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All Interested Parties and Statutory  
Parties

Our Ref: BC0410001

Date: 28 July 2026

Dear Sir/Madam

## **Planning Act 2008 and The Infrastructure Planning (Examination Procedure) Rules 2010 – rule 9 and rule 8(3)**

### **Application by Segro Properties Ltd for an order granting development consent for a scheme comprising the East Midlands Gateway Phase 2 (EMG2)**

### **Notice of a procedural decision relating to the applicants' change application and associated variation of the examination timetable**

We are writing to inform you of a procedural decision made by the Examining Panel (ExP) in relation to the applicants' request for the ExP to accept amendments to the above-mentioned application, known as a change application. We are also writing to inform you of the consequential variations the ExP has made to the examination timetable.

The applicants submitted a change request on 30 June 2026, the detail of which was set out in the 'Applicants' covering letter for response to Deadline 5 with reference to the Change Request' [REP5-001]. That covering letter, its appendix and associated note [REP5-034D] contained all of the information and referenced all of the documents submitted in support of the change request. These have been published under the 'Documents' tab on the [project webpage](#) and on the Examination Library. This broadly correlates with step 1 (change notification) and step 3 (change consultation) of the relevant government [guidance](#).

The ExP issued a letter on 3 July 2026 [PD-026D] in response to the applicants' change request and among other things acknowledged the further information that should be forthcoming with any subsequent change application. This broadly correlates with step 2 (ExP advice) of the relevant government [guidance](#).

The applicants subsequently submitted all of the remaining information required for a change application on 22 July 2026, the detail of which was set out in their covering letter [AS1-001]. It included updated versions of the:

- Land Plan Sheet 1 of 4 [AS1-003]

- Land Plan Sheet 2 of 4 [[AS1-004](#)]
- Statement of Reasons (clean and tracked) [[AS1-005](#)] and [[AS1-006](#)]
- Book of Reference (clean and tracked) [[AS1-007](#)] and [[AS1-008](#)]

Taking the information submitted on 22 July 2026 together with the applicants' previous submissions at earlier deadlines during the examination, the ExP is satisfied that there is sufficient information to comply with step 4 of the relevant government [guidance](#).

In accordance with step 5 of the relevant government [guidance](#), the ExP will now consider the applicant's change application, the consultation responses and any other representations made and decide whether to accept the change application or reject it.

Where the ExP decides to accept the change application, the examination will proceed by considering the 'changed application'. The changed application is the original application as changed by the accepted change application.

### **Summary of proposed changes and ExP's consideration**

As set out in the ExP's letter on 3 July 2026 [[PD-026D](#)] the change application relates to three items:

1. changes to proposed rights of way:

- 'alteration' of the proposed public footpath along the eastern side of the main business and commercial application site from a public right of way (footpath) to a permissive path. The route of this is shown on the Access and Rights of Way Plan Sheet 1 [[REP1-011D](#)] between points 6-13-14-15-16.

2. changes to the active travel link (ATL) – Works No. 14:

- change to the area of land proposed for the ATL along the East Midlands Airport at the eastern end of the runway.
- realignment of the ATL at the corner of the East Midlands Airport car parking
- realignment of the ATL near the access to the Severn Trent Water compound

3. changes to the A453 junction crossing – Works No. 15:

- amendment of the crossing of the A453 junction at the main entrance to the East Midlands Airport to include a pedestrian phase to the signal controlled junction. This would allow for the crossing of the A453 between the proposed Community Park and the north side of the road (at current and as proposed in the original application this does not include a pedestrian phase).

The ExP has reviewed the totality of information submitted in support of the change application, including the detailed note [[REP5-034D](#)] setting out the reasons for the changes.

In accordance with paragraph 4.22 of the relevant government [guidance](#), the ExP is satisfied that given the limited scale and complexity of the changes the project is not fundamentally different from the original application, the application as changed would remain of satisfactory standard for examination, sufficient engagement can take place with

interested parties within the statutory period for examination, and any existing other procedural requirements can still be met.

In accordance with paragraph 4.24 of the relevant government [guidance](#), the ExP is satisfied that the change application would not result in rights in “additional land” as defined in The Infrastructure Planning (Compulsory Acquisitions) Regulations 2010 (as amended) (the CA Regulations) being sought. Therefore, the process set out in regulations 5 to 19 of the CA Regulations is not engaged and the change application does not pose a risk to meeting the statutory period for examination.

Altogether, the ExP is satisfied that the change application can be accepted.

## **Procedural decisions**

In light of the ExP’s assessment of the change application the following procedural decisions under rule 9 have been made:

1. accept the change application and examine the application as changed

The ExP has also decided to vary the examination timetable under rule 8(3) to create an additional deadline (6a) allowing interested parties to comment on the changed application. Comments should be restricted solely to the changes set out above. Consequently, deadline 7 has been amended to allow responses to those comments. The varied examination timetable is set out in annex A of this letter. (The revised examination timetable also sets out the hearing dates, both those which have already occurred and those to come, more clearly.).

## **Next steps**

All parties are invited to submit comments on the changes to the application using the ‘[Have your say](#)’ option on the project webpage. The deadline for all submissions is deadline 6A, Tuesday 18 August 2026.

A copy of this letter will be published on the project webpage of the National Infrastructure Planning website. If you have any questions about the content of this letter, please contact the case team on the details above.

Yours faithfully

*Robert Jackson*

**Robert Jackson**  
**Lead member of the Examining Authority**

## **Annex**

### **A. Varied Examination Timetable**

## Varied Examination Timetable (with variations in Green)

The Examining Panel (ExP) is under a duty to complete the examination of the application by the end of the period of six months beginning with the day after the close of the Preliminary Meeting.

The Examination of the application primarily takes the form of the consideration of written submissions. The ExP will also consider any oral representations made at hearings.

Items from 1 to 15 shown in a grey background have already been completed. Items in green have now been added following a procedural decision made in this letter to accept the change application submitted on 22 July 2026 and add an additional deadline (6a) on 18 August 2026 and vary the content of deadline 7 to allow comments in relation to it.

| Item | Matters                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Date                                      |
|------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|
| 1.   | <b>Procedural deadline A</b><br>Deadline for receipt by the ExP of: <ul style="list-style-type: none"> <li>• requests to be heard orally at the preliminary meeting on Tuesday 10 March 2026, including on which part of the agenda, as set out in annex A of the Rule 6 Letter, that Interested Parties (IP) wish to be heard</li> <li>• written submissions on the examination procedure and information set out in the Rule 6 Letter, including any submissions about the use of virtual methods</li> <li>• submission of additional information as requested by the ExP's procedural decisions in annex F of the Rule 6 Letter</li> <li>• requests to be heard orally at compulsory acquisition hearing 1 (CAH1) on Tuesday 10 March 2026</li> <li>• notification of intention to attend issue specific hearing 1 (ISH1) on Wednesday 11 March 2026</li> <li>• notification of intention to attend issue specific hearing 2 (ISH2) on Thursday 12 March 2026</li> <li>• suggested locations for site inspections (accompanied or unaccompanied), including justification, for consideration by the ExP</li> <li>• notification by statutory parties and relevant local authorities of their wish to be considered as an IP by the ExP</li> </ul> | <b>Tuesday</b><br><b>24 February 2026</b> |

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|           | <ul style="list-style-type: none"> <li>requests from any IPs wishing to receive communications by email</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                     |
| <b>2.</b> | <b>Preliminary meeting</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>Tuesday<br/>10 March 2026<br/>10.00am</b>                        |
| <b>3.</b> | <b>CAH1</b> on high level compulsory acquisition matters, including alternatives                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>Tuesday<br/>10 March 2026<br/>2.00pm</b>                         |
| <b>4.</b> | <b>ISH1</b> on the legal basis for determination, interoperability, the relationship between the two applications, need and alternatives and traffic and transport                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>Wednesday<br/>11 March 2026<br/>10.00am</b>                      |
| <b>5.</b> | <b>ISH2</b> on the draft Development Consent Order (dDCO) and draft Material Change Order (dMCO)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>Thursday<br/>12 March 2026<br/>10.00am</b>                       |
| <b>6.</b> | <b>Publication by the ExP of:</b> <ul style="list-style-type: none"> <li>the examination timetable</li> <li>the ExP's first written questions (ExQ1)</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>As soon as practicable<br/>after the preliminary<br/>meeting</b> |
| <b>7.</b> | <b>Deadline 1</b><br>For receipt by the ExP of: <ul style="list-style-type: none"> <li>local impact reports (LIRs)</li> <li>written representations (WRs), including summaries if exceeding 1500 words</li> <li>comments on relevant representations (RRs)</li> <li>summaries of all RRs exceeding 1500 words</li> <li>responses to ExQ1</li> <li>post hearing submissions for CAH1, including written summaries of oral cases</li> <li>post hearing submissions for ISH1, including written summaries of oral cases</li> <li>post hearing submissions for ISH2, including written summaries of oral cases</li> <li>applicants' draft statements of common ground (SoCG)</li> <li>applicants' draft Statement of Commonality of SoCGs</li> <li>applicants' draft Examination Issues Tracker</li> </ul> | <b>Tuesday<br/>7 April 2026</b>                                     |

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|           | <ul style="list-style-type: none"> <li>• requests to be heard orally at an open floor hearing (OFH) or subsequent compulsory acquisition hearing (CAH) on the dates reserved for such hearings within the examination timetable</li> <li>• comments on any additional submissions accepted by the ExP</li> <li>• any further information requested by the ExP under rule 17 of The Infrastructure Planning (Examination Procedure) Rules 2010 or regulation 44 of The Infrastructure Planning (Changes to, and Revocation of, Development Consent Orders) Regulations 2011</li> <li>• any further information submitted by the applicants</li> </ul>                                                                                                                                                                                                                                                  |                                                |
| <b>8.</b> | <p><b>Deadline 2</b></p> <p>For receipt by the ExP of:</p> <ul style="list-style-type: none"> <li>• comments on any submissions received by deadline 1</li> <li>• applicants' updated SoCGs</li> <li>• applicants' updated Statement of Commonality of SoCGs</li> <li>• applicants' updated Examination Issues Tracker</li> <li>• applicants' updated dDCO and dMCO and schedule of changes to dDCO and dMCO</li> <li>• applicants' updated Land and Rights Negotiations Tracker</li> <li>• comments on any additional submissions accepted by the ExP</li> <li>• any further information requested by the ExP under rule 17 of The Infrastructure Planning (Examination Procedure) Rules 2010 or regulation 44 of The Infrastructure Planning (Changes to, and Revocation of, Development Consent Orders) Regulations 2011</li> <li>• any further information submitted by the applicants</li> </ul> | <p><b>Tuesday</b><br/><b>21 April 2026</b></p> |
| <b>9.</b> | <p><b>Deadline 3</b></p> <p>For receipt by the ExP of:</p> <ul style="list-style-type: none"> <li>• comments on any submissions received by deadline 1 comprising new evidence from the applicants, such as that relating to compulsory</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <p><b>Tuesday</b><br/><b>28 April 2026</b></p> |

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|            | <p>acquisition, traffic and transport, and socio-economic issues</p> <ul style="list-style-type: none"> <li>• comments on any additional submissions accepted by the ExP</li> <li>• any further information requested by the ExP under rule 17 of The Infrastructure Planning (Examination Procedure) Rules 2010 or regulation 44 of The Infrastructure Planning (Changes to, and Revocation of, Development Consent Orders) Regulations 2011</li> </ul>                                                                                                                                                                                                                                                                  |                                                                                                                                             |
| <b>10.</b> | <p><b>Hearings</b></p> <p><del>Dates reserved for:</del></p> <ul style="list-style-type: none"> <li>• <del>OFH (if required)</del></li> <li>• <del>ISHs (if required)</del></li> <li>• <del>CAH (if required)</del></li> <li>• <b>OFH1</b></li> <li>• <b>CAH2</b></li> <li>• <b>ISH3</b></li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                       | <p><del>Week commencing</del><br/><del>11 May 2026</del></p> <p><b>12 May 2026</b><br/><b>12 May 2026</b><br/><b>13 and 14 May 2026</b></p> |
| <b>11.</b> | <p><b>Publication by the ExP of:</b></p> <ul style="list-style-type: none"> <li>• the ExP's second written questions (ExQ2) (if required)</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <p><b>Tuesday</b><br/><b>2 June 2026</b></p>                                                                                                |
| <b>12.</b> | <p><b>Deadline 4</b></p> <p>For receipt by the ExP of:</p> <ul style="list-style-type: none"> <li>• responses to ExQ2 (if required)</li> <li>• post hearing submissions, including written summaries of oral cases (if required)</li> <li>• comments on any submissions received by deadlines 2 or 3</li> <li>• comments on any additional submissions accepted by the ExP</li> <li>• any further information requested by the ExP under rule 17 of The Infrastructure Planning (Examination Procedure) Rules 2010 or regulation 44 of The Infrastructure Planning (Changes to, and Revocation of, Development Consent Orders) Regulations 2011</li> <li>• any further information submitted by the applicants</li> </ul> | <p><b>Tuesday</b><br/><b>16 June 2026</b></p>                                                                                               |
| <b>13.</b> | <b>Deadline 5</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>Tuesday</b>                                                                                                                              |

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|            | <p>For receipt by the ExP of:</p> <ul style="list-style-type: none"> <li>• comments on any submissions received by deadline 4</li> <li>• applicants' updated SoCG</li> <li>• applicants' updated Statement of Commonality of SoCGs</li> <li>• applicants' updated Examination Issues Tracker</li> <li>• applicants' updated dDCO and dMCO and schedule of changes to dDCO and dMCO</li> <li>• applicants' updated Land and Rights Negotiations Tracker</li> <li>• comments on any additional submissions accepted by the ExP</li> <li>• any further information requested by the ExP under rule 17 of The Infrastructure Planning (Examination Procedure) Rules 2010 or regulation 44 of The Infrastructure Planning (Changes to, and Revocation of, Development Consent Orders) Regulations 2011</li> <li>• any further information submitted by the applicants</li> </ul> | <b>30 June 2026</b>             |
| <b>14.</b> | <p><b>Publication by the ExP of (if required):</b></p> <ul style="list-style-type: none"> <li>• the ExP's third written questions (ExQ3)</li> <li>• the Report on the Implications for European Sites (RIES) and any associated questions (if required)</li> <li>• the ExP's commentary on, or schedule of changes to, the dDCO and dMCO</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>Tuesday<br/>14 July 2026</b> |
| <b>15.</b> | <p><b>Deadline 6</b></p> <p>For receipt by the ExP of:</p> <ul style="list-style-type: none"> <li>• responses to ExQ3 (if required)</li> <li>• responses to ExP's commentary on, or schedule of changes to, the dDCO/dMCO (if required)</li> <li>• responses to the RIES and any associated questions (if required)</li> <li>• comments on any submissions received by deadline 5</li> <li>• comments on any additional submissions accepted by the ExP</li> <li>• any further information requested by the ExP under rule 17 of The Infrastructure Planning</li> </ul>                                                                                                                                                                                                                                                                                                     | <b>Tuesday<br/>28 July 2026</b> |



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|     | <p>(Examination Procedure) Rules 2010 or regulation 44 of The Infrastructure Planning (Changes to, and Revocation of, Development Consent Orders) Regulations 2011</p> <ul style="list-style-type: none"> <li>any further information submitted by the applicants</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                      |
| 16. | <p><b>Deadline 6a</b></p> <p>For receipt by the ExP of:</p> <ul style="list-style-type: none"> <li>comments on the changes to the original application arising from the accepted change application</li> <li>any further information requested by the ExP under rule 17 of The Infrastructure Planning (Examination Procedure) Rules 2010 or regulation 44 of The Infrastructure Planning (Changes to, and Revocation of, Development Consent Orders) Regulations 2011</li> </ul>                                                                                                                                                                                      | <p><b>Tuesday</b><br/><b>18 August 2026</b></p>                                                      |
| 17. | <p><b>Hearings</b></p> <p>Dates reserved for:</p> <ul style="list-style-type: none"> <li><del>OFH</del> (if required)</li> <li><del>ISHs</del> (if required)</li> <li><del>CAH</del> (if required)</li> <li><b>CAH3</b></li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                     | <p><del>Week commencing</del><br/><del>17 August 2026</del></p> <p><b>Tuesday 18 August 2026</b></p> |
| 18. | <p><b>Deadline 7</b></p> <p>For receipt by the ExP, from any IP, of:</p> <ul style="list-style-type: none"> <li>post hearing submissions, including written summaries of oral cases (if required)</li> <li>comments on any submissions received by deadline 6 or 6a</li> <li>comments on any additional submissions accepted by the ExP</li> <li>'summary and signposting' document setting out areas of disagreement and noting cross-referencing within examination</li> <li>any further information requested by the ExP under rule 17 of The Infrastructure Planning (Examination Procedure) Rules 2010 or regulation 44 of The Infrastructure Planning</li> </ul> | <p><b>Tuesday</b><br/><b>1 September 2026</b></p>                                                    |

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|            | <p>(Changes to, and Revocation of, Development Consent Orders) Regulations 2011</p> <p>For receipt by the ExP, from the applicants, of:</p> <ul style="list-style-type: none"> <li>• final dDCO and final dMCO to be submitted by the applicants in the SI template with the SI template validation report.<br/>The applicants are to provide the email notification from <a href="https://publishing.legislation.gov.uk/validation">https://publishing.legislation.gov.uk/validation</a> confirming the document has successfully passed validation, and the PDF version of the SI validation report obtained from the link in the notification email. The applicants should also provide a clean (all tracking removed) standalone MS Word version of the dDCO and dMCO, with no header or cover page</li> <li>• final BoR and schedule of changes to BoR</li> <li>• final Land and Rights Negotiations Tracker</li> <li>• final SoCGs including list of matters not agreed where SoCGs could not be finalised</li> <li>• final Statement of Commonality of SoCGs</li> <li>• final Examination Issues Tracker</li> <li>• final Guide to the Application</li> <li>• final NPS Tracker</li> </ul> |                                              |
| <b>19.</b> | <p><b>Deadline 8</b></p> <p>For receipt by the ExP of:</p> <ul style="list-style-type: none"> <li>• comments on any submissions received by deadline 7</li> <li>• comments on any additional submissions accepted by the ExP</li> <li>• any further information requested by the ExP under rule 17 of The Infrastructure Planning (Examination Procedure) Rules 2010 or regulation 44 of The Infrastructure Planning (Changes to, and Revocation of, Development Consent Orders) Regulations 2011</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <p><b>Wednesday<br/>9 September 2026</b></p> |
| <b>20.</b> | <p><b>Close of examination</b></p> <p>The ExP intends to close the examination on this date. See 'note about the close of examination date'.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <p><b>Thursday<br/>10 September 2026</b></p> |

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