO Application documents can also be provided free of charge on a USB stick. Alternatively, paper copies can be obtained but a charge, up to a maximum of £600, will be made to cover printing, postage and VAT at 20%. To request a USB stick or paper copies or for details regarding payment methods please use the contact details provided above.