



Planning Inspectorate

Planning Inspectorate
c/o QUADIENT
69 Buckingham Avenue
Slough
SL1 4PN

Customer Services: 0303 444 5000
Email:
for the DCO:
emgateway2@planninginspectorate.gov.uk
for the MCO:
EMG1MaterialChange@planninginspectorate.gov.uk

To: All Interested Parties

Our Ref: DCO: BC0410001
MCO: TR0510002

Date: 17 April 2026

Planning Act 2008 – sections 91, 92, 93 and 153
The Infrastructure Planning (Examination Procedure) Rules 2010 – rule 13
Application by SEGRO Properties Limited, for an order granting development consent for a scheme comprising the East Midlands Gateway Phase 2 (EMG2)

The Infrastructure Planning (Changes to, and Revocation of, Development Consent Orders) Regulations 2011 – regulations 33, 35 and 36
Application by SEGRO (EMG) Limited, for an order making material changes to the previously approved East Midlands Gateway Rail Freight Interchange and Highway Order 2016

Notification of hearings

The examination timetable at annex A of the Examining Panel’s (Exp) [rule 8 letter](#), dated 18 March 2026, included reserved dates for hearings.

We are now writing to advise you that the following hearings will be held under sections 91, 92 and 93 of the Planning Act 2008 and regulations 33 and 35 of The Infrastructure Planning (Changes to, and Revocation of, Development Consent Orders) Regulations 2011. The hearings will be blended events, with participants attending either in person or virtually via Microsoft Teams.

Hearing	Date	Start time	Location
Open Floor Hearing (OFH) 1	Tuesday 12 May 2026	Registration and seating available from: 9.30am. Virtual registration process from: 9.30am Event start: 10.00am	The hearing will be a blended event at: Hilton East Midlands Airport Derby Road Castle Donington Derby DE74 2YZ and by virtual means using Microsoft Teams

			Full instructions on how to join online or by telephone will be provided in advance to those who have pre-registered
Compulsory Acquisition Hearing (CAH) 2	Tuesday 12 May 2026	Registration and seating available from: 11.30am. Virtual registration process from: 11.30am Event start: 11.40am	The hearing will be a blended event at: Hilton East Midlands Airport Derby Road Castle Donington Derby DE74 2YZ and by virtual means using Microsoft Teams Full instructions on how to join online or by telephone will be provided in advance to those who have pre-registered
Issue Specific Hearing (ISH) 3 – environmental and traffic matters and the draft orders	Wednesday 13 May 2026 and Thursday 14 May 2026	Registration and seating available from: 9.30am. Virtual registration process from: 9.30am Event start: 10.00am Hearing resumes on Thursday 14 May 2026: Registration and seating available from: 9.30am. Virtual registration process from: 9.30am Event start: 10.00am	The hearing will be a blended event at: Hilton East Midlands Airport Derby Road Castle Donington Derby DE74 2YZ and by virtual means using Microsoft Teams Full instructions on how to join online or by telephone will be provided in advance to those who have pre-registered
NOTE: If any of the above hearings are no longer required then notification will be published as soon as practicable on the project webpages of the National Infrastructure Planning website, providing reasonable notice to interested parties of the decision to cancel.			

Applicants' notification duties

The applicants are reminded of their duties to notify and publicise hearings under rule 13(6) and 13(7) of The Infrastructure Planning (Examination Procedure) Rules 2010 and 36(6) and 36(7) of The Infrastructure Planning (Changes to, and Revocation of, Development Consent Orders) Regulations 2011.

Purpose of hearings

Please refer to The Planning Inspectorate's Advice for members of the public: [The stages of the NSIP process and how you can have your say](#) for information about the purpose of open floor, issue specific and compulsory acquisition hearings.

Open Floor Hearing 1

In publishing the detailed agenda, the ExP will set out the speaking order and will set time limits for speakers. These will vary depending on whether the representative is speaking on their own behalf or on behalf of an organisation. Limiting speaking time is normal in OFHs to ensure all parties have the opportunity to state their case within the time available.

Compulsory Acquisition Hearing 2

This hearing will commence following the completion of OFH1. The aim of the hearing will be to allow for an update from parties as to any negotiations that have occurred since CAH1 on 10 March 2026. It will then move on to consider the effects on individual plots and allow affected parties to make oral representations about the compulsory acquisition request (see section 92 of the Planning Act 2008) and to consider the latest situation as regards the effects on land where statutory undertakers have an interest. Time limits for individual representations may be set in the detailed agenda, depending on how many requests to speak are received.

This hearing will include giving Prologis UK Limited, Prologis UK 121 Limited, East Midlands International Airport Limited and East Midlands Airport Property Investments (Industrial) Limited an opportunity to provide a single presentation on the Joint Application and the benefits they consider it would deliver over and above EMG2. This presentation should only use information already submitted into this examination and will be limited to 10 minutes.

Issue Specific Hearing 3

The ExP has given two days for ISH3. This is to ensure that there is sufficient time to cover all those matters which the ExP wishes to discuss and seek to avoid either pressure to complete specific agenda items on the first day or wasted time should it prove possible to complete those items early.

To guide participants the ExP hope to cover the following matters on each day:

Wednesday 13 May

- legal basis of determination of the applications and the relationship to the environmental statement
- traffic and transport

- landscape and visual and lighting
- cultural heritage

Thursday 14 May

- ecology and biodiversity
- design
- population and human health
- draft Development Consent Order
- draft Material Change Order

Participants should not rely on this being the definitive split and should ensure that they have appropriate representation on both days.

Project webpages

Each of the two applications has its own project webpage.

- for the DCO: [East Midlands Gateway Phase 2 - Project information](#)
- for the MCO at [East Midlands Gateway Rail Freight Interchange Material Change - Project information](#).

Registration and requests to participate in hearings

Please register using the [event participation form](#) by 5 May 2026 if you intend to participate in the hearings and provide all the information requested.

If you have any difficulty completing the form please contact the case team.

Please note that by attending the events either in person or online you are agreeing to be filmed for the purposes of the online live stream of the event and the recording of the event which will get published on the project webpage. A limited number of seats will be available for observers who wish not to be filmed at the event. Please contact the case team to notify them if you prefer not to be filmed at the event. A transcript of the event will also be published on the project webpage after the event.

Any request to participate in a hearing should include the following information:

- name and unique reference number (found at the top of any letter or email from The Planning Inspectorate)
- email address (if available) and contact telephone number
- name and unique reference number of any person/organisation that you are representing (if applicable)
- for blended events, confirmation of whether you will participate virtually or in-person
- confirmation of the hearing(s) you wish to participate in, the agenda item(s) on which you wish to speak and/or brief details of the topic(s) that you would like to raise
- for compulsory acquisition hearings, the plot number(s) of the relevant land provided in the book of reference and the land plans, and
- the examination library reference number (with paragraph/page number where appropriate) of any documents you wish to refer to.

Joining instructions for hearings will be issued by the case team via email shortly before the hearing dates.

Please contact the case team if you require any support or assistance to attend any hearing, either virtually or in person.

If you simply wish to observe any of the hearings then you can either:

1. Watch a livestream of the event - a link to the livestream will be made available on the project webpage shortly before the event is scheduled to begin; and/ or
2. Watch the recording of the event which will be published on the project webpage shortly after the event has finished.

Alternatively, you can attend the physical event at the venue to observe the proceedings; however, to ensure there is adequate seating capacity at the venue we request that you register your attendance to observe only by **5 May 2026** using the [event participation form](#). Please note that it may not be possible to participate on the day if you have not registered your wish to speak by **5 May 2026**

Attendees

We would find it helpful if the following parties could attend:

For CAH2

- applicant
- National Highways
- Leicestershire County Council
- Prologis UK Limited
- Prologis UK 121 Limited
- East Midlands International Airport Limited
- East Midlands Airport Property Investments (Industrial) Limited
- North West Leicestershire District Council

For ISH3

- applicant
- National Highways
- Leicestershire County Council
- North West Leicestershire District Council

Hearing agendas

The agendas and any detailed arrangements for the hearings will be published on the project webpages at least five working days before the hearings. However, the actual agenda on the day of each hearing may be subject to change at our discretion. There may not be an agenda for the OFH.

Procedure at hearings and post hearing submissions

The procedure to be followed at hearings is set out in The Infrastructure Planning (Examination Procedure) Rules 2010 and The Infrastructure Planning (Changes to, and Revocation of, Development Consent Orders) Regulations 2011.

Participation in a hearing will be subject to the ExP's powers of control. It is for the ExP to determine how the hearing will be conducted, including the time allowed at the hearing for the making of a person's representations. The hearing will be managed in the interests of ensuring fair access to the hearing for all parties, and to ensure that the submissions of all invited persons are fully heard within the allotted time. For issue specific hearings interested parties (IPs) may be invited to make oral representations at the hearing on the specific issues being examined at the hearing as set out in the agenda.

All hearings are recorded. The recordings and transcripts will be made available on the project webpages as soon as practicable following the hearing. The recordings allow any member of the public who is interested in the applications and the examinations to find out what has been discussed at a hearing. It is therefore important to note that anyone speaking at the hearing will need to introduce themselves, including any organisation or groups that they represent, each time they speak to ensure that someone listening to the recording after the hearing is clear who was speaking.

As the recordings are retained and published, they form a public record that can contain personal information to which the General Data Protection Regulation (GDPR) applies. Please refer to our 'Privacy Notice' for further information. Participants must do their best to avoid making public any information which they would otherwise wish to be kept private and confidential. If there is a need to refer to such information, it should be in written form. Although this will also be published, personal and private content can be redacted or removed before it is made publicly available. Any person who is unclear on this point should ask the case team for guidance before they place personal and private information into the public domain. The Planning Inspectorate's practice is to publish the recordings and transcripts and retain them for a period of five years from the Secretary of State's decision on the development consent order (DCO) or material change order (MCO). If you actively participate in the hearing, it is important that you understand that you will be recorded and that the recording and transcript will be made available in the public domain.

The evidence presented orally at hearings should be included in post hearing submissions and submitted at the relevant deadline in the examination timetable set out in annex A to the rule 8 letter, that is deadline 4, Tuesday 16 June 2026.

If you have any further queries, please do not hesitate to contact the case team.

For the DCO: emgateway2@planninginspectorate.gov.uk

For the MCO: EMG1MaterialChange@planninginspectorate.gov.uk

Yours faithfully

Robert Jackson

Robert Jackson
Lead member of the panel of Examining Inspectors

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



This communication does not constitute legal advice.
Please view our ['Privacy Notice'](#) before sending information to The Planning Inspectorate.