

Your Reference
BC0410001 and TR0510002



Our Reference
2774998/TAW1

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24 February 2026

PROCEDURAL DEADLINE A

Dear [REDACTED]

**East Midlands Gateway Phase 2 – BC0410001 (the DCO Application)
Application by SEGRO Properties Limited in respect of a Business and Commercial development comprising a second phase of the SEGRO Logistics Park East Midlands Gateway and highway related development (EMG2)**

**East Midlands Gateway Phase 1 Material Change Order – TR0510002 (the MCO Application)
Application by SEGRO (EMG) Limited for a material change to the East Midlands Gateway Rail Freight Interchange and Highways Order 2016 (SI 2016/17)**

We refer to the letter issued by the Examining Authority (ExA) on 10 February 2026 setting out a number of Procedural Decisions, under Sections 88 and 89 of the Planning Act 2008 (as amended) and Rules 4, 6, 9 and 13 of the Infrastructure Planning (Examination Procedure) Rules 2010 (the Rule 6 Letter), for the examination of the DCO Application and the MCO Application for the East Midlands Gateway 2 project. This letter is the response of SEGRO Properties Limited and SEGRO (EMG) Limited (the Applicants) to the matters raised within the Rule 6 Letter.

Preliminary Meeting

The Applicants will be represented at meeting by their legal advisors, Alexander Booth KC and Toni Weston and Richard Thurling of Gowling WLG (UK) LLP. The Applicants will speak primarily on Items 1, 4 and 5 or in response to any questions that the ExA may have, or representations made by Interested Parties.

Members of the project team will also be in attendance for the purposes of observing the meeting only.

Draft Examination Timetable

The Applicants have reviewed the draft Examination Timetable in Annex D of the Rule 6 Letter and would like to request a change to the date for the third round of hearings, which are scheduled to take place during the week commencing 17 August 2026.

This is because Alexander Booth KC, who has been advising the Applicants on the DCO and MCO applications since early 2024, is on annual leave and unavailable that week. Given Mr Booth's longstanding involvement, it would be very difficult and potentially detrimental to the Applicants for alternative counsel to act in his stead.

The Applicants therefore request that the hearings be rescheduled to the week commencing 3 August 2026.

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Annex F

The Applicants have reviewed Annex F and, in respect of item 2 relating to Statements of common ground (SoCG), the Applicants confirm that draft SoCGs have been under discussion with most parties identified by the ExA for some time. In addition, the Applicants have prepared a draft SoCG with the Forestry Commission and East Midlands Freeport. The Applicants also intend to seek a SoCG with National Grid given their late representation.

Detailed Hearing Agendas

We note that the ExA proposes to issue a more detailed agenda prior to each hearing. To ensure that the Applicants can fully respond to the issues on the day and has the relevant members of the Applicants' team in attendance, it would be helpful if the ExA could confirm in advance as part of the more detailed agenda which application documents (or part) the ExA is likely to refer to and/or any key issues that the ExA would like the Applicants to speak to.

Compulsory Acquisition Hearing 1

The Applicants will be represented at the hearing by their legal advisors, Alexander Booth KC and Toni Weston and Richard Thurling of Gowling WLG (UK) LLP.

Other members of the Applicants' project team will also be in attendance. This is likely to be for the purposes of observing the meeting only although they may speak if required to respond to the ExA's questions.

Issue Specific Hearing 1

The Applicants will be represented at the hearing by their legal advisors, Alexander Booth KC and Toni Weston and Richard Thurling of Gowling WLG (UK) LLP. In addition:

- Simon Hilditch of BWB Consulting will be in attendance to speak on Items 5 (Relationship between the DCO and MCO) and 6 (Justification for Works No. 19 in the DCO);
- Ben Holmes / Steve Harley of Oxalis Planning and David Green / Karin Hartley of Delta Planning will be in attendance to speak on Item 6 (Need and alternatives);
- Paul Wilson, Matt Corner and Simon Hilditch of BWB Consulting will be in attendance to speak on Item 7 (Traffic modelling, the relationship between Parts 1 and 2 of the draft DCO, departures from highway standards, road safety audits and the Sustainable Transport Strategy); and
- Stephanie Meyers of Integrated Transport Planning will be in attendance to speak on Item 7 (the Sustainable Transport Strategy and Framework Travel Plan).

Other members of the Applicants' project team will also be in attendance. This is likely to be for the purposes of observing the meeting only although they may speak if required to respond to the ExA's questions.

Traffic and Transport Update

By way of update and to assist the Examining Authority in preparing for the Issue Specific Hearing (ISH1) on 11 March 2026, we confirm that, since submission of the applications, there has been significant engagement between the Applicants and National Highways to resolve the outstanding technical traffic and transport matters. The current position is set out in the italicised text below, which has been agreed with National Highways:

- *The VISSIM modelling based on the PRTM 2019 model is complete and agreed. National Highways is satisfied that this demonstrates the suitability of the proposed highway works to mitigate the impact of the Development on the Strategic Road Network.*
- *The VISSIM modelling based on the PRTM 2023 model is currently being completed by the Applicant and reviewed by National Highways.*

- *The Stage 1 Road Safety Audit has been completed and agreed. The designer's response to the Audit, the actions arising from the Audit and changes to the design are in the process of being agreed and we anticipate that these will require minor amendments to the submitted DCO Highway plans.*
- *An assessment of compliance with the Design Manual for Roads and Bridges (DMRB) has been completed for each of these proposed changes on the SRN. Following this, 8 of the 11 departures from the geometric standards of the DMRB are now approved, with the remaining 3 under review by specialist teams in National Highways.*
- *The 5 departures from the signage and signal location standard of the DMRB are to be submitted as soon as the remaining geometry departures are approved (these departures are reliant on the geometry being agreed).*
- *The proposed changes to speed limits on the SRN (as shown on the submitted speed limit plan, Document DCO 2.14) are agreed.*

The Applicants and National Highways are continuing to work collaboratively and expect to resolve all outstanding highway design matters in the very near future.

The above position (together with any further updates) will be captured in the draft Statement of Common Ground submitted at Deadline 1.

Issue Specific Hearing 2

The Applicants will be represented at the hearing by their legal advisors, Alexander Booth KC and Toni Weston and Richard Thurling of Gowling WLG (UK) LLP.

Other members of the Applicants' project team will also be in attendance. This is likely to be for the purposes of observing the meeting only although they may speak if required to respond to the ExA's questions.

Annex E(i) and E(ii) to the Rule 6 Letter

We enclose the updated draft DCO (clean and tracked) and draft MCO (clean and tracked), together with an updated tracked change version of the East Midlands Gateway Rail Freight Interchange and Highway Order 2016.

We have also enclosed a Schedule of Changes to the draft DCO and Schedule of Changes to the draft MCO, which set out the Applicants' response to Annex E(i) and E(ii) of the Rule 6 Letter.

Finally, we enclose separate application document trackers for the DCO and MCO respectively.

If you have any queries or require anything further, please do not hesitate to contact us.

Yours sincerely

[Redacted signature]

[Redacted signature]

Enclosures:

Accompanying documents relating to DCO only:

1. Draft DCO (clean) (Document DCO 3.1)
2. Draft DCO (tracked) (Document DCO 3.1)

3. Schedule of Changes to the draft DCO (setting out the Applicants' response to Annex E(i)) (Document DCO 3.4)
4. DCO Application Documents Tracker (Document DCO 1.8)

Accompanying documents relating to MCO only:

5. Draft MCO (clean) (Document MCO 3.1)
6. Draft MCO (tracked) (Document MCO 3.1)
7. Updated 'Tracked change version of the East Midlands Gateway Rail Freight Interchange and Highway Order 2016 SI 2016 17' (Document MCO 3.4)
8. Schedule of Changes to the draft MCO (setting out the Applicant's response to Annex E(ii)) (Document MCO 3.5)
9. EMG1 DCO access and rights of way plan (Document 2.3A)
10. EMG1 DCO access and rights of way plan (Document 2.3B)
11. MCO Application Documents Tracker (Document MCO 1.7)