

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 RESPONSES TO ExQ1

ON BEHALF OF

PROLOGIS UK LIMITED AND PROLOGIS UK 121 LIMITED

Questions to Prologis

- 1 ExQ 1.3.1 – Prologis have provided the requested clarification and technical updates to support NWLDC's assessment and address queries from consultees. There are limited outstanding matters which remain under review or require final clarification, Principally they relate to highway modelling and mitigation, which is ongoing with National Highways and LCC targeting a conclusion in April 2026, and the compliance of the development with Policy Ec2(2) of the adopted Local Plan. The expected planning committee date for determination is either June or July 2026 and depending on the extent of progress with a legal agreement prior to the determination of the application, it would likely take between one to two months for the agreement to be finalised and planning permission to be issued following any positive determination.
- 2 ExQ 1.3.2 – plans have been prepared showing the relationship between the DCO proposals and the Joint Application. Both schemes seek the same type of development in outline form, controlled through parameter plans rather than detailed layouts. A table identifies key points of comparison and the differences between the two applications. None of these differences represent an insuperable incompatibility. It was open to SEGRO to amend its DCO Application to align with the Joint Application, an approach recommended to SEGRO well before the examination commenced.
- 3 ExQ 7.0.7 – the Prologis freehold land (approximately 12.55 hectares) was acquired in October 2024 from the Jarrom family. MAG's land (approximately 28.73 hectares) was the subject of discussions with SEGRO from Q3 2022, but MAG ultimately conducted a structured process and selected Prologis as its preferred development partner in May 2024 following a competitive process, with contracts exchanged in October 2024.
- 4 ExQ 19.0.6 – an illustrative design for the Joint Application demonstrates compatibility with the proposed dualling. The land controlled by Prologis/MAG, combined with existing highways land, is sufficient to accommodate the dualling scheme without requiring any third-party land. The maximum building footprints under the Joint Application terminate before the land needed for dualling, with a landscaping buffer included. A question is raised about the consistency of SEGRO's position: if SEGRO proposes to acquire Prologis/MAG Land through CA and then set it aside for future A453 dualling rather than for the development proposed in the DCO Application itself, that necessarily engages the question of whether such land satisfies the statutory test under section 122 PA 2008. Land set aside for a future highway scheme promoted by a local highway authority, for which no timetable exists and which does not form part of the DCO works, cannot properly be said to meet that test.

Questions to Interested Parties

- 5 ExQ 1.0.1 – Prologis has no comments at this stage but reserves the right to make further submissions in due course following consideration of comments made by other parties.
- 6 ExQ 8.0.1 – Prologis has reviewed the changes and has no comments at this stage, noting that the amendments do not address the points raised in its Relevant Representation.
- 7 ExQ 8.1.4 – Prologis will review the Applicant's response at Deadline 1 and reserves its position to comment further.
- 8 ExQ 9.0.1 – Prologis has reviewed the changes and has no comments at this stage, noting that the amendments do not address the points raised in its Relevant Representation.

Questions to which Prologis wish to respond as they relate to its interest in the DCO Application

- 9 ExQ 1.2.3 – a standalone assessment of the MCO in isolation (without the DCO) has not been undertaken. Prologis understands additional information is being prepared by the Applicant for Deadline 1 and reserves its position.

- 10 ExQ 1.4.3 – Prologis will review the Applicant's response at Deadline 1 and reserves its position to comment further.
- 11 ExQ 5.0.3 – Prologis will review the Applicant's response at Deadline 1 and reserves its position to comment further.
- 12 ExQ 8.3.1 – Prologis notes that in the event compulsory acquisition powers are not granted, it would retain a relevant interest in the land and should accordingly be included as a consultee.
- 13 ExQ 17.0.1 – Prologis will review the Applicant's response at Deadline 1 and reserves its position to comment further.

DLA Piper UK LLP

7 April 2026