

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

Application by SEGRO (EMG) Limited, for an order making material changes to the previously approved East Midlands Gateway Rail Freight Interchange and Highway Order 2016

Agenda for issue specific hearing (ISH):

Hearing	Date and Time	Location
Issue specific hearing 2	<p>12 March 2026</p> <p>Hearing starts at 10.00 am.</p> <p>Registration and seating available at venue from 9.30 a.m. and virtual registration process from 9.30 a.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

- 1. Welcome, introductions, arrangements for the hearing**
- 2. Purpose of the issue specific hearing**
- 3. Overall structure of the draft Development Consent Order (dDCO)**

The applicants will be asked to explain its overall approach to the drafting of the dDCO and clarify what matters are to be secured by alternative methods, such as Planning Obligations and other forms of agreement.

- 4. Examining Panel's (ExP) questions on the dDCO**

The ExP will ask questions about the dDCO and seek observations from IPs present. Noting that this hearing is in the earliest stages of the examination, the primary purpose of this Agenda item will be for the ExP to raise its own initial questions. Other IPs will be welcome to participate but will not be expected to frame their own detailed positions until the submission of their Written Representations, Local Impact Reports and participation in a DCO ISH later in the Examination.

The ExP would particularly like to discuss:

- those items set out in Annex E(i) of the Rule 6 letter [\[PD-010\]](#)

5. Overall structure of the draft Material Change Order (dMCO)

The applicants will be asked to explain its overall approach to the drafting of the dMCO and clarify what matters are to be secured by alternative methods, such as Planning Obligations and other forms of agreement.

6. ExP's questions on the dMCO

The ExP will ask questions about the dMCO and seek observations from IPs present. Noting that this hearing is in the earliest stages of the examination, the primary purpose of this Agenda item will be for the ExP to raise its own initial questions. Other IPs will be welcome to participate but will not be expected to frame their own detailed positions until the submission of their Written Representations, Local Impact Reports and participation in a MCO ISH later in the Examination.

The ExP would particularly like to discuss:

- those items set out in Annex E(ii) of the Rule 6 letter [\[PD-010\]](#)

7. Next steps

8. 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-015M]	Draft Material Change Order
[PDA-006M]	Explanatory Memorandum to the Draft Material Change Order
[AS-004D]	Access and Rights of Way Plan (Sheet 1 of 2)
[AS-005D]	Access and Rights of Way Plan (Sheet 2 of 2)