

East Midlands Gateway Phase 2 (EMG2)

Document DCO 8.12 / MCO 8.12

DRAFT

Statement of Common Ground between
the DCO Applicant and East Midlands
International Airport Limited/East
Midlands Airport Property Investments
(Industrial) Limited and Prologis UK 121
Limited/Prologis UK Limited

APRIL 2026

The East Midlands Gateway Phase 2
and Highway Order 202X and The East Midlands Gateway
Rail Freight and Highway (Amendment) Order 202X

[SEGRO.COM/SLPEMG2](https://www.segro.com/slpemg2)

SEGRO

1 Introduction

- 1.1 This SoCG has been requested by the Examining Panel and is entered into by (1) SEGRO Properties Limited who has submitted the DCO Application, (2) East Midlands International Airport Limited (EMA) and East Midlands Airport Property Investments (Industrial) Limited ("EMIAL") (together "~~the Airport~~EMIA") and (3) Prologis UK Limited (PUKL) and Prologis UK 121 Limited (PUK121) (together "Prologis").
- 1.2 This SoCG has been prepared in respect of development which is the subject of the DCO application comprising:

Main Component	Summary of Component	Works Nos.
DCO Application made by the DCO Applicant for the DCO Scheme		
EMG2 Works	Logistics and advanced manufacturing development located on the EMG2 Main Site south of East Midlands Airport and the A453, and west of the M1 motorway. The development includes HGV parking and a bus interchange. Together with an upgrade to the EMG1 substation and provision of a Community Park.	DCO Works Nos. 1 to 5 including Further Works as described in the draft DCO (APP-012D). DCO Works Nos. 20 and 21 including relevant Further Works as described in the draft DCO (APP-012D).
Highway Works	Works to the highway network: the A453 EMG2 access junction works (referred to as the EMG2 Access Works); significant improvements at Junction 24 of the M1 (referred to as the J24 Improvements), works to the wider highway network including the Active Travel Link, Hyams Lane Works, works to Long Holden, L57 Footpath Upgrade, A6 Kegworth Bypass/A453 Junction Improvements and Finger Farm Roundabout Improvements.	DCO Works Nos. 6 to 19 including relevant Further Works as described in the draft DCO (APP-012D).

- 1.3 Capitalised terms refer to the Glossary at Appendix A to Chapter 1 of the Environmental Statement (**APP-067**) unless otherwise stated.
- 1.3 This SoCG relates only to the DCO Application and not the MCO Application. It also only deals with matters in which all three parties are involved relating to the EMG2 Main Site. A separate SoCG between EMA and the DCO Applicant deals with matters in which Prologis are not involved.

2 Details of the Parties to this SoCG

- 2.1 Both EMA and EMIAL are part of the Manchester Airport Group- ("**MAG**"). EMA is the owner and operator of East Midlands Airport and EMIAL is a subsidiary property investment company. Both companies have land interests within the EMG2 Main Site.
- 2.2 Prologis is a developer and has an agreement with EMA to acquire the land owned by EMA within the EMG2 Main Site.
- 2.3 The plan in Appendix 1 ('the plan') identifies the separate interests of EMA, Prologis and the DCO Applicant within the EMG2 Main Site.

3 Content of this SoCG

- 3.1 ~~The areas covered~~As requested by the ExP this SoCG are as follows: deals with land interests

~~3.1.1 Land Interests~~

~~Negotiations between the parties~~

- 3.2 This SoCG records those matters which are agreed and, if appropriate, any matters that are not agreed and still under discussion between the DCO Applicant and EMA/Prologis.
- 3.3 Where this SoCG is identified as a draft, some matters may still be under discussion. If appropriate, a final version that confirms the final positions of the parties on relevant matters will be submitted before the close of the Examination.
- 3.4 Within the following table a Red Amber Green (RAG) status has been applied as follows: green: agreed, amber – a matter under discussion and/or further work to be completed and red – not agreed.

4 Areas of Agreement/Disagreement

Land Interests		RAG
1.	<p>The land interests of EMAEMIA within the EMG2 Main Site are accurately set out in the Book of Reference (APP 2.1D)</p> <p>The interests are as follows:</p> <p>Plot 1/2 - Hyams Lane subsoil</p> <p>Plot 1/4 – Land coloured blue on the plan - EMIAL freehold subject to option in favour of Prologis and subject to an overage agreement</p> <p>Plot 1/6 – Right of Way – EMIAL</p> <p>Plot 1/7 and Plot 2/2 – Land coloured turquoise on the plan (part) – EMA freehold subject to option in favour of Prologis</p>	

	<p>Plot 2/3 – Land coloured turquoise on the plan (remainder of turquoise land) – EMA freehold subject to separate minerals ownership</p> <p>There are other interests around the EMG2 Main Site which are <u>owned by MAG and are</u> accurately set out in the Book of Reference and Sheets 1 and 2 of the Land Plans.</p> <p><u>However, those further interests fall outside the scope of this SoCG.</u></p>	
2.	<p>The land interests of Prologis within the EMG2 Main Site are accurately set out in the Book of Reference (APP 2.1D)</p> <p>The interests are as follows:</p> <p>Plot 1/2 – Hyams Lane subsoil</p> <p>Plot 1/3 – Land coloured yellow on the plan – Prologis UK 121 Limited freehold acquired from Messrs Jarrom - pending application [Update?]</p> <p>Plots 1/4 – Land coloured blue on the plan – Prologis UK 121 Limited option to acquire from EMIAL - pending application [Update?]</p> <p>Plot 1/5 – Land coloured orange on the plan – Prologis UK 121 Limited freehold acquired from Messrs Jarrom - pending application [Update?]</p>	
Negotiations between the Parties		
4.	Negotiations between the DCO Applicant and EMA first commenced in February 2020	
5.	Negotiations between the DCO Applicant and Prologis first commenced in November 2024	
6.	Negotiations are continuing between the parties to see if agreement can be reached.	

SIGNATURES:

On behalf of the DCO Applicant:

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Signature

.....
Name

On behalf of EMAEMIA:

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Signature

.....
Name

On behalf of Prologis:

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Signature

.....
Name

APPENDIX-___1

[Ownership plan]

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