



Planning Inspectorate
c/o QUADIENT
69 Buckingham Avenue
Slough
SL1 4PN

Customer Services 0303 444 5000
Email:
for the DCO:
emgateway2@planninginspectorate.gov.uk
for the MCO:
EMG1MaterialChange@planninginspectorate.gov.uk

All interested parties, statutory parties and
any other person

Your Ref:

Our Ref: DCO: BC0410001
MCO: TR0510002

Date: 18 March 2026

Dear Sir/ Madam

Planning Act 2008 – Sections 89 and 153

**The Infrastructure Planning (Examination Procedure) Rules 2010 – rule 8, 9 and 16
Application by SEGRO Properties Limited, for an order granting development
consent for a scheme comprising the East Midlands Gateway Phase 2 (EMG2)**

**The Infrastructure Planning (Changes to, and Revocation of, Development Consent
Orders) Regulations 2011 – regulations 29, 41 and 69
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**

Examination timetable and procedure

This letter (referred to as a shorthand as ‘the Rule 8 Letter’) provides important information about the Examination of the applications. The letter includes:

- The examination timetable
- An invitation to submit written representations
- Details of the publication of the Examining Panel’s (ExP) written questions
- Other procedural decisions made by the ExP
- A request for local impact reports from local authorities
- A request for statements of common ground
- Information about hearings and site inspections
- Information about the availability of Examination documents
- Guidance on the use of the ‘Have your say’ page on the project webpage

All documentation associated with this Examination, including a note of the preliminary meeting and the recording of that meeting, can be viewed under the documents tabs on the projects webpages of the Find a National Infrastructure Project website

<https://national-infrastructure-consenting.planninginspectorate.gov.uk/>

- for the DCO: [East Midlands Gateway Phase 2 - Project information](#)
- for the MCO at [East Midlands Gateway Rail Freight Interchange Material Change - Project information](#).

The Examination timetable

We have made a procedural decision about the way the applications will be examined. The final examination timetable is attached at **annex A** to this letter.

The examination timetable replaces the draft timetable that was included in our [Rule 6 Letter](#). In finalising the examination timetable, we have sought to accommodate requests and suggestions made orally or in writing to the preliminary meeting. A list of the main changes we made to the draft examination timetable is set out at **annex B** to this letter. Please note that the examination timetable contains a number of deadlines for receipt of information by The Planning Inspectorate. All deadlines are at **23:59 hours** on the date specified. Please ensure submissions arrive by the deadline. If you do not make your submissions by the dates specified in the timetable, we may disregard them.

We request that all interested parties make their submissions using the ‘Have your say’ page on the projects webpages on or before the applicable deadline.

- for the DCO: [East Midlands Gateway Phase 2 - Have your say](#)
- for the MCO: [East Midlands Gateway Rail Freight Interchange Material Change - Have your say](#)

Annex E to this letter provides further information about using the ‘Have your say’ page.

If we consider it necessary to vary the Examination timetable during the Examination, notification will be sent to interested parties, statutory parties and other persons invited to the preliminary meeting. The changes will be published on the projects webpages.

Written representations

All interested parties are now invited to submit written representations and any comments on the relevant representations already submitted. These should be submitted by **deadline 1 (Tuesday 7 April 2026)** in the examination timetable.

Written representations can cover any relevant matter and are not restricted to the matters set out in our initial assessment of principal issues, which can be found in Annex C of the Rule 6 letter [\[PD-010\]](#) or to the content of our written questions (see next heading below).

Any person, other than the applicants, who submits a written representation must identify those parts of the applications with which they agree and those parts with which they do not agree, explaining the reasons why. Interested parties should also provide with their written representations any data, methodology and assumptions used to support their submissions to avoid delays in the Examination (see paragraph 009 of the [government's guidance on the Examination stage for Nationally Significant Infrastructure Projects](#) for further information about written representations).

We have requested further types of written submissions at various points in the Examination (see **annex A**).

Any written representations and any further written submissions requested during the Examination, that exceed 1500 words, should also be accompanied by a summary which should not exceed 10% of the original text. The summary should set out the key facts of the written submission and must be representative of the submission made.

Representations **must not include hyperlinks** to documents/ evidence hosted on third party websites. See The Planning Inspectorate's [Advice for members of the public: Advice for submitting representations or comments](#) for important information about making written submissions.

Examining Panel's written questions

We have prepared written questions (ExQ1) about the applications and the representations received so far. These questions are published on the project webpage and can be accessed at the following link:

[Examining Panel's First Written Questions \(ExQ1\)](#)

Responses to ExQ1 must be provided by **deadline 1 (Tuesday 7 April 2026)** in the examination timetable.

We have also written a Rule 17 letter to HM Treasury and the Ministry of Housing, Communities and Local Government about the geographic extent of the East Midlands Freeport. This can also be viewed on the project webpage.

Other procedural decisions made by the Examining Panel

Annex B to this letter contains important details and clarifications about other procedural decisions we made at, or following, the preliminary meeting. These include:

- Examination timetable
- ExP's written questions
- Statements of common ground
- Local impact reports
- Changes to land interests
- Status of applicants' examination documents
- Additional submissions
- Use of Artificial Intelligence
- Other persons

Format of examination events

Both blended (part in-person and part virtual) and fully virtual events will form part of the operating model. We remain flexible and will confirm the format of any hearings when we provide formal notification of each hearing in advance of it taking place.

Hearings and site inspections

The Examination of the applications will principally be a written process supplemented where necessary by various types of hearings. See The Planning Inspectorate's [Advice for](#)

<https://national-infrastructure-consenting.planninginspectorate.gov.uk/>

[members of the public: The stages of the NSIP process and how you can have your say](#) for more information.

The Planning Inspectorate's advice for members of the public also provides important information about hearing procedures:

- [What to expect at a Nationally Significant Infrastructure Project event](#)
- [Registering to speak at, or attend, a Nationally Significant Infrastructure Project event](#)

As interested parties will be aware, we have already held three hearings into the project. These were:

- Compulsory Acquisition Hearing 1 (CAH1) – Tuesday 10 March 2026
- Issue Specific Hearing 1 (ISH1) – Wednesday 11 March 2026
- Issue Specific Hearing 2 (ISH2) – Thursday 12 March 2026

Recordings of the hearings and AI generated transcripts can be found within the examination library. If there is any dispute as to the contents of a hearing, the recording will be considered definitive.

The examination timetable at **annex A** to this letter includes periods of time reserved for further hearings to be held, and we will notify all interested parties of any hearings scheduled as part of the Examination in advance of them taking place. That notification will include a deadline for interested parties to inform the Planning Inspectorate if they wish to participate at the notified hearing(s).

We have and will also undertake site inspections.

We have already undertaken an unaccompanied site inspection (USI) in connection with the East Midlands Gateway Phase 2 DCO application. A note setting out where we have been can be found at [\[EV1-001D\]](#). The Rule 6 letter [\[PD-010\]](#) included a deadline for IPs to make submissions suggesting sites and locations that the ExP should visit. In light of this, we are of the view that it will not be necessary for us to hold an accompanied site inspection.

We do need to visit the site of the MCO, but as confirmed at the preliminary meeting this can be done from public land and, consequently, we will undertake this on an unaccompanied basis. We may also revisit on an unaccompanied basis locations which we have already visited or other publicly accessible locations should we consider this appropriate in light of the representations received.

Annex C provides details about what interested parties should include in a request to be heard at a hearing, and the procedure that will be followed at hearings.

Managing Examination correspondence

Given the volume and frequency of letters the Planning Inspectorate needs to send to interested parties during an Examination, we aim to communicate with people by email as electronic communication is more environmentally friendly and cost effective for the taxpayer.

<https://national-infrastructure-consenting.planninginspectorate.gov.uk/>



If you have received a letter from the Planning Inspectorate but are able to receive communications by email, please inform the Case Team using the contact details at the top of this letter as soon as possible.

As the Examination process makes substantial use of electronic documents, it will be useful for you to become familiar with the projects webpages.

- for the DCO at [East Midlands Gateway Phase 2 - Project information](#)
- for the MCO at [East Midlands Gateway Rail Freight Interchange Material Change - Project information](#)

A 'Have your say' page is available on each website which provides a portal through which parties should make written submissions at relevant deadlines during the Examination.

The 'Have your say' page is available via each project webpage.

- for the DCO: [East Midlands Gateway Phase 2 - Have your say](#)
- for the MCO: [East Midlands Gateway Rail Freight Interchange Material Change - Have your say](#)

Further information about the 'Have your say' page is provided at **annex E** to this letter.

You can also use the 'Get updates' button on the project webpage to register to receive automatic email updates at key stages during the Examination.

Your status in the Examination

You have received this letter because you are a person or organisation who is involved in the NSIP process. See The Planning Inspectorate's [Advice for members of the public: National Infrastructure Projects and the people and organisations involved in the process](#) for further details.

If, having read the advice, you are still unsure about how you are involved in the process please contact the Case Team using the details at the top of this letter.

Awards of costs

All parties will normally be expected to meet their own costs. Costs can be awarded against a party who has acted unreasonably and has caused the party applying for the award of costs to incur unnecessary or wasted expense during the Examination. You should be aware of the relevant costs guidance [Awards of costs: Examinations of applications for development consent orders](#).

Management of information

Information, including representations, submitted in respect of this Examination (if accepted by the Examining Panel) and a record of any advice which has been provided by the Planning Inspectorate is published on the projects webpages:

- for the DCO at [East Midlands Gateway Phase 2 - Project information](#)
- for the MCO at [East Midlands Gateway Rail Freight Interchange Material Change - Project information](#)

Please note that in the interest of facilitating an effective and fair Examination, it is necessary to publish some personal information. To find out how we handle your personal information please view our [Privacy Notice](#).

We look forward to working with all parties in the Examination of the applications.

Yours faithfully

Robert Jackson

Lead Member of the Examining Panel

Annexes

- A** Examination timetable
- B** Other procedural decisions made by the Examining Panel
- C** Arrangements for hearings
- D** Examination documents
- E** Information about the 'Have your say' page

This communication does not constitute legal advice.
Please view our [Privacy Notice](#) before sending information to The Planning Inspectorate.

Examination Timetable

The examination of the applications primarily take the form of the consideration of written submissions. The ExP will also consider any oral representations made at hearings.

Item	Matters	Date
1.	<p>Procedural deadline A</p> <p>Deadline for receipt by the ExP of:</p> <ul style="list-style-type: none"> • 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 • written submissions on the examination procedure and information set out in the Rule 6 Letter, including any submissions about the use of virtual methods • submission of additional information as requested by the ExP's procedural decisions in annex F of the Rule 6 Letter • requests to be heard orally at compulsory acquisition hearing 1 (CAH1) on Tuesday 10 March 2026 • notification of intention to attend issue specific hearing 1 (ISH1) on Wednesday 11 March 2026 • notification of intention to attend issue specific hearing 2 (ISH2) on Thursday 12 March 2026 • suggested locations for site inspections (accompanied or unaccompanied), including justification, for consideration by the ExP • notification by statutory parties and relevant local authorities of their wish to be considered as an IP by the ExP • requests from any IPs wishing to receive communications by email 	<p>Tuesday 24 February 2026</p>
2.	<p>Preliminary meeting</p>	<p>Tuesday 10 March 2026 10.00am</p>
3.	<p>CAH1 on high level compulsory acquisition matters, including alternatives</p>	<p>Tuesday 10 March 2026 2.00pm</p>

4.	ISH1 on the legal basis for determination, interoperability, the relationship between the two applications, need and alternatives and traffic and transport	Wednesday 11 March 2026 10.00am
5.	ISH2 on the draft Development Consent Order (dDCO) and draft Material Change Order (dMCO)	Thursday 12 March 2026 10.00am
6.	Publication by the ExP of: <ul style="list-style-type: none"> • the examination timetable • the ExP's first written questions (ExQ1) 	As soon as practicable after the preliminary meeting
7.	Deadline 1 For receipt by the ExP of: <ul style="list-style-type: none"> • local impact reports (LIRs) • written representations (WRs), including summaries if exceeding 1500 words • comments on relevant representations (RRs) • summaries of all RRs exceeding 1500 words • responses to ExQ1 • post hearing submissions for CAH1, including written summaries of oral cases • post hearing submissions for ISH1, including written summaries of oral cases • post hearing submissions for ISH2, including written summaries of oral cases • applicants' draft statements of common ground (SoCG) • applicants' draft Statement of Commonality of SoCGs • applicants' draft Examination Issues Tracker • 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 • comments on any additional submissions accepted by the ExP • any further information requested by the ExP under rule 17 of The Infrastructure Planning 	Tuesday 7 April 2026

	<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"> • any further information submitted by the applicants 	
8.	<p>Deadline 2</p> <p>For receipt by the ExP of:</p> <ul style="list-style-type: none"> • comments on any submissions received by deadline 1 • applicants' updated SoCGs • applicants' updated Statement of Commonality of SoCGs • applicants' updated Examination Issues Tracker • applicants' updated dDCO and dMCO and schedule of changes to dDCO and dMCO • applicants' updated Land and Rights Negotiations Tracker • comments on any additional submissions accepted by the ExP • 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 • any further information submitted by the applicants 	<p>Tuesday 21 April 2026</p>
9.	<p>Deadline 3</p> <p>For receipt by the ExP of:</p> <ul style="list-style-type: none"> • comments on any submissions received by deadline 1 comprising new evidence from the applicants, such as that relating to compulsory acquisition, traffic and transport, and socio-economic issues • comments on any additional submissions accepted by the ExP • 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 	<p>Tuesday 28 April 2026</p>

	(Changes to, and Revocation of, Development Consent Orders) Regulations 2011	
10.	<p>Hearings</p> <p>Dates reserved for:</p> <ul style="list-style-type: none"> • OFH (if required) • ISHs (if required) • CAH (if required) 	Week commencing 11 May 2026
11.	<p>Publication by the ExP of:</p> <ul style="list-style-type: none"> • the ExP's second written questions (ExQ2) (if required) 	Tuesday 2 June 2026
12.	<p>Deadline 4</p> <p>For receipt by the ExP of:</p> <ul style="list-style-type: none"> • responses to ExQ2 (if required) • post hearing submissions, including written summaries of oral cases (if required) • comments on any submissions received by deadlines 2 or 3 • comments on any additional submissions accepted by the ExP • 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 • any further information submitted by the applicants 	Tuesday 16 June 2026
13.	<p>Deadline 5</p> <p>For receipt by the ExP of:</p> <ul style="list-style-type: none"> • comments on any submissions received by deadline 4 • applicants' updated SoCG • applicants' updated Statement of Commonality of SoCGs • applicants' updated Examination Issues Tracker • applicants' updated dDCO and dMCO and schedule of changes to dDCO and dMCO 	Tuesday 30 June 2026

	<ul style="list-style-type: none"> • applicants' updated Land and Rights Negotiations Tracker • comments on any additional submissions accepted by the ExP • 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 • any further information submitted by the applicants 	
14.	<p>Publication by the ExP of (if required):</p> <ul style="list-style-type: none"> • the ExP's third written questions (ExQ3) • the Report on the Implications for European Sites (RIES) and any associated questions (if required) • the ExP's commentary on, or schedule of changes to, the dDCO and dMCO 	<p>Tuesday 14 July 2026</p>
15.	<p>Deadline 6</p> <p>For receipt by the ExP of:</p> <ul style="list-style-type: none"> • responses to ExQ3 (if required) • responses to ExP's commentary on, or schedule of changes to, the dDCO/dMCO (if required) • responses to the RIES and any associated questions (if required) • comments on any submissions received by deadline 5 • comments on any additional submissions accepted by the ExP • 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 • any further information submitted by the applicants 	<p>Tuesday 28 July 2026</p>
16.	<p>Hearings</p> <p>Dates reserved for:</p>	<p>Week commencing 17 August 2026</p>

	<ul style="list-style-type: none"> • OFH (if required) • ISHs (if required) • CAH (if required) 	
<p>17. Deadline 7</p>	<p>For receipt by the ExP, from any IP, of:</p> <ul style="list-style-type: none"> • post hearing submissions, including written summaries of oral cases (if required) • comments on any submissions received by deadline 6 • comments on any additional submissions accepted by the ExP • ‘summary and signposting’ document setting out areas of disagreement and noting cross-referencing within examination • 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 <p>For receipt by the ExP, from the applicants, of:</p> <ul style="list-style-type: none"> • final dDCO and final dMCO to be submitted by the applicants in the SI template with the SI template validation report. The applicants are to provide the email notification from https://publishing.legislation.gov.uk/validation 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 • final BoR and schedule of changes to BoR • final Land and Rights Negotiations Tracker • final SoCGs including list of matters not agreed where SoCGs could not be finalised • final Statement of Commonality of SoCGs • final Examination Issues Tracker • final Guide to the Application 	<p>Tuesday 1 September 2026</p>

	<ul style="list-style-type: none"> • final NPS Tracker 	
18. Deadline 8	<p>For receipt by the ExP of:</p> <ul style="list-style-type: none"> • comments on any submissions received by deadline 7 • comments on any additional submissions accepted by the ExP • 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 	Wednesday 9 September 2026
19. Close of examination	<p>The ExP intends to close the examination on this date. See 'note about the close of examination date'.</p>	Thursday 10 September 2026

Note about the close of examination date

The ExP is under a duty to complete the examination of the applications by the end of the period of 6 months beginning with the day after the close of the preliminary meeting. The ExP may however decide to close the examination earlier if it considers that the applications and relevant matters have been examined adequately.

Submission times for deadlines

The time for submission of documents at any deadline in the timetable is **23:59 hours** on the relevant deadline date, unless instructed otherwise by the ExP.

Publication dates

All information received will be published on the projects' webpage as soon as practicable after the deadlines for submissions.

- for the DCO at [East Midlands Gateway Phase 2 - Project information](#)
- for the MCO at [East Midlands Gateway Rail Freight Interchange Material Change - Project information](#)

Report on the Implications for European Sites (RIES)

As the applicants have submitted a Shadow Habitats Regulations Assessment with the application [APP-115], the ExP may decide to issue a RIES during the examination. The RIES is a factual account of the information and evidence provided to the ExP on Habitats Regulations Assessment (HRA) matters during the examination up to the date of the publication of the RIES, for the purposes of enabling the Secretary of State, as competent authority, to undertake its HRA. It is not the ExP's opinion on HRA matters. Comments on

the RIES will be invited by the ExP and any received will be taken into account as part of the ExP's recommendation to the Secretary of State. The ExP may also raise questions in the RIES to confirm or clarify matters that remain outstanding.

The Secretary of State may rely on the consultation on the RIES to meet its obligations under regulation 63(3) of The Habitats Regulations 2017.

Other procedural decisions made by the Examining Panel (ExP)

The ExP considered all representations received at procedural deadline A and made at the preliminary meeting about whether the examination should commence because of asserted missing evidence on specific issues. During the preliminary meeting, the ExP made the procedural decision that the examination should commence because, among other things, any missing evidence could be promptly provided and was not so substantial that it could not be robustly examined within the six month period of the examination.

The ExP has subsequently made a number of procedural decisions following the preliminary meeting and these are set out below:

1. Examination timetable

The ExP has made a procedural decision about the way the applications will be examined. The final examination timetable can be found in annex A of this letter and replaces the draft examination timetable in annex D of the Rule 6 Letter [\[PD-010\]](#). In finalising the examination timetable, the ExP considered all the representations received at procedural deadline A and at the preliminary meeting with the principal matters considered in more detail below.

The applicants were seeking to move hearings from the week commencing 11 May 2026 and 17 August 2026 to better align with their advocate's availability. However, the ExP has decided that this would not be reasonable due to a number of factors. Firstly, moving the hearings would create scheduling conflicts with other interested parties. Secondly it would lead to insufficient gaps between deadlines and undermine interested parties' ability to properly engage in the examination process by limiting the time available to review and respond to evidence. Thirdly, there is sufficient time for the applicants' existing advocate to brief someone else in their absence, to the extent that the applicants' case would not be prejudiced.

Prologis were seeking additional time within the examination timetable to review and respond to anticipated new evidence from the applicants in relation to compulsory acquisition, traffic and transport and socio-economic issues. In this regard, Prologis proposed an additional deadline on 5 May 2026. This would in effect give them four weeks to consider the applicants' deadline 1 submissions rather than two weeks. The ExP has decided that additional time would be reasonable in principle but an additional deadline on the 5 May 2026 specifically would not.

Firstly, an additional deadline on 5 May 2026 would lead to insufficient time before the hearings scheduled the week commencing 11 May 2026. This would undermine other interested parties' ability to review submissions and prepare for the hearings accordingly, whilst also impinging on the ExP's own preparations. Secondly, the ExP is satisfied that the majority of new evidence anticipated from the applicants is likely to be supplemental in nature and volume. Therefore, an effective doubling of the amount of time to review and comment on such evidence is deemed disproportionate.

However, the ExP does see value in creating an additional deadline between deadline 2 and the hearings scheduled the week commencing 11 May 2026. Primarily, it would provide additional time for Prologis (and other interested parties) to formulate and refine

their responses to the applicants' new evidence, and this would in turn help the ExP better understand disputes when preparing agendas for the hearings.

Altogether, it is in the interests of the examination to include an additional deadline. Given the 5 May 2026 would be unworkable for the reasons set out, the ExP has decided to include the additional deadline on 28 April 2026, which balances the interests of all those involved in the examination.

Please note, the majority of comments about deadline 1 submissions should still be submitted by deadline 2. The additional deadline primarily functions to provide additional time to comment on deadline 1 submissions that comprise new evidence from the applicants, such as that relating to compulsory acquisition, traffic and transport, and socio-economic issues.

Furthermore, the additional deadline does not provide an opportunity to comment on submissions received by deadline 2 because the ExP has deemed there would be an insufficient gap between deadlines for interested parties to properly prepare such comments. Consequently, deadline 4 provides an opportunity to comment on submissions received by deadline 2 and deadline 3 (the additional deadline).

Prologis also proposed amendments to the content of other deadlines to create a bespoke exchange mechanism between them and the applicants. However, the ExP is of the view that such a bespoke approach to the content of each deadline is overly complex and does not see why this would be necessary given the exchanges that would happen at each deadline in any event. Furthermore, the ExP is concerned that any bespoke wording for specific interested parties at individual deadlines might inadvertently deprive other interested parties of engaging with the examination in some unforeseen way. Altogether, the ExP has not included such proposed changes in the examination timetable.

The ExP has taken the decision to remove the dates reserved for the ASI on 17 June 2026 and/ or 18 June 2026. This is because in light of the discussions at the preliminary meeting it became clear the main components of the DCO scheme and the MCO scheme can be viewed from publicly accessible land. Consequently, the ExP is satisfied that further USIs would be sufficient and ASIs would not be required.

If the ExP considers it necessary to vary the examination timetable during the examination, notification will be sent to interested parties and other persons invited to the preliminary meeting in accordance with Rule 8(3) of the examination procedure rules. Any changes would be published on the project webpage of the National Infrastructure Planning website.

2. Examining Panel's written questions

Our written questions (ExQ1) have been published alongside this Rule 8 Letter. Whilst most of our written questions are directed at specific parties, no other party should feel inhibited or restricted in responding to any question we ask, even if it is directed elsewhere.

Some of our questions are directed to specific statutory parties which have not, at the time of writing, confirmed that they wish to become interested parties for the purposes of the examination of the application.

All relevant statutory parties are requested to check our written questions carefully in order that they may identify and respond to any questions posed to them.

For the avoidance of doubt, statutory parties for the DCO application are defined as the parties listed in schedule 1 to [The Infrastructure Planning \(Interested Parties and Miscellaneous Prescribed Provisions\) Regulations 2015](#). Statutory parties, including relevant local authorities, that have not already registered to become an interested party should consider notifying the ExP of their wish to be considered as an interested party, under Section 89(2A)(b) of the Planning Act 2008 (PA2008) as soon as possible. Similar parties for the MCO application can be found in schedule 1 to The Infrastructure Planning (Changes to, and Revocation of, Development Consent Orders) Regulations 2011.

3. Statements of common ground (SoCGs)

The applicants are taking the lead in the preparation of SoCGs and it will aid the smooth running of the examination if all interested parties who are participating in the preparation of SoCGs liaise and co-operate with the applicants in respect of their production. We set out in **annex F** of our [Rule 6 Letter](#) the SoCGs we request are submitted during the examination of these applications. Final signed versions of the SoCGs listed below are requested to be submitted **by the applicants** at **deadline 7**. Between the applicants and:

A. **North West Leicestershire Council**, to include:

- principle of development
- economic and social effects, including any implications for the local plan strategy and of transport effects on local communities
- environmental impact assessment, including cumulative effects
- landscape and visual effects, including lighting and visual effects of trees
- any other potential effects, including on heritage assets, biodiversity, noise and vibration, air quality, emissions, contamination and emergency planning
- good design
- various environment management plans, both during construction and operation
- the dDCO and dMCO, including requirements and discharge mechanisms

B. **Leicestershire County Council**, to include:

- principle of development
- traffic and transport, including traffic modelling and assessment of alternatives
- effects on the public rights of way network and on non-motorised users
- economic and social effects
- environmental impact assessment, including cumulative effects
- water environment and flood risk
- good design
- any other potential effects, including on heritage assets, biodiversity, air quality, emissions, contamination, minerals and waste and human health
- various environment management plans, both during construction and operation
- the dDCO and dMCO, including requirements and protective provisions

C. **National Highways**, to include:

- principle of development

- good design
- the dDCO and dMCO, including protective provisions
- land rights issues

D. Environment Agency

- EIA methodology
- water environment and flood risk, including ground and surface water protection, drainage, geology, soils and the Water Framework Directive
- climate change effects
- various environment management plans, both during construction and operation
- 'shadow' licence applications
- the dDCO and dMCO

E. Natural England

- EIA methodology
- biodiversity, habitats and nature conservation including issues relating to:
 - the effects on protected species and habitats
 - mitigation measures, including the likely effectiveness of mitigation, monitoring procedures and their being secured
- water environment, water protection, drainage and impact on habitats and species
- various environment management plans, both during construction and operation
- 'shadow' licence applications
- the dDCO and dMCO

F. Historic England

- the effects on heritage assets and their settings and consideration of cumulative effects
- archaeological considerations
- various environment management plans, both during construction and operation
- the dDCO and dMCO

G. Prologis UK Limited/ Prologis UK 121 Limited

- land rights issues

H. East Midlands International Airport Limited/ East Midlands Airport Property Investments (Industrial) Limited

- airport safety issues
- emergency access issues
- land rights issues

All of the SoCGs listed above should cover the articles and requirements in the draft DCO. Any interested party seeking that an article, requirement or protective provision is reworded should provide the form of words which are being sought.

The content of SoCGs will help to inform us about the need to hold any issue specific hearings during the examination, and to enable us and the applicants to give notice of

such hearings in advance of them taking place. As stated at the preliminary meeting, the topics are considered the minimum as requested by the ExP, and should parties wish to include more, then the ExP is content to receive this.

4. Local impact reports (LIR)

A LIR is a report in writing giving details of the likely impact of a proposed development on a local authority's area (or any part of that area). For more information about the importance and content of LIRs see The Planning Inspectorate's [Advice for local authorities](#).

Local authorities, defined in section 56A of the Planning Act 2008, are invited to submit LIRs by **deadline 1**.

5. Changes to land interests

When the applicants become aware that there has been a change in ownership, or a new interest, in relevant land the applicants are requested to make the relevant person aware that they can make a request to the ExP to become an interested party under section 102A of the PA2008. They should inform them that information about how to do this can be found in the Planning Inspectorate's advice for members of the public: [Nationally Significant Infrastructure Projects and the people and organisations involved in the process](#).

The examination timetable includes various deadlines for the submission of an updated book of reference and schedule of changes to the book of reference, which should include confirmation that relevant persons have been informed of their rights under section 102A.

6. Status of the Applicants' Examination Documents

We request that the applicants provide, at each deadline, an updated 'Status of the Applicants' examination documents' document which provides a list of the most up-to-date status of the documents submitted, including which copies have been superseded in whole or in part. As we indicated at the preliminary meeting, part substitution of documents can lead to ambiguity and should be avoided. A final version must be submitted before the close of the examination. All examination documents submitted should include a version number and date.

7. Additional submissions

In addition to the documentation submitted by procedural deadline A, we have exercised our discretion and made a procedural decision to accept additional submissions from the following:

- late relevant representation submitted by National Grid Electricity Distribution (East Midlands) plc.
- correspondence, revised and additional documents made in response to the s51 advice [[PD-003D](#) and [PD-005M](#)] issued upon acceptance of the applications submitted by the applicants.

At the Preliminary Meeting we announced the following procedural decisions.

8. Use of Artificial Intelligence

On 20 February 2026 the Planning Inspectorate issued revised [guidance](#) in relation to the use of artificial intelligence (AI).

We announced that all parties are requested to read this guidance and, should AI have been used, indicate at **deadline 1 (7 April 2026)**, as appropriate:

- that AI was used.
- which tool you used.
 - for example, Copilot, ChatGPT, Midjourney or another application.
- what it was used for and how it was used.
 - for example, if it was used to draft an objection in general or a specific part of an objection.
 - for example, if any images or videos have been generated or altered, say which parts have changed.
- what checks you made and that you take responsibility for the accuracy of the content.

Please note:

If you do not declare the use of AI in any evidence submission where it has been used or remove evidence of AI authorship such as watermarks the ExP reserves the right to reject the submission, and this could be considered to be unreasonable behaviour leading to an award of costs.

Where AI is used in the production of any further submissions this should be made clear at the top of that submission.

9. Other Persons

Since we issued the Rule 6 letter we have had a request from the member of Parliament for North West Leicestershire, Amanda Hack MP, to be involved in the examination process. We have accepted her in as an 'Other Person' and have made a procedural decision to that effect.

Arrangements for hearings

Our examination will be principally undertaken through the exchange of written submissions: however the Examination Timetable reserves periods of time for hearings to be held (if required).

Hearing agendas

High-level agendas for these hearings will be published alongside any notification on the project webpages to help inform your decision about whether to register to participate.

For issue specific hearings and compulsory acquisition hearings the Examining Panel (ExP) will publish a detailed draft agenda on the project webpage at least five working days in advance of the hearing date. However, the actual agenda on the day of each hearing may be subject to change at the discretion of the ExP. For open floor hearings an agenda may not be published.

Requests to participate at hearings

Interested Parties are required to notify the ExP in writing of their wish to take part in Hearings. The deadline(s) for this will be published with the notification of the high-level agendas (see above).

Any request to participate in a hearing **must include** the following information:

- name and unique reference number (found at the top of any letter or email from The Planning Inspectorate)
- email address (if available) and contact telephone number
- name and unique reference number of any person/ organisation that you are representing (if applicable)
- for blended events, confirmation of whether you will participate virtually or in-person
- confirmation of the hearing(s) you wish to participate in, the agenda item(s) on which you wish to speak and/ or brief details of the topic(s) that you would like to raise
- for compulsory acquisition hearings, the plot number(s) of the relevant land provided in the Book of Reference [[APP-021D](#)] and the Land Plans [[APP-026D](#) to [APP-030](#)]
- the [Examination Library](#) reference number (with paragraph/ page number where appropriate) of any documents you wish to refer to

The time, date and place of any confirmed hearing will be notified in writing to all Interested Parties. Generally, this will be at least 21 days in advance of the hearing taking place; however, there may be times when a hearing may take place at shorter notice. Here we will ensure there is reasonable notice in the circumstances, and can only apply in relation to the DCO application.

Requests to participate should be made using an **Event Participation Form** which will be provided with the notification of the hearing.

Please contact the Case Team using the contact details at the top of this letter if you require any support or assistance to attend the hearings, either virtually or in person.

Procedure at hearings

The examination of the application will principally be a written process supplemented where necessary by various types of hearings. See The Planning Inspectorate's [Advice for members of the public: The stages of the NSIP process and how you can have your say](#) for more information.

The procedure to be followed at hearings is set out in rule 14 of The Infrastructure Planning (Examination Procedure) Rules 2010 and regulation 37 of The Infrastructure Planning (Changes to, and Revocation of, Development Consent Orders) Regulations 2011. The ExP is responsible for the oral questioning of a person giving evidence and the process affords very limited scope to allow cross-questioning between parties.

Hearing livestream and recording

A link to a livestream for each hearing will be made available on each project webpage shortly before any hearing is due to open. The livestream is available to anybody who wishes to observe a hearing in real time.

All hearings are recorded, and the recordings will be made available on the project webpage as soon as practicable after the close of the hearing. The recordings allow any member of the public who is interested in the application and the examination to find out what has been discussed.

Site inspections and requests to attend

Having carefully considered the submissions we have come to the conclusion that there is no need to hold an accompanied site inspection. The ExP appreciates that it will need to visit the EMG1 site and this can be done from the public right of way that runs through the site. Additionally, there have been requests to visit the sites in 'summer foliage'. These can be undertaken on an unaccompanied basis. While a visit to the East Midlands Airport control tower would be a 'nice to have', we do not consider it essential, and due to the necessary security arrangements attendance would have to be very limited, but would need to include representatives of the airport, applicants and local planning authority. We consider making arrangements for a visit here would be disproportionate to the benefit we would achieve.

Examination documents

The applications documents and relevant representations can be inspected via each project webpage.

- for the DCO at [East Midlands Gateway Phase 2 - Project information](#)
- for the MCO at [East Midlands Gateway Rail Freight Interchange Material Change - Project information](#)

How to stay up to date

All further documents submitted in the course of the examination will also be published under the documents tab of each project webpage.

You can also sign up to get email updates via at the following pages:

- for the DCO: [Get updates | East Midlands Gateway Phase 2](#)
- for the MCO: [Get updates | East Midlands Gateway Rail Freight Interchange Material Change](#)

If you have any questions about the process, examination events or how to access the documents, you can email each project mailbox,

- for the DCO at emgateway2@planninginspectorate.gov.uk
- for the MCO: EMG1MaterialChange@planninginspectorate.gov.uk

or contact us on 0303 444 5000.

The Examination Library

For ease of navigation, please refer to the [Examination Library](#) (EL) which is accessible by clicking the blue button under the documents tab. The EL is updated regularly throughout the examination.

The EL records and provides a hyperlink to:

- each application document
- each representation and submission made to the examination
- each procedural decision made by the Examining Panel

Each document is given a unique reference number which will be fixed for the duration of the examination. **Please quote the unique reference number from the EL when referring to any examination documents in any future submissions that you make.**

Information about the 'Have your say' page

The 'Have your say' page is available via each project webpage.

- for the DCO: [East Midlands Gateway Phase 2 - Have your say](#)
- for the MCO: [East Midlands Gateway Rail Freight Interchange Material Change - Have your say](#)

Where submissions relate to one project and not the other, then please use the relevant 'Have your say' page. This will aid categorising and publishing the documents as expeditiously and efficiently as possible. For documents relating to both projects they should be submitted via the DCO application website at [East Midlands Gateway Phase 2 - Project information](#) marked as such. There is no need to submit such documents twice, once on each project.

You will need to enter your unique reference number ('Your ref' found at the top of your letter or email from The Planning Inspectorate). If you are making a submission on behalf of another person or organisation, and do not have your own unique reference number, then you should enter the unique reference number of the person or organisation you are representing. If you are not a registered interested party then it is at the discretion of the Examining Panel whether or not your submission is accepted.

Submissions will be published on the project webpages as soon as practicable following the close of the relevant deadline. For further information about publishing submissions please view our [Privacy Notice](#).

You will be able to submit a document (upload file), make a text representation or both. It is possible to upload multiple files for each individual submission item. Electronic attachments should be clearly labelled with the subject title and not exceed 50MB.

Submissions **must not include hyperlinks** to documents/ evidence hosted on a third party website, for example technical reports, media articles and so on. See The Planning Inspectorate's [Advice for members of the public: Advice for submitting representations or comments](#) for important information about making written submissions. All submissions must be made in a format that can be viewed in full on the National Infrastructure Planning website. Any submissions that exceed 1500 words should also be accompanied by a summary; this summary should not exceed 10% of the original text.

You should select the relevant deadline for your submission and then, on the next webpage, select the appropriate submission item as described in the examination timetable at **annex A** to this letter. Please ensure you make a separate submission for each submission item and **do not duplicate your submission**. If you consider that your submission does not fit the description of any of the submission items then please select the submission item 'Other' and ensure that it is titled appropriately.

If you experience any issues when using the 'Have your say' page please contact the Case Team using the contact details at the top of this letter and they will assist.