



## Application by SEGRO Properties Limited, for an order granting development consent for a scheme comprising the East Midlands Gateway Phase 2 (EMG2)

### COMPULSORY ACQUISITION HEARING 1

**Date:** 10 March 2026

**Venue:** Hilton Hotel East Midlands Airport and MS Teams

### ACTION POINTS

AP No.	Action	Action By:	Response Due By:
1.	Set out the position on whether they consider the estimated total development cost of approximately £420 million, as stated in paragraph 4.3 of the Funding Statement, to be reasonable and accurate.	Prologis (Prologis UK Limited and/ or Prologis UK 121 Limited as appropriate)  EMIA (East Midlands International Airport Limited and/ or East Midlands Airport Property Investments (Industrial) Limited as appropriate)	Deadline 1 (D1) Tuesday 7 April 2026
2.	Provide an update explaining how they have considered the recent revocation decision relating to the A1 Morpeth to Ellingham scheme, particularly in the context of the discussion on the funding issue as to whether exceptional circumstances existed to justify revocation in that case. This should include any implications of that on this examination.	The applicants  Prologis  EMIA	D1
3.	Set out the “operational land” implications of the proposed	EMIA	D1

AP No.	Action	Action By:	Response Due By:
	compulsory acquisition, that is both whether any land is “operational land”, and if so, explain what effects any compulsory acquisition or other land rights implications would have.		
4.	Update the special category land information to correct the relevant subsections	The applicants	D1