

Application by SEGRO Properties Limited, for an order granting development consent for a scheme comprising the East Midlands Gateway Phase 2 (EMG2)

Agenda for compulsory acquisition hearing (CAH):

Hearing	Date and Time	Location
Compulsory acquisition hearing 1	<p>10 March 2026</p> <p>Hearing starts at 2.00 p.m.</p> <p>Registration and seating available at venue from 1.30 p.m. and virtual registration process from 1.30 p.m.</p>	<p>Hilton East Midlands Airport Derby Road Castle Donington Derby DE74 2YZ</p> <p>and</p> <p>By virtual means using Microsoft Teams</p>

Agenda items

1. Welcome, introductions, arrangements for the hearing

2. General case

The ExP will ask the applicants to present and justify its case for Compulsory Acquisition (CA) and Temporary Possession (TP) and will wish to address the following matters:

- a) to review the statutory and policy tests relevant to CA and/ or TP under the Planning Act 2008 (PA2008) and DCLG Guidance.
- b) to review human rights and equality considerations.
- c) to consider the structure and content of the Book of Reference.
- d) to consider the structure, content and up-to-date position of the Funding Statement.
- e) to consider the structure and content of the Statement of Reasons.
- f) to consider any impending legislative changes.

The ExP will invite submissions from APs who wish to raise matters of general application in relation to items a) to f) listed above.

However, any site-specific submissions should be reserved to the specific CAH later in the examination that will be allocated to individual APs to have their cases heard.

3. Statutory undertakers

The ExP will ask the applicants to update it as to the latest position in respect of operational land of statutory undertakers, as to whether it has obtained agreement

for the land to be acquired and whether there are, and if so what, any outstanding matters to be resolved.

The ExP will seek to differentiate, where appropriate, between operational land held by statutory undertakers and non-operational land held by statutory undertakers.

4. Special category land

The ExP will ask the applicant to set out its position as respects open space land taking into account sections 131 and 132 of the Planning Act 2008.

5. Any other matters

6. Closing

The ExP would ask that the applicant have the following documents available for display at the hearing. It may be that not all these documents need to be displayed or conversely others may be requested. Unless there are extraordinary reasons, documents that have not yet been submitted into the examination should and will not normally be displayed.

[PDA-004D]	Draft Development Consent Order
[AS-015D]	Explanatory Memorandum to the Draft Development Consent Order
[APP-021D]	Book of Reference
[APP-026D] [APP-027D] [APP-028D] [APP-029D] [APP-030D]	Land Plans
[APP-020D]	Funding Statement