



Planning Inspectorate

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

Customer Services: 0303 444 5000
Email:
emgateway2@planninginspectorate.gov.uk

To: All Interested Parties

Our Ref: **BC0410001**

Date: 21 July 2026

Planning Act 2008 and The Infrastructure Planning (Examination Procedure) Rules 2010 – rule 13

Application by Segro Properties Ltd for an order granting development consent for the East Midlands Gateway Phase 2

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 hearing will be held under section 92 of the Planning Act 2008. The hearing will be a virtual event, with participants attending virtually via Microsoft Teams.

Hearing	Date	Start time	Location
Compulsory Acquisition Hearing (CAH) 3	Tuesday 18 August 2026	Virtual registration process from: 9:30am Event start: 10.00am	All hearings will be virtual 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 the above hearing is no longer required then notification will be published as soon as practicable on the project webpage of the National Infrastructure Planning website, providing reasonable notice to interested parties of the decision to cancel.

Applicant's notification duties

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



The applicant is reminded of its duty to notify and publicise hearings under rule 13(6) and 13(7) of The Infrastructure Planning (Examination Procedure) Rules 2010.

Purpose of hearing

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 compulsory acquisition hearing.

Compulsory Acquisition Hearing 3

The purpose of CAH3 is to allow the ExP to explore the potential implications of the possible takeover of SEGRO plc by Prologis Inc. as set out under Q7.0.3 of ExQ3 [\[PD-028\]](#). If after responses to ExQ3 [\[PD-028\]](#) at deadline 6 [\[PD-012\]](#) the ExP is satisfied that Q7.0.3 has been sufficiently addressed, and if there are no other residual issues relating to compulsory acquisition or temporary possession requiring oral questioning, the ExP may take the decision to cancel CAH3.

Registration and requests to participate in hearings

Please register using the [event participation form](#) by 13 August 2026 if you intend to participate in the hearing 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 event 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 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 the hearing 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 the hearing virtually.

If you simply wish to observe the hearing 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.

Attendees

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

- applicants
- Prologis UK Limited
- Prologis UK 121 Limited
- East Midlands International Airport Limited
- East Midlands Airport Property Investments (Industrial) Limited
- North West Leicestershire District Council

Hearing agendas

The agenda and any detailed arrangements for the hearing will be published on the [project webpage](#) at least five working days before the hearing. However, the actual agenda on the day of the hearing may be subject to change at our discretion.

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.

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.

All hearings are recorded. The recordings and transcripts will be made available on the project webpage as soon as practicable following the hearing. The recordings allow any member of the public who is interested in the application and the examination 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). 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 7, Tuesday 1 September 2026.

If you have any further queries, please do not hesitate to contact the case team emgateway2@planninginspectorate.gov.uk.

Yours faithfully

Robert Jackson

Robert Jackson
Lead member of the panel of Examining Inspectors

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