



Department
for Transport



Ministry of Housing,
Communities &
Local Government

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22 December 2025

Dear Gail,

East Midlands Gateway: Material Change Order and Phase 2 Development Consent Order Applications

Thank you for your email of 24 November 2025 setting out the recommendation from the Planning Inspectorate to co-join the examination procedures for two concurrent applications under the Planning Act 2008. The two applications comprise:

1. An application, made by the SEGRO Properties Limited, for a development consent order (DCO) for a Scheme comprising the East Midlands Gateway Phase 2 (EMG2) Works following a section 35 PA2008 direction for a Business and Commercial component and for a Highway Works component.
2. A second application, made by SEGRO (EMG) Limited, for the Material Change (MC) Scheme comprising material changes to the previously approved East Midlands Gateway Railfreight Interchange and Highways Order 2016.

We note that both applications were accepted for examination on 12 November 2025.

I am writing to confirm the co-joined examination procedures and decision-making process proposed by the Planning Inspectorate have been agreed by the Ministry of Housing, Communities and Local Government (MHCLG) and Department for Transport. Both Departments are content to use available powers to align the examination, reporting and determination periods of the MC Scheme with those of the DCO and recognise the benefits this approach would bring in terms of clarity and efficiency for stakeholders and interested parties.

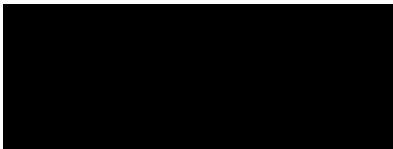
The Departments are also content to delegate the appointed Examining Panel to undertake the pre-examination (Initial Assessment of Principal Issues, Preliminary Meeting) and examination procedures (Issue Specific Hearing, Open Floor Hearing and Compulsory Acquisition Hearing, Procedural Decisions) under the Examination Procedure Rules.


With regard to the decision-making process, it has been agreed that the Secretary of State for Transport will be the sole decision maker on the two concurrent applications. This

decision reflects the significance of the transport element within the proposals and the strategic nature of the associated infrastructure.

The Secretary of State for MHCLG will however be consulted on the recommendations made by the Examining Panel in relation to the business and commercial component of the EMG2 application and his comments will be taken into account when the Secretary of State for Transport takes her final decision. The purpose of this consultation will be to ensure the decision on the business and commercial component aligns with government policy as the Secretary of State for MHCLG is best placed to advise on this. To assist with this consultation, 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.

Yours sincerely,

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Transport Infrastructure Planning Unit
Department for Transport
On behalf of the Department for Transport and the Ministry of Housing, Communities and
Local Government