



Preliminary meeting note

Application:	East Midlands Gateway Phase 2 project (DCO) & Material Changes to the East Midlands Gateway Rail Freight Interchange and Highway Order 2016 (MCO)
Reference:	DCO: BC0410001, MCO: TR0510002
Time and date:	10:00am on Tuesday 10 March 2026
Venue:	Hilton East Midlands Airport

This meeting note is not a full transcript of the preliminary meeting. It is a summary of the key points discussed.

1. Welcome and Introduction

Lead panel member, Mr Robert Jackson, welcomed those present and introduced himself as the lead member of the Examining Panel (ExP). He introduced Dr Gaurav Joshi and Mr Liam Page as panel members to examine the East Midlands Gateway Phase 2 project (the Development Consent Order (DCO) application) and the East Midlands Gateway Rail Freight Interchange and Highway Order 2016 material changes application (the Material Change Order (MCO) application).

Mr Jackson explained that the panel's appointment for the DCO application was made by delegation from the Secretary of State (SoS) for the Department of Housing, Communities and Local Government on 15 December 2025.

On 4 February 2026, a [letter from the Department for Transport and the Ministry of Housing, Communities and Local Government](#) confirmed the same Examining Panel for the material change scheme

Mr Jackson explained that the ExP would be examining the application made by Segro Properties Ltd (the DCO application) and SEGRO (EMG) Limited (the MCO application) (referred to subsequently as 'Segro' or 'the applicants') before making a recommendation to the SoS who will decide whether an order granting development consent for the proposed project, which is a Nationally Significant Infrastructure Project (NSIP), and/ or the proposed changes to the East Midlands Gateway Rail Freight Interchange and Highway Order 2016 should be made.

Mr Jackson explained the purpose of the preliminary meeting (PM) and noted that the examination will commence after the PM closes.

The ExP confirmed that all documents and submissions received and accepted during the examination will be published on the project-specific pages of the National Infrastructure Planning website.

The ExP also indicated that for shorthand, in making reference to the two sets of regulations and rules applicable to the examination of the two projects, they would generally refer to those for the DCO. The equivalent provisions applicable for the MCO should be taken by implication.

2. Video recording

The video recording of this PM is available on the National Infrastructure Planning website and can be accessed [here](#)

3. General Data Protection Regulation

The ExP explained The Planning Inspectorate's duties under General Data Protection Regulation (GDPR).

Further info relating to the GDPR can be found in the Planning Inspectorate's '[Privacy Note](#)'.

4. Examination process

The ExP briefly explained the examination process under the Planning Act 2008 (PA2008), further info can be found:

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

5. Initial assessment of principal issues

The ExP explained the purpose of the initial assessment of principal issues (section 88 of the PA2008), which can be found in [annex C of the Rule 6 letter](#) of 10 February 2026 and asked for any observations on them.

████████████████████, representing East Midlands Airport Property Investments (Industrial) Limited & East Midlands International Airport Limited ('East Midlands Airport') raised the points made in its relevant representation regarding the data used to inform the Transport Assessment (TA), specifically the Pan Regional Transport Model (PRTM). The TA is currently utilizing data from the 2019 version of the PRTM.

The applicants confirmed that updated 2023 PRTM data would be available for deadline 1 (D1)

████████████████████ representing Prologis UK Limited & Prologis UK 121 Limited ('Prologis') endorsed the views of East Midlands Airport and queried when parties would be able to comment on the updated PRTM, as the information would only be available at D1, which is also when the written representations are expected. He also expressed concern that viability information had not been submitted with application, nor the effect, as he submitted, on the potential development or the northern part of the DCO site north of Hyams Lane.

████████████████████ and ██████████ both requested that the preliminary meeting should be adjourned, so that this information should be provided to ensure that all parties had sufficient time to assess it.

6. Examination Timetable

The ExP noted requests, already received in writing, to amend the draft examination timetable contained in [annex D of Rule 6 letter](#) and also welcomed further suggestions from the parties in attendance.

Following an adjournment, 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 commented that submissions on the additional highways information, viability and environmental information should be made in accordance with the revised timetable published with the rule 8 letter.

All comments received were duly noted by the ExP and considerations will be reflected in the rule 8 Letter, which will also set out the reasoning

The examination timetable can be found in the [rule 8](#) letter published on 18 March 2026.

7. Hearings and site inspections

The ExP clarified the purpose of:

- Issue specific hearings
- Compulsory acquisition hearings
- Open floor hearings
- Accompanied site inspections
- Unaccompanied site inspections

The ExP sought comments on the arrangements for the above events. These were duly noted and considered by the ExP.

Further information relating to hearings and site inspections can be found:

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

8. Procedural decisions

The ExP clarified the procedural decisions made under section 89(3) of the PA2008 and asked for any observations.

Procedural decisions can be found in [annex F of the Rule 6 Letter](#).

The ExP raised the following matters in relation to the examination, which were not covered by the Rule 6 letter:

The Planning Inspectorate has issued revised guidance on [use of artificial intelligence in casework evidence](#)

The ExP has granted Amanda Hack MP 'other person' status in the examination.