

**PLANNING ACT 2008**

**THE INFRASTRUCTURE PLANNING (EXAMINATION PROCEDURE)  
RULES 2010**

**APPLICATION BY SEGRO PROPERTIES LIMITED FOR A  
DEVELOPMENT CONSENT ORDER IN RESPECT OF EAST MIDLANDS  
GATEWAY PHASE 2**

**SUMMARY OF PROCEDURAL DEADLINE A SUBMISSION**

**ON BEHALF OF**

**PROLOGIS UK LIMITED AND PROLOGIS UK 121 LIMITED**

- 1 This submission was made on 24 February 2026 further to the Rule 6 letter issued by the Examining Panel on 10 February 2026. Its central request is that the examination be deferred until the missing evidence and assessments identified in the Relevant Representation are provided. This is a strictly procedural point: the Examining Panel has the power to decide whether the examination should commence in accordance with the draft timetable, and it would be open to the ExP to sequence the process so that missing evidence is supplied and published first, with an opportunity for Interested Parties to review and respond.
- 2 Specific categories of deficiency are reiterated. The viability and funding case has not been evidenced. The Environmental Statement does not assess the adverse socio-economic and land-use consequences of frustrating the Joint Application – effects that arise on the making of the order, not at build-out, and which must be assessed on a realistic worst-case basis. The highways case is not examination-ready, as confirmed by the positions of National Highways and LCC.
- 3 The submission asks that the principal issues for examination separately identify the central issues arising from the compulsory acquisition powers sought, rather than treating them solely within the general compulsory acquisition matters. It also asks that viability be expressly added to Principal Issue 6, which currently refers only to funding. The two concepts are distinct, and viability is fundamental to whether the scheme is deliverable, whether alternatives exist, and whether CA is justified. The scope of the Statement of Common Ground should be expanded to cover viability and funding, socio-economic consequences, assessment of alternatives, justification for CA, and the interaction between the DCO Scheme and the Joint Application.
- 4 On the draft examination timetable, Prologis notes that structured oral hearings will be needed to examine the issues raised in its Relevant Representation, including compulsory acquisition hearings involving evidence from a number of witnesses on the justification for CA, the existence of reasonable alternatives, and the consequences of frustrating the Joint Application. An Issue Specific Hearing into the relationship between the DCO Application and the Joint Application is proposed for the week commencing 11 May 2026, to inform subsequent written questions and any further hearings.

**DLA Piper UK LLP**

**7 April 2026**