



Planning Inspectorate

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The applicants

Your Ref:

Our Ref: DCO: BC0410001
MCO: TR0510002

Date: 23 June 2026

Dear Sir/ Madam

**The Infrastructure Planning (Examination Procedure) Rules 2010 – rule 17
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 – regulation 44
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**

We are writing under rule 17 of the Infrastructure Planning (Examination Procedure) Rules 2010 and regulation 44 of The Infrastructure Planning (Changes to, and Revocation of, Development Consent Orders) Regulations 2011.

We refer to the letter sent on behalf of the applicants dated 22 June 2026 [[AS-006](#)] concerning the above written in response to the joint letter dated 16 June 2026 on behalf of Prologis UK Limited and Prologis UK 121 Limited ("Prologis") and on behalf of East Midlands International Airport Limited and East Midlands Airport Property Investments (Industrial) Limited ("EMA") [[REP4-074D](#)]

This correspondence flows from the Examining Panel's (ExP) letter of 2 June 2026 issued pursuant to Rule 17 of the Infrastructure Planning (Examination Procedure) Rules 2010 and Regulation 44 of the Infrastructure Planning (Changes to, and Revocation of, Development Consent Orders) Regulations 2011 [[PD-021](#)].

The ExP's 2 June 2026 letter requested information from the applicants in relation to the base line and various further assessment matters which had not, to date, been submitted into the examination. It also requested that the applicants provide information to disaggregate the effects of the proposed development between those set out part 1 of the draft Development Consent Order and those in part 2. This latter point request reflects the direction from the Secretaries of State for Transport and Housing, Communities and Local

Government that “it would be helpful if the Examining Panel was to consider matters in relation to the business and commercial component of the EMG2 application in a discrete part or section of the report”.

For clarity, the ExP’s 2 June 2026 [\[PD-021\]](#) request was made pursuant to rule 17/ regulation 44 and is not considered to constitute “further information” for the purposes of enabling a reasoned conclusion on likely significant environmental effects within the meaning of regulation 20 of the Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 (as amended).. Rather, the request relates to the analytical presentation and disaggregation of effects already assessed, and the structuring of evidence to support the ExP’s statutory functions, including the preparation of its report to the Secretary of State, the separate consideration of elements of the proposed development, and matters relevant to compulsory acquisition. Given that the ExP has requested this in response to the specific request from the Secretaries of State, the remainder of the reasoning becomes a moot point.

The ExP also refers to its subsequent letter of 19 June 2026 [\[PD-024\]](#). This is not referred to in the applicants’ letter. This letter relates to two points, firstly the format of information, and secondly the change request. The ExP considers that this letter has not changed that request.

The ExP would like to make it clear that it does not consider it necessary to enter into further correspondence on these matters at this stage, and that the applicants should respond to the request in accordance with the timetable previously set out.

Yours faithfully

Robert Jackson

Robert Jackson
Lead member of the panel of Examining Inspectors

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