

**East Midlands Gateway
Phase 2 (EMG2)**

Document DCO 6.10B/MCO 6.10B

ENVIRONMENTAL STATEMENT

Technical Appendices

Appendix 10B (Part 1 of 4)

Landscape and Visual Impact Assessment (LVIA) Figures

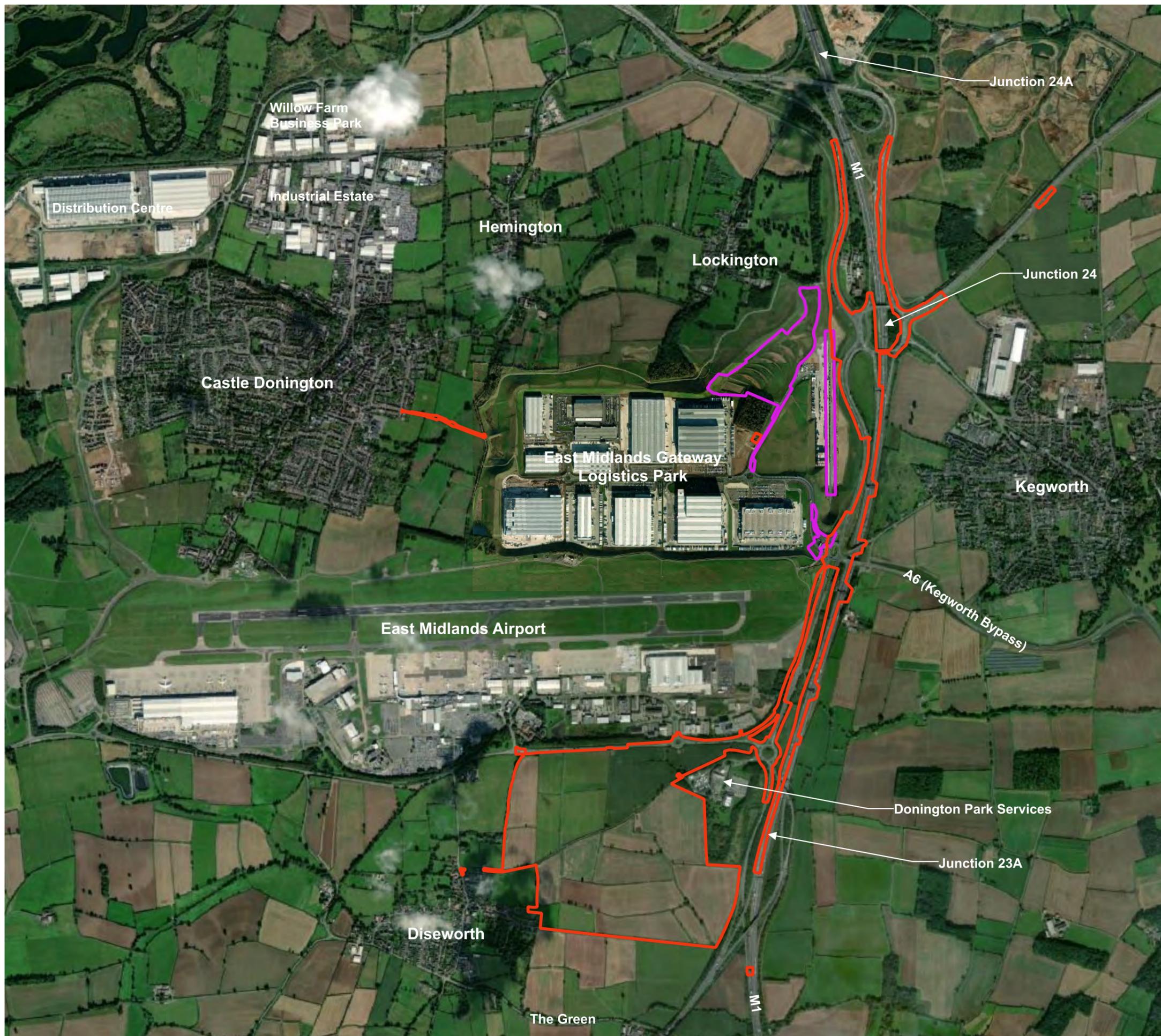
February 2026

10

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



This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd

Ordnance Survey material - Crown Copyright. All rights reserved. Licence Number: 100019980 (Centremapslive.com)



KEY

- DRAFT order limits EMG1 MCO
- DRAFT order limits EMG2 DCO

date 13/08/25 drwn/chkd HT/TRJ

client **SEGRO**
project

East Midlands Gateway 2

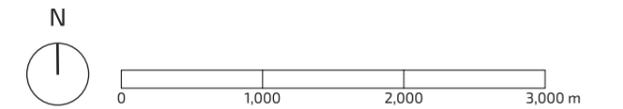
title **Aerial Photograph (Scheme Context)** scale 1:20,000 @ A3

number **FIGURE 1** rev -



This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd

Ordnance Survey material - Crown Copyright. All rights reserved. Licence Number: 100019980 (Centremapslive.com)



KEY

- DRAFT order limits EMG1 MCO
- DRAFT order limits EMG2 DCO

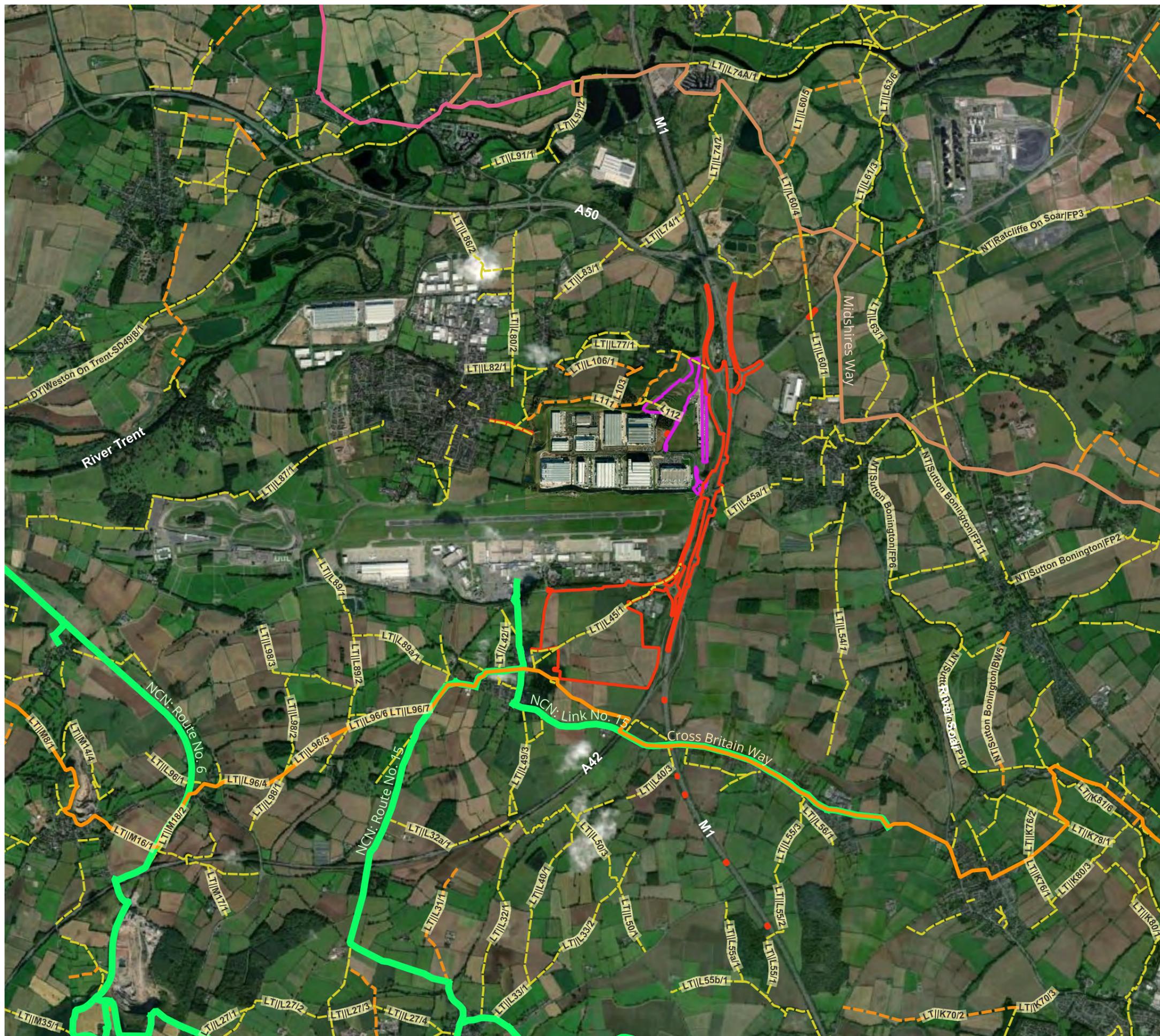
date 13/08/25 drwn/chkd HT/TRJ

client **SEGRO**
project

East Midlands Gateway 2

title **Aerial Photograph (Wider Context)** scale 1:50,000 @ A3

number **FIGURE 2** rev -



This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd

Ordnance Survey material - Crown Copyright. All rights reserved. Licence Number: 100019980 (Centremapslive.com)



KEY

- DRAFT order limits EMG1 MCO
- DRAFT order limits EMG2 DCO
- Public Rights of Way**
- Bridleway
- Footpath
- Cross Britain Way
- Derwent Valley Heritage Way
- Midshires Way
- National Cycle Routes

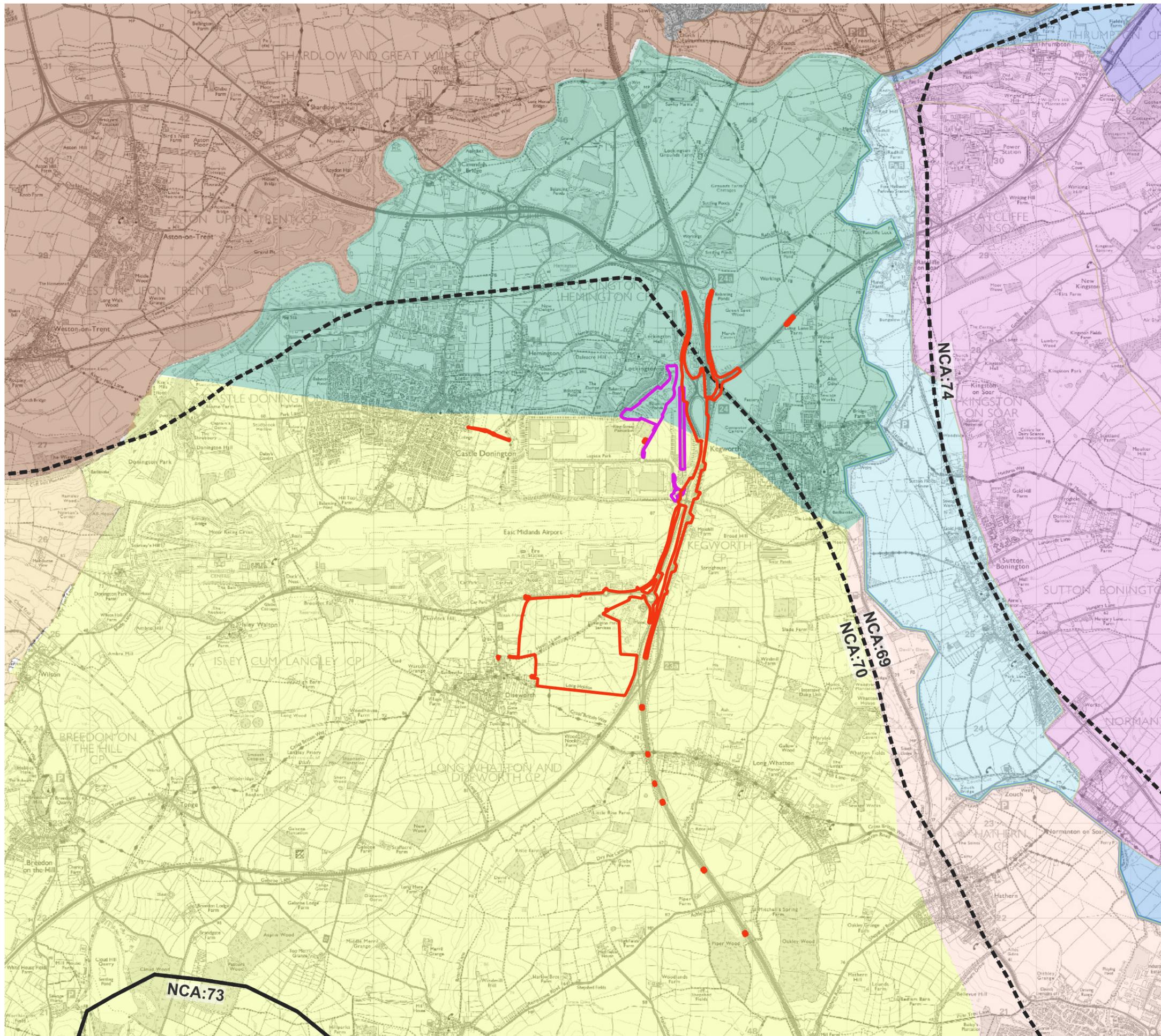
date: 26/08/25 drwn/chkd: HT/TRJ

client: **SEGRO**
project:

East Midlands Gateway 2

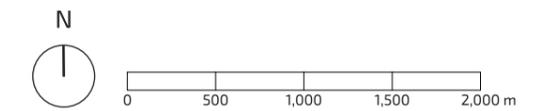
title: **Aerial Photograph (Public Rights of Way)** scale: 1:40,000 @ A3

number: **FIGURE 3** rev: -



This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd

Ordnance Survey material - Crown Copyright. All rights reserved. Licence Number: 100019980 (Centremapslive.com)



- KEY**
- National Character Areas
 - Landscape Sensitivity and Green Infrastructure Study for Leicester & Leicestershire (2017)**
 - Trent Valley
 - Langley Lowlands
 - Soar Valley
 - Derbyshire Local Landscape Character Areas**
 - Melbourne Parklands
 - Trent Valley Washlands
 - Urban
 - Melton and Rushcliffe Landscape Sensitivity Study (2014)**
 - Nottinghamshire Wolds:
 - South Nottinghamshire Farmlands:
 - Trent Valley:
 - Trent Washlands:

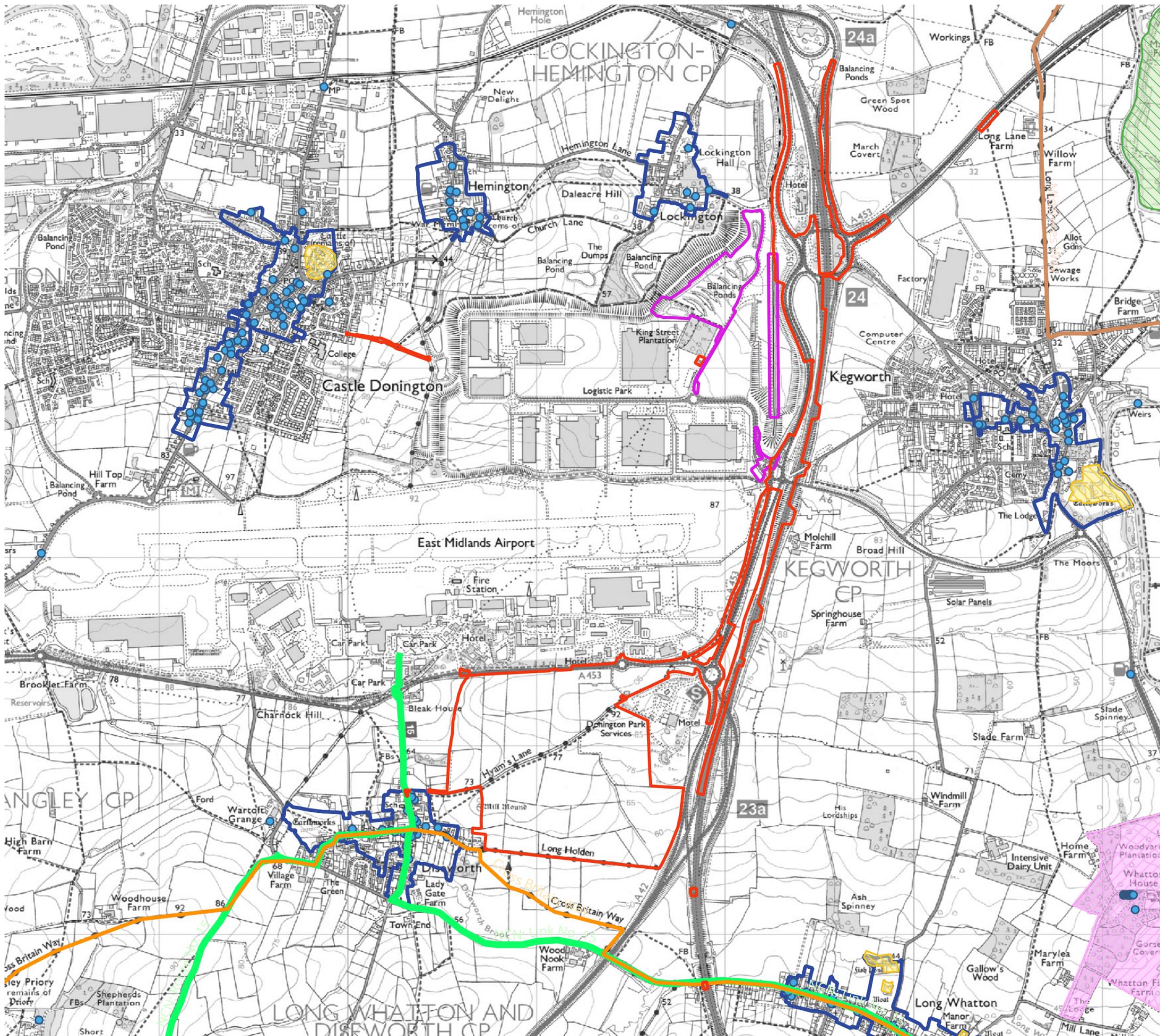
date 13/08/25 drwn/chkd
HT/TRJ

client **SEGRO**
project

East Midlands Gateway 2

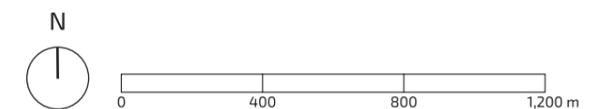
title **Landscape Character (National and County)** scale 1:40,000 @ A3

number **FIGURE 4** rev -



This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd

Ordnance Survey material - Crown Copyright. All rights reserved. Licence Number: 100019980 (Centremapslive.com)



KEY

-  Green Belt
-  Conservation Areas
-  Listed Buildings
-  Parks and Gardens
-  Scheduled Monuments
-  National Cycle Routes
-  Cross Britain Way
-  Midshires Way

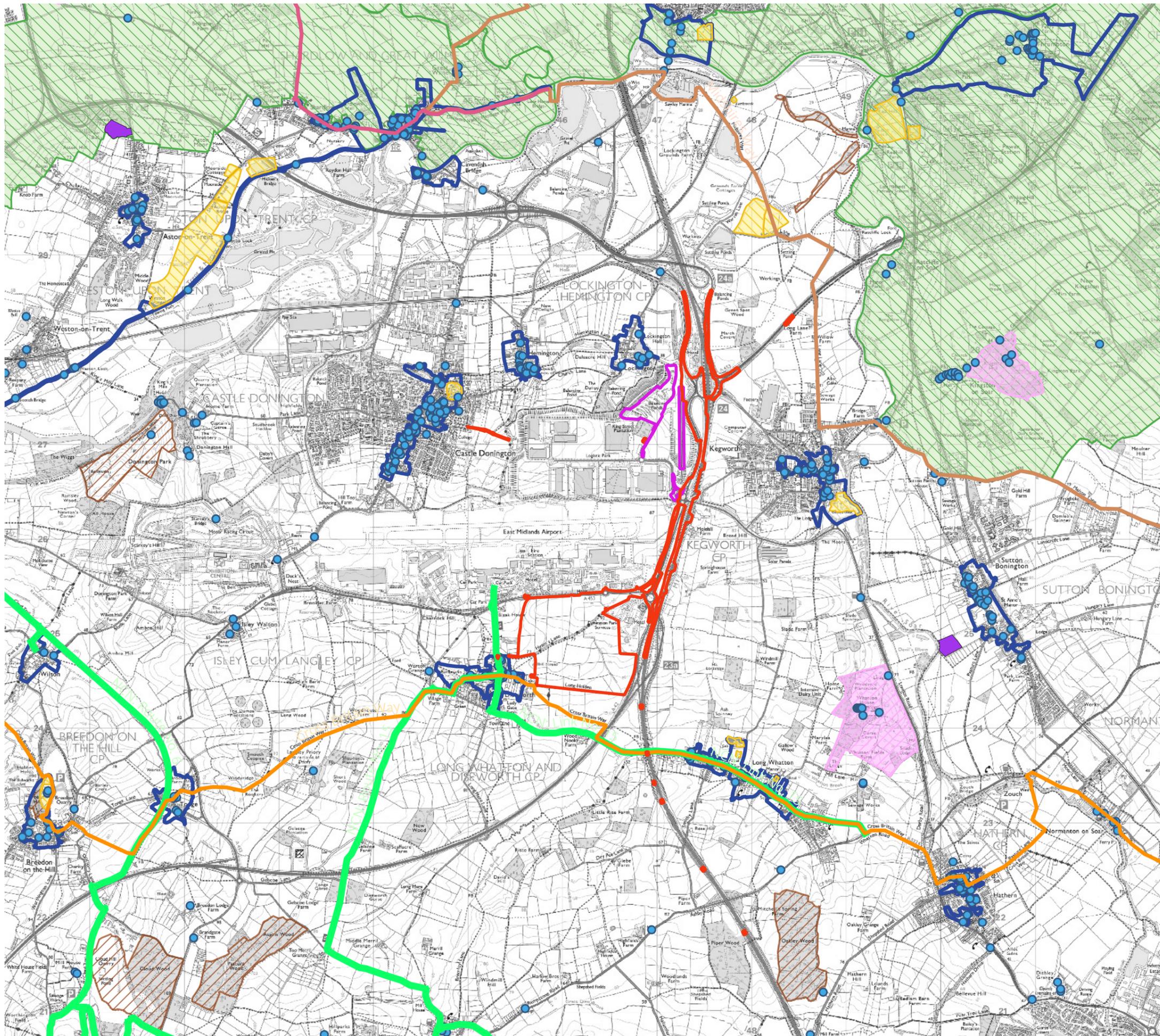
date 13/08/25 drwn/chkd HT/TRJ

client **SEGRO**
project

East Midlands Gateway 2

title **Environmental Designations and Features** scale 1:20,000 @ A3

number **FIGURE 5.1** rev -



This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd

Ordnance Survey material - Crown Copyright. All rights reserved. Licence Number: 100019980 (Centremapslive.com)



- KEY**
- Green Belt
 - Local Nature Reserves
 - Conservation Areas
 - Listed Buildings
 - Parks and Gardens
 - Scheduled Monuments
 - SSSI
 - National Cycle Routes
 - Cross Britain Way
 - Derwent Valley Heritage Way
 - Midshires Way

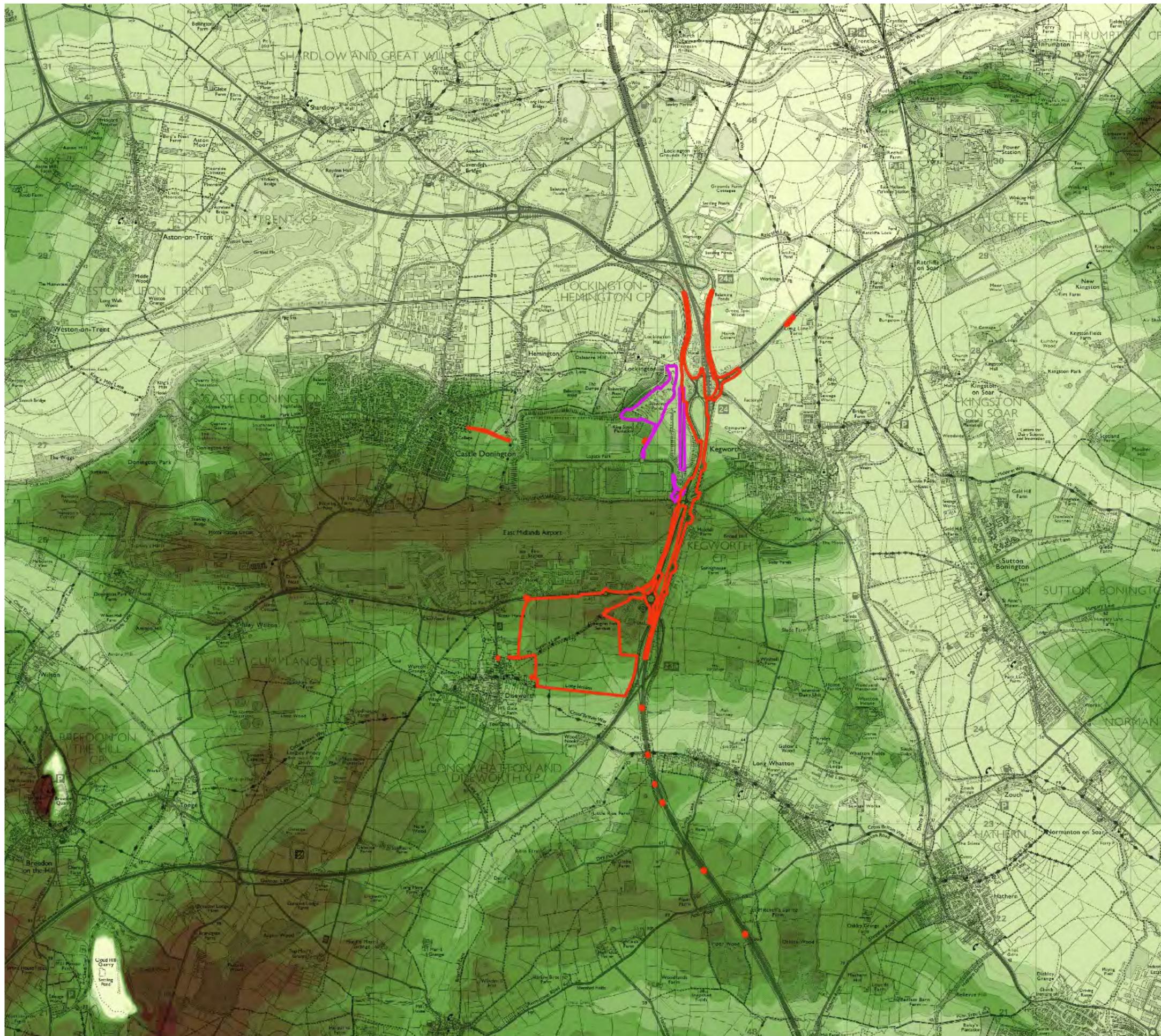
date 13/08/25 drwn/chkd
HT/TRJ

client **SEGRO**
project

East Midlands Gateway 2

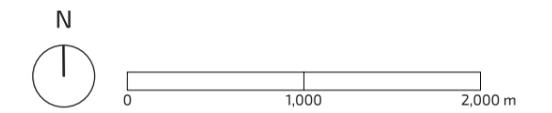
title **Environmental Designations and Features (Wider Context)** scale
1:40,000 @ A3

number **FIGURE 5.2** rev
-



This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd

Ordnance Survey material - Crown Copyright. All rights reserved. Licence Number: 100019980 (Centremapslive.com)



- KEY**
- DRAFT order limits EMG1 MCO
 - DRAFT order limits EMG2 DCO

- <= 30m
- 30 - 40m
- 40 - 50m
- 50 - 60m
- 60 - 70m
- 70 - 80m
- 80 - 90m
- 90 - 100m
- 100 - 110m
- > 110m

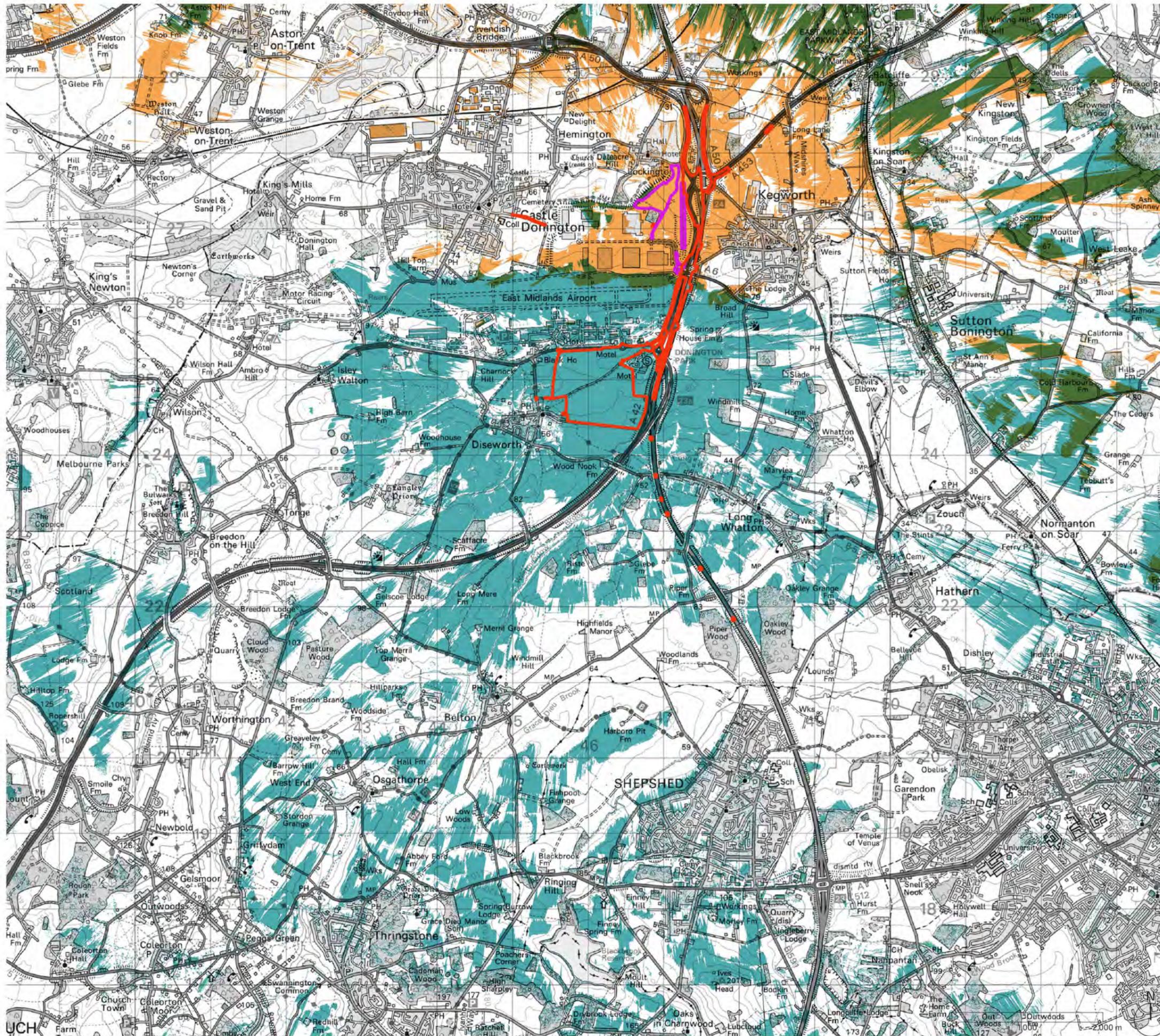
date 13/08/25 drwn/chkd
HT/TRJ

client
SEGRO
project

East Midlands Gateway 2

title **Topography** scale
1:40,000 @ A3

number **FIGURE 6** rev
-



This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd

Ordnance Survey material - Crown Copyright. All rights reserved. Licence Number: 100019980 (Centremapslive.com)
Contains public sector information licensed under the Open Government Licence v3.0.

- DRAFT order limits EMG1 MCO
- DRAFT order limits EMG2 DCO
- ZTV Plot 16 and Gantry Cranes (MCO)
- ZTV EMG2 Works Site (DCO)
- ZTV Combined MCO and DCO

Notes:

The points used for the ZTV are based on drawing 19232_F0085[A], 19232_F0086[A], 19232_F0088[A] and 19232_F0089[A]. Points have been set out across the site at the various maximum parameter heights.

The surrounding context is modelled using LIDAR Composite First Return DSM (Digital Surface Model) 2022 - 2m published by the Department for Environment Food and Rural Affairs (DEFRA). The DSM includes heights of objects, such as buildings and vegetation, as well as the terrain surface where the first or only return was the ground.

The buildings and vegetation in the DSM restrict the view during the Zone of Theoretical Visibility (ZTV) analysis and help to provide an understanding of where the site would theoretically be visible.

Using the LIDAR DSM detailed terrain model can be useful in identifying key view corridors and can give a more refined indication of theoretical visibility. Note, however, that the ZTV output is theoretical and still requires interpretation. For example, theoretical visibility on the plan below is indicated from the roofs of buildings, which would not normally offer accessible public viewpoints, and within the woodland blocks, which would usually prevent views out.

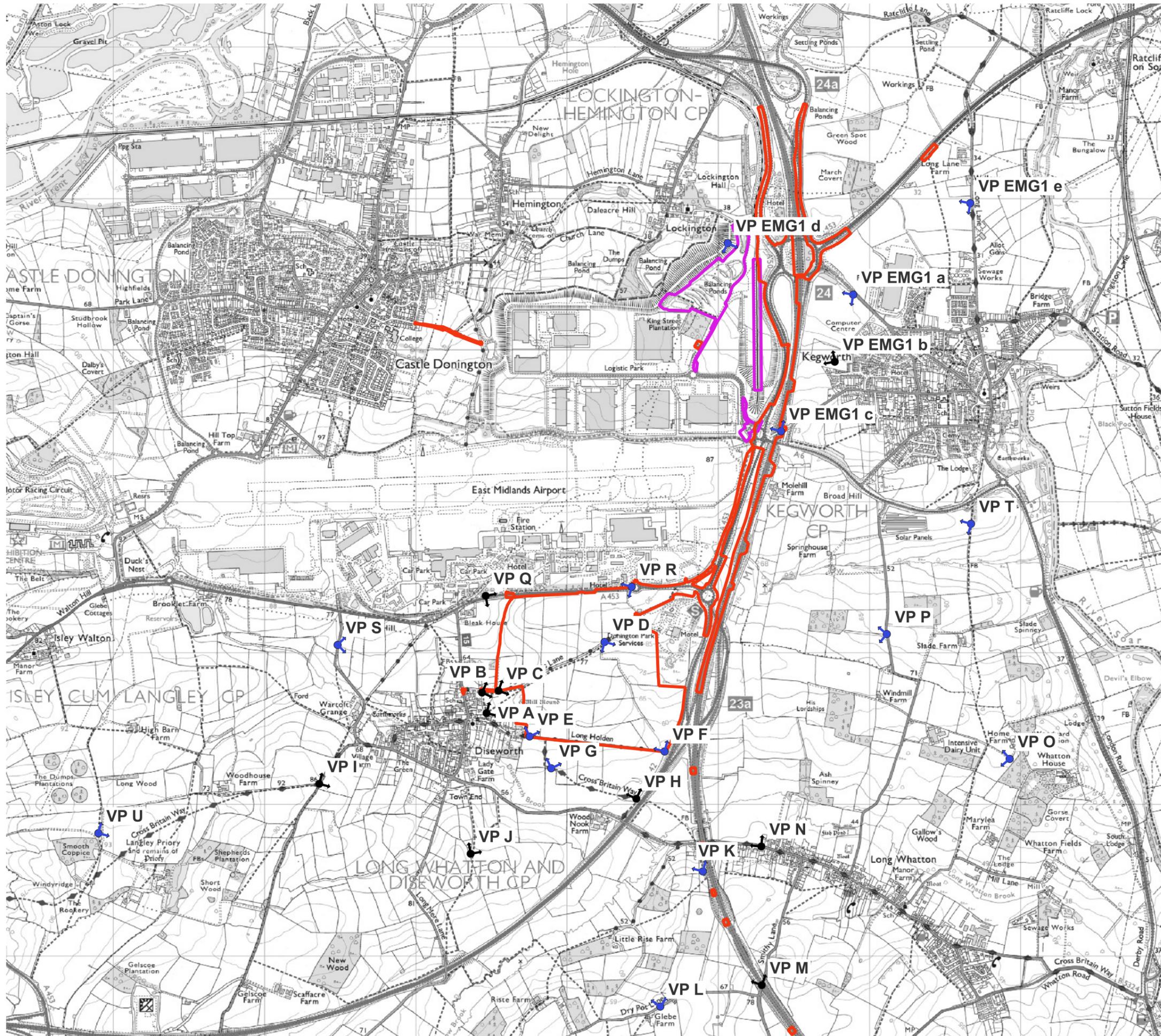
date 23/01/26 drwn/chkd
HT/TRJ

client **SEGRO**
project

East Midlands Gateway 2

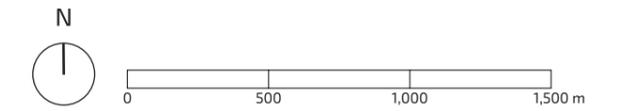
title **Zone of Theoretical Visibility (ZTV)** scale
1:50,000 @ A3

number **FIGURE 7** rev
A



This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd

Ordnance Survey material - Crown Copyright. All rights reserved. Licence Number: 100019980 (Centremapslive.com)



KEY

-  Photomontage Location and Reference
-  Photo Viewpoint Location and Reference

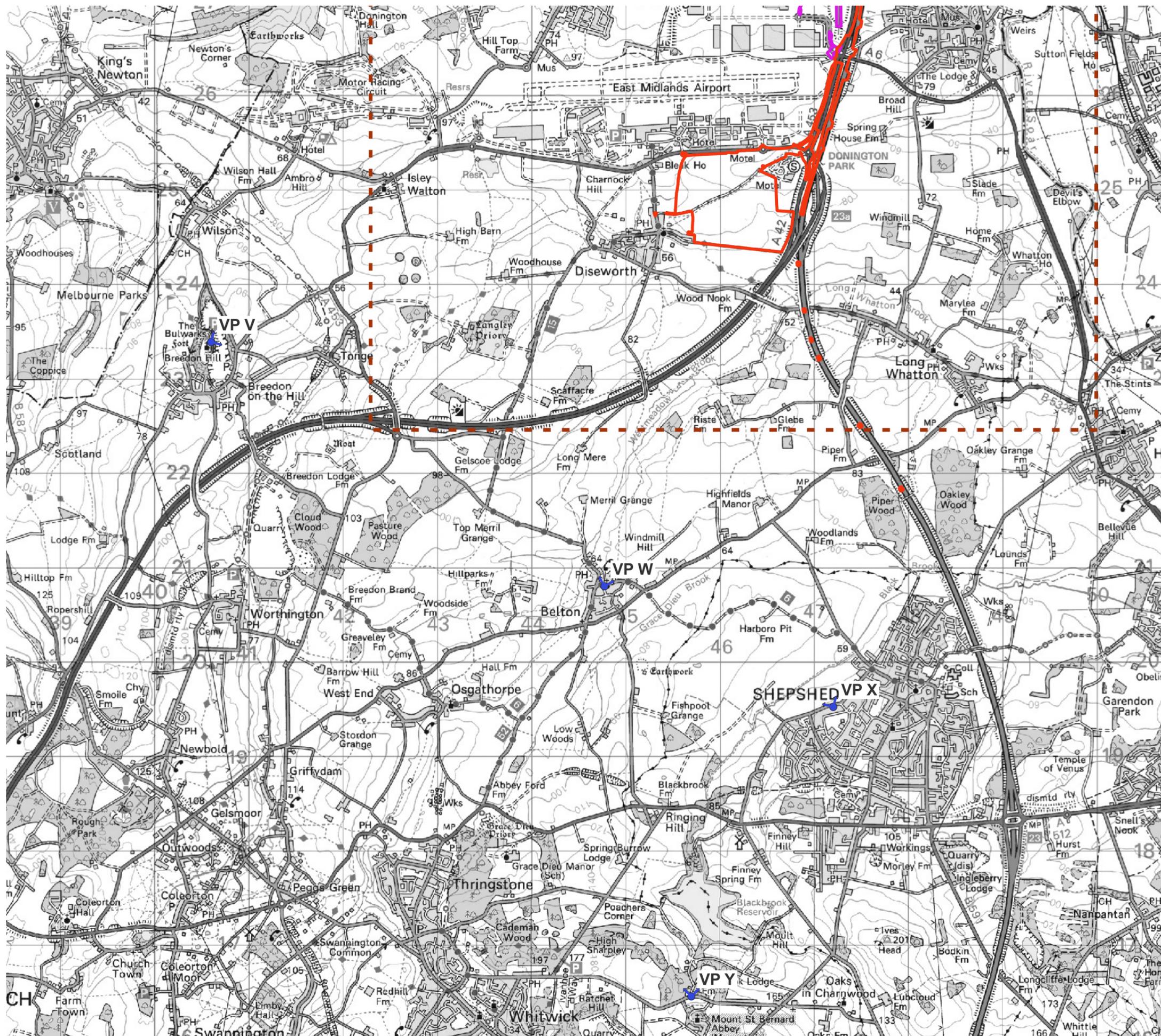
date 13/08/25 drwn/chkd
HT/TRJ

client **SEGRO**
project

East Midlands Gateway 2

title **Photo Viewpoints and Visualisations Locations** scale
1:25,000 @ A3

number **FIGURE 8.1** rev
-



This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd

Ordnance Survey material - Crown Copyright. All rights reserved. Licence Number: 100019980 (Centremapslive.com)



KEY

- DRAFT order limits EMG1 MCO
- DRAFT order limits EMG2 DCO
- V Photo Viewpoint Location and Reference
- Extents of Photo Viewpoints Figure 8.1

date 30/01/26 drwn/chkd
HT/TRJ

client **SEGRO**
project

East Midlands Gateway 2

title **Photo Viewpoints and Visualisations Locations (Wider Context)** scale
1:40,000 @ A3

number **FIGURE 8.2** rev
-