

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

**Document DCO 6.10B/MCO 6.10B**

ENVIRONMENTAL STATEMENT

**Technical Appendices**

Appendix 10B (Part 2 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

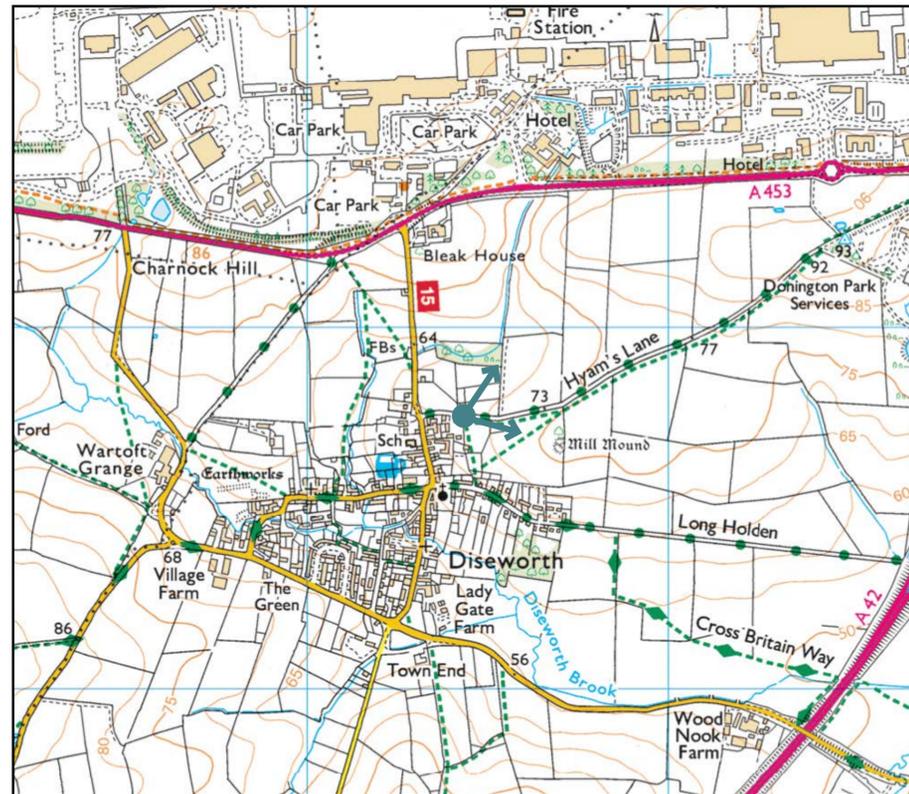
[SEGRO.COM/SLPEMG2](https://www.segro.com/slpemg2)

**SEGRO**





Photo Viewpoint B



**Visualisation Type:** Type 1  
**Projection:** 'cylindrical'  
**Enlargement factor:** 100% (when printed at A1)  
**Date:** 02/12/24  
**Time:** 12:24  
**Camera make & model, sensor format & lens:**  
 Canon EOS 6D FFS, Canon 50mm Lens  
**Horizontal Field of View:** 87°  
**Direction of View:** 070° (bearing from North)  
**Viewing distance:** To be viewed at comfortable arm's length

date 11/04/25 drwn/chkd HT / TRJ

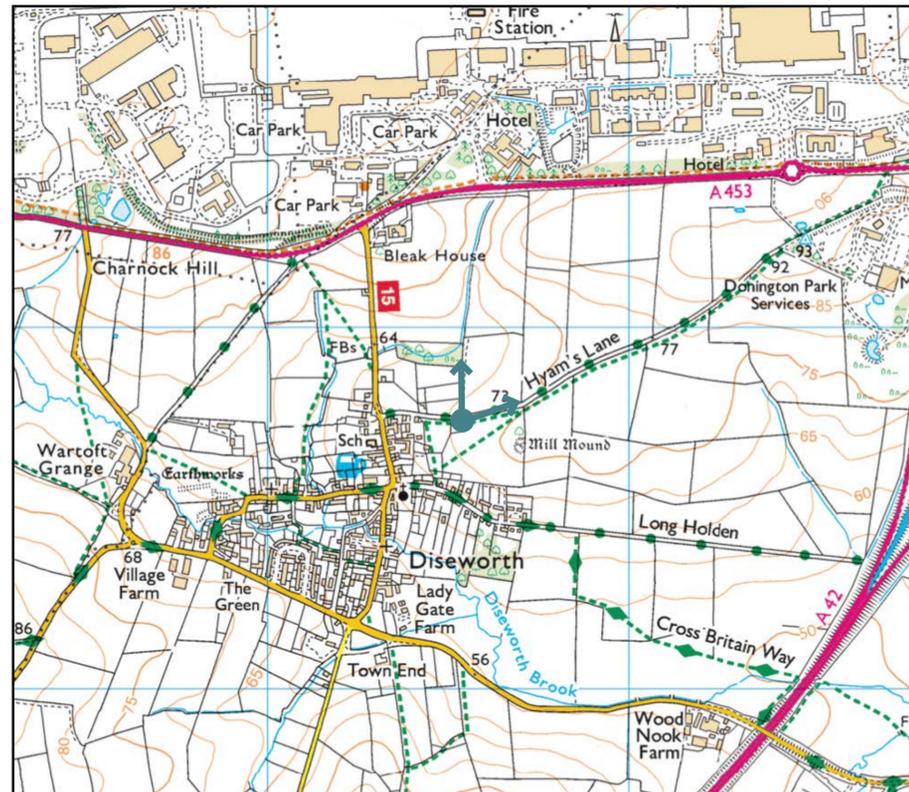
client  
**Segro**  
 project  
**East Midlands Gateway 2**

title  
**PHOTOVIEWPOINT B - EXISTING VIEW (DCO)**  
 number  
**FIGURE 9.2**  
 rev -

Site (north of Hyams Lane)



Photo Viewpoint C



**Visualisation Type:** Type 1  
**Projection:** 'cylindrical'  
**Enlargement factor:** 100% (when printed at A1)  
**Date:** 02/12/24  
**Time:** 12:30  
**Camera make & model, sensor format & lens:**  
 Canon EOS 6D FFS, Canon 50mm Lens  
**Horizontal Field of View:** 87°  
**Direction of View:** 035° (bearing from North)  
**Viewing distance:** To be viewed at comfortable arm's length

date 11/04/25 drwn/chkd HT / TRJ

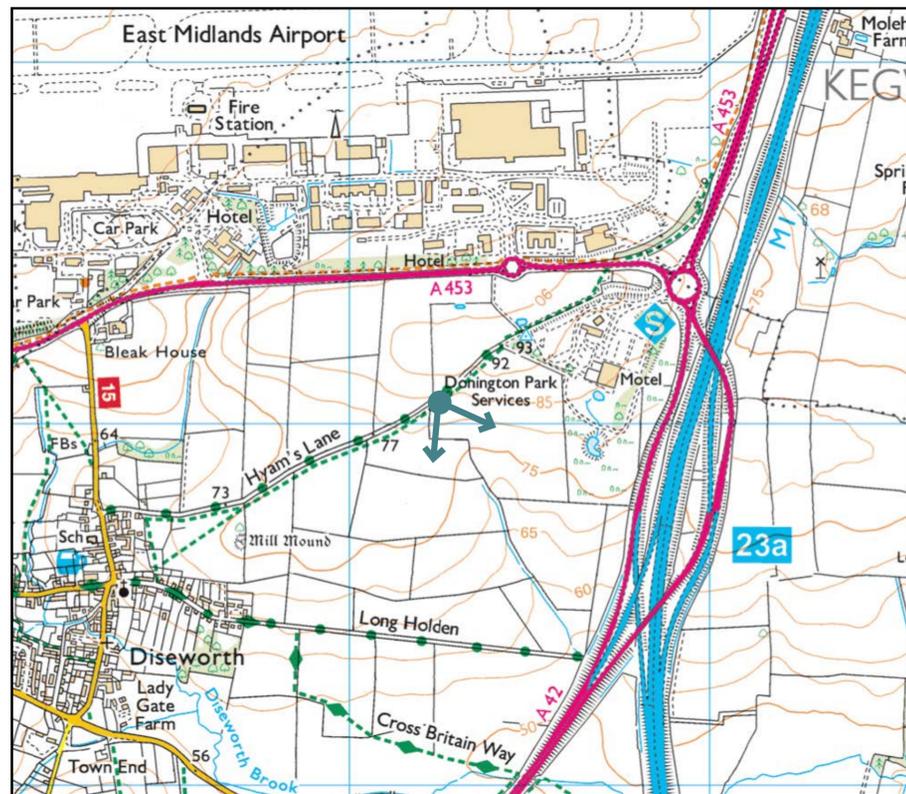
client  
**Segro**  
 project  
**East Midlands Gateway 2**

title  
**PHOTOVIEWPOINT C - EXISTING VIEW (DCO)**

number **FIGURE 9.3** rev -



Photo Viewpoint D



**Visualisation Type:** Type 1  
**Projection:** 'cylindrical'  
**Enlargement factor:** 100% (when printed at A1)  
**Date:** 10/04/25  
**Time:** 13:28  
**Camera make & model, sensor format & lens:**  
 Canon EOS 6D FFS, Canon 50mm Lens  
**Horizontal Field of View:** 87°  
**Direction of View:** 150° (bearing from North)  
**Viewing distance:** To be viewed at comfortable arm's length

date 11/04/25 drwn/chkd HT / TRJ

client  
**Segro**  
 project  
**East Midlands Gateway 2**

title  
**PHOTOVIEWPOINT D - EXISTING VIEW (DCO)**

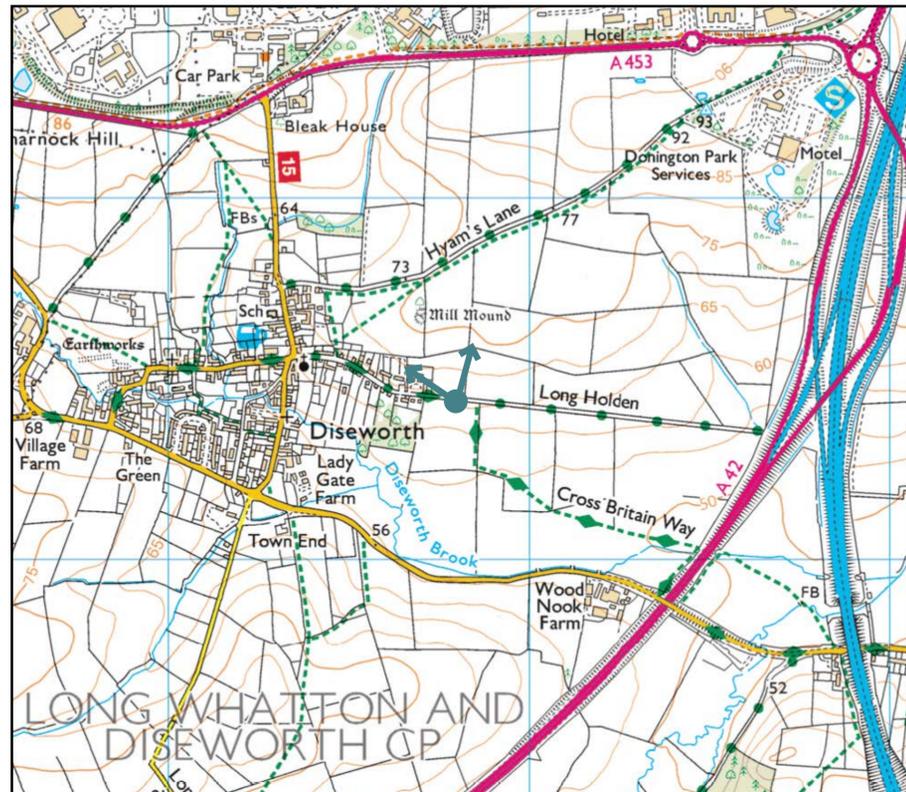
number **FIGURE 9.4** rev -

Property on  
Langley Close

Site (south  
west corner)



Photo Viewpoint E



**Visualisation Type:** Type 1  
**Projection:** 'cylindrical'  
**Enlargement factor:** 100% (when printed at A1)  
**Date:** 10/04/25  
**Time:** 12:57  
**Camera make & model, sensor format & lens:**  
 Canon EOS 6D FFS, Canon 50mm Lens  
**Horizontal Field of View:** 87°  
**Direction of View:** 340° (bearing from North)  
**Viewing distance:** To be viewed at comfortable arm's length

date 11/04/25 drwn/chkd HT / TRJ

client  
**Segro**  
 project  
**East Midlands Gateway 2**

title  
**PHOTOVIEWPOINT E - EXISTING VIEW (DCO)**

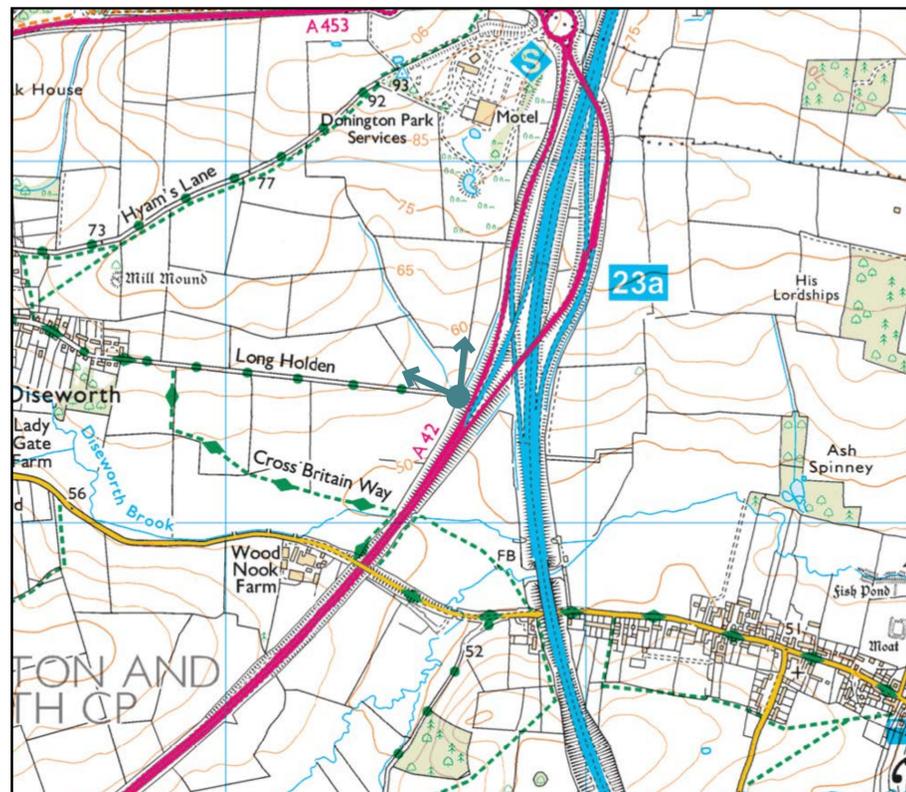
number  
**FIGURE 9.5** rev -

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Photo Viewpoint F



**Visualisation Type:** Type 1  
**Projection:** 'cylindrical'  
**Enlargement factor:** 100% (when printed at A1)  
**Date:** 10/04/25  
**Time:** 12:44  
**Camera make & model, sensor format & lens:**  
 Canon EOS 6D FFS, Canon 50mm Lens  
**Horizontal Field of View:** 87°  
**Direction of View:** 330° (bearing from North)  
**Viewing distance:** To be viewed at comfortable arm's length

date 11/04/25 drwn/chkd HT / TRJ

client  
**Segro**  
 project  
**East Midlands Gateway 2**

title  
**PHOTOVIEWPOINT F - EXISTING VIEW (DCO)**

number **FIGURE 9.6** rev -

**FPCR** | environment & design

Site (beyond hedgerows & Long Holden)



Photo Viewpoint G



**Visualisation Type:** Type 1  
**Projection:** 'cylindrical'  
**Enlargement factor:** 100% (when printed at A1)  
**Date:** 23/03/23  
**Time:** 10:56  
**Camera make & model, sensor format & lens:** Canon EOS 6D FFS, Canon 50mm Lens  
**Horizontal Field of View:** 87°  
**Direction of View:** 020° (bearing from North)  
**Viewing distance:** To be viewed at comfortable arm's length

date 11/04/25 drwn/chkd HT / TRJ

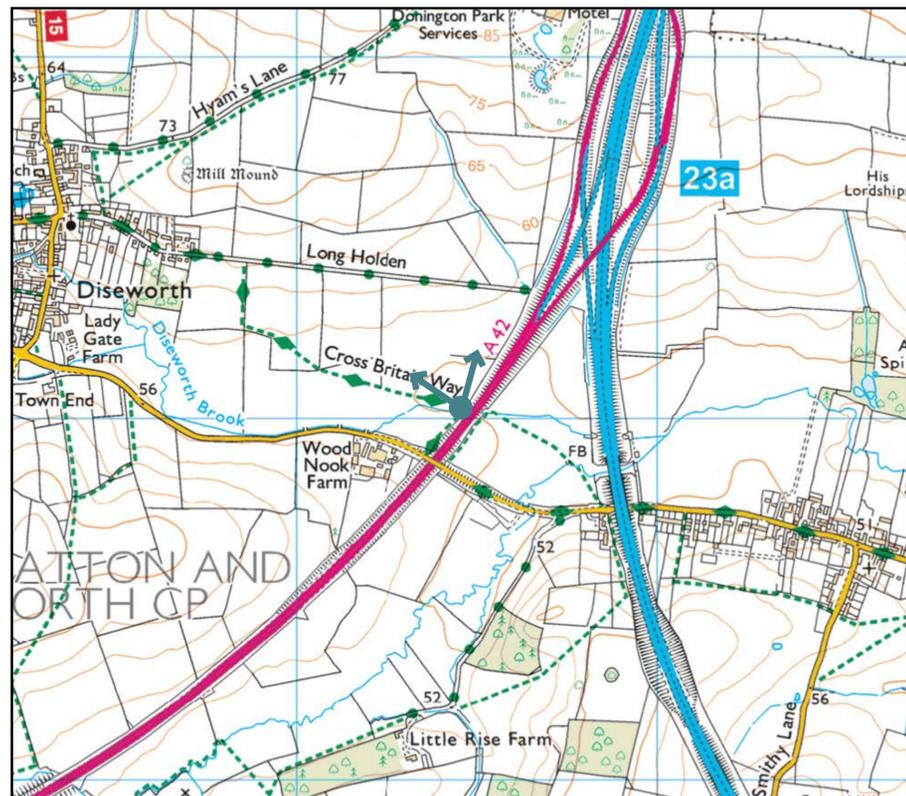
client Segro  
project East Midlands Gateway 2

title PHOTOVIEWPOINT G - EXISTING VIEW (DCO)

number FIGURE 9.7 rev -



Photo Viewpoint H



**Visualisation Type:** Type 1  
**Projection:** 'cylindrical'  
**Enlargement factor:** 100% (when printed at A1)  
**Date:** 02/12/24  
**Time:** 11:04  
**Camera make & model, sensor format & lens:**  
 Canon EOS 6D FFS, Canon 50mm Lens  
**Horizontal Field of View:** 87°  
**Direction of View:** 340° (bearing from North)  
**Viewing distance:** To be viewed at comfortable arm's length

date 11/04/25 drwn/chkd HT / TRJ

client  
**Segro**  
 project  
**East Midlands Gateway 2**

title  
**PHOTOVIEWPOINT H - EXISTING VIEW (DCO)**

number **FIGURE 9.8** rev -

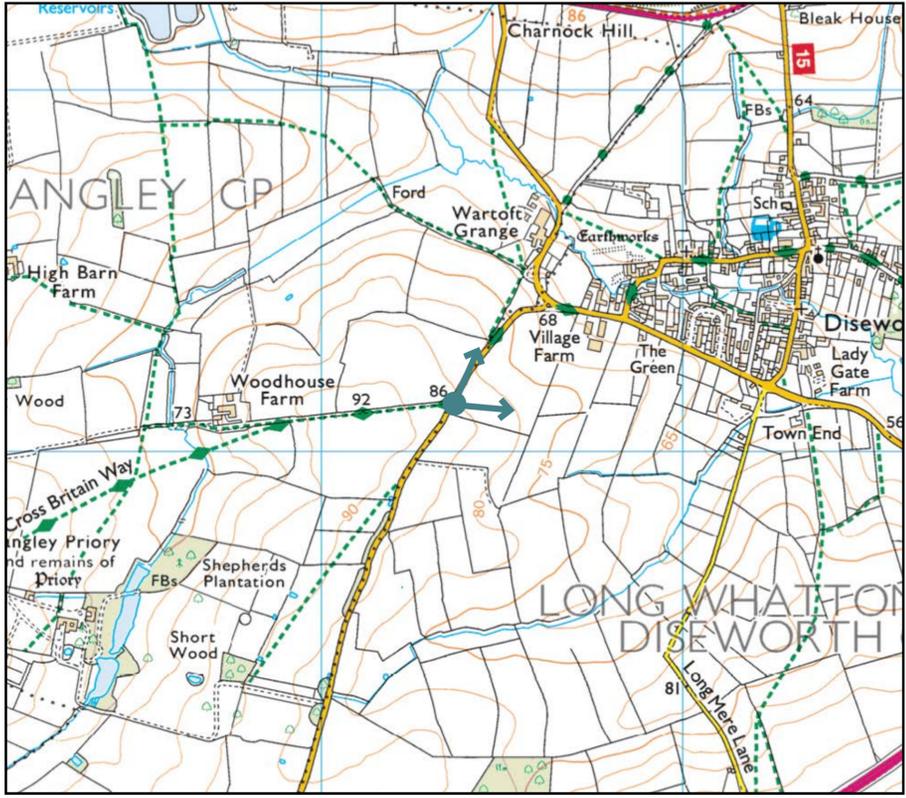
Ratcliffe on Soar  
Power Station

Radisson Blu  
Hotel (EMA)

Approximate extents of the site



Photo Viewpoint I



**Visualisation Type:** Type 1  
**Projection:** 'cylindrical'  
**Enlargement factor:** 100% (when printed at A1)  
**Date:** 02/12/24  
**Time:** 11:53  
**Camera make & model, sensor format & lens:** Canon EOS 6D FFS, Canon 50mm Lens  
**Horizontal Field of View:** 87°  
**Direction of View:** 060° (bearing from North)  
**Viewing distance:** To be viewed at comfortable arm's length

date 11/04/25 drwn/chkd HT / TRJ

client Segro  
project East Midlands Gateway 2

title PHOTOVIEWPOINT I - EXISTING VIEW (DCO)  
number FIGURE 9.9 rev -

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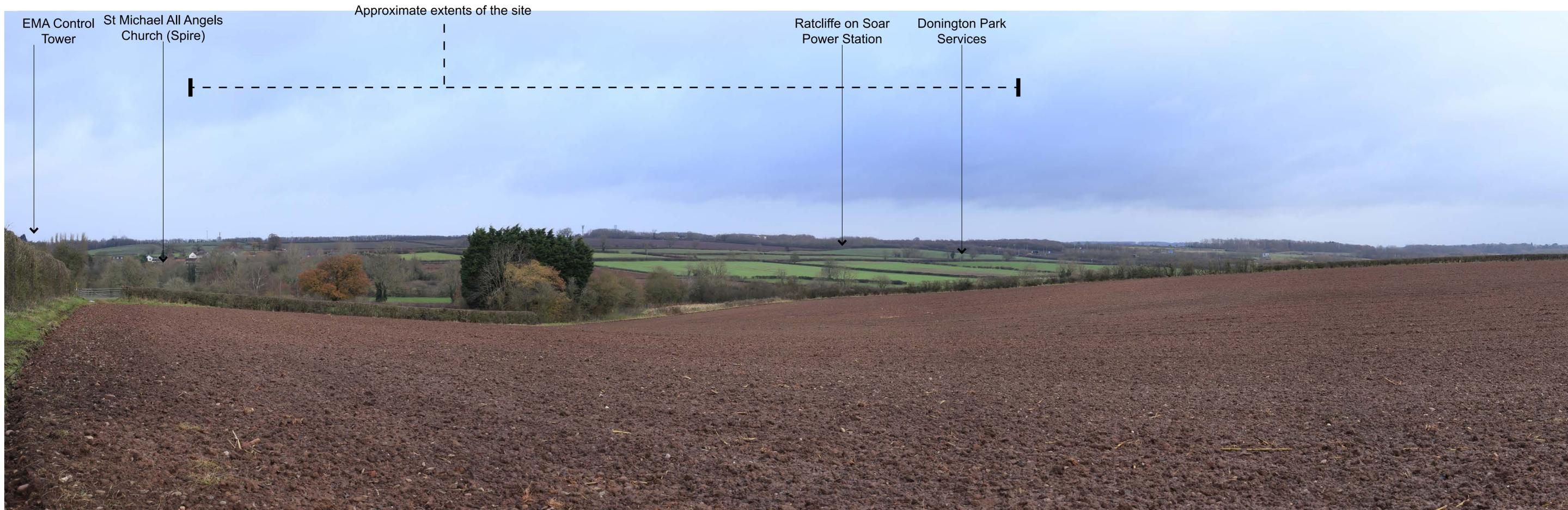
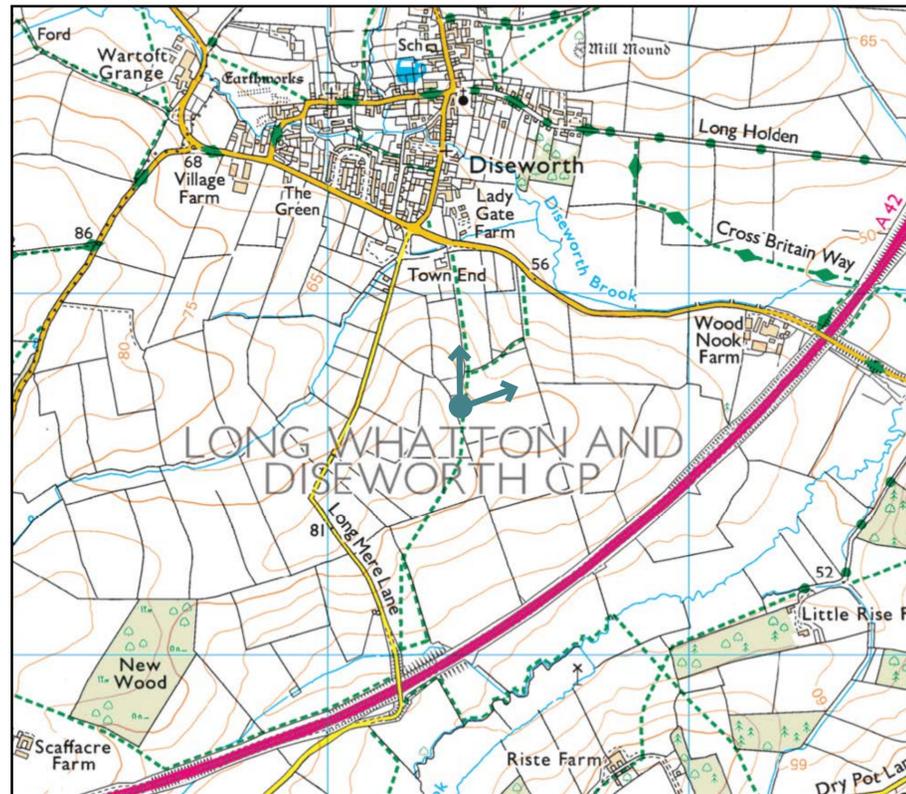


Photo Viewpoint J



**Visualisation Type:** Type 1  
**Projection:** 'cylindrical'  
**Enlargement factor:** 100% (when printed at A1)  
**Date:** 02/12/24  
**Time:** 11:32  
**Camera make & model, sensor format & lens:**  
 Canon EOS 6D FFS, Canon 50mm Lens  
**Horizontal Field of View:** 87°  
**Direction of View:** 035° (bearing from North)  
**Viewing distance:** To be viewed at comfortable arm's length

date 11/04/25 drwn/chkd HT / TRJ

client  
**Segro**  
 project  
**East Midlands Gateway 2**

title  
**PHOTOVIEWPOINT J - EXISTING VIEW (DCO)**

number **FIGURE 9.10** rev -

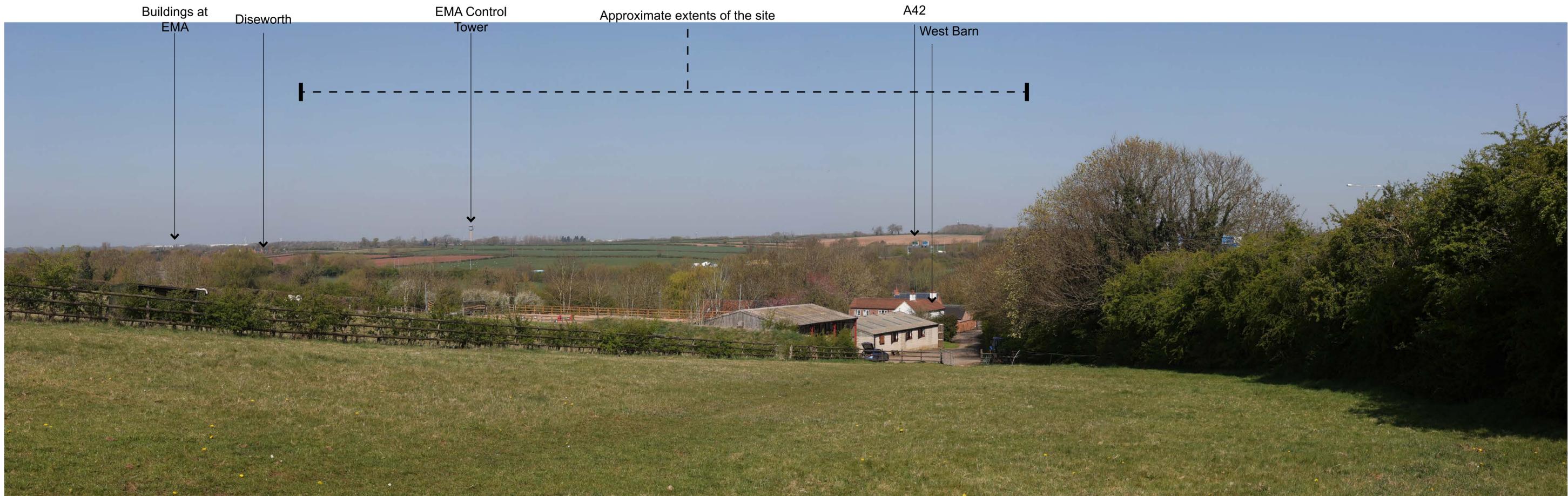
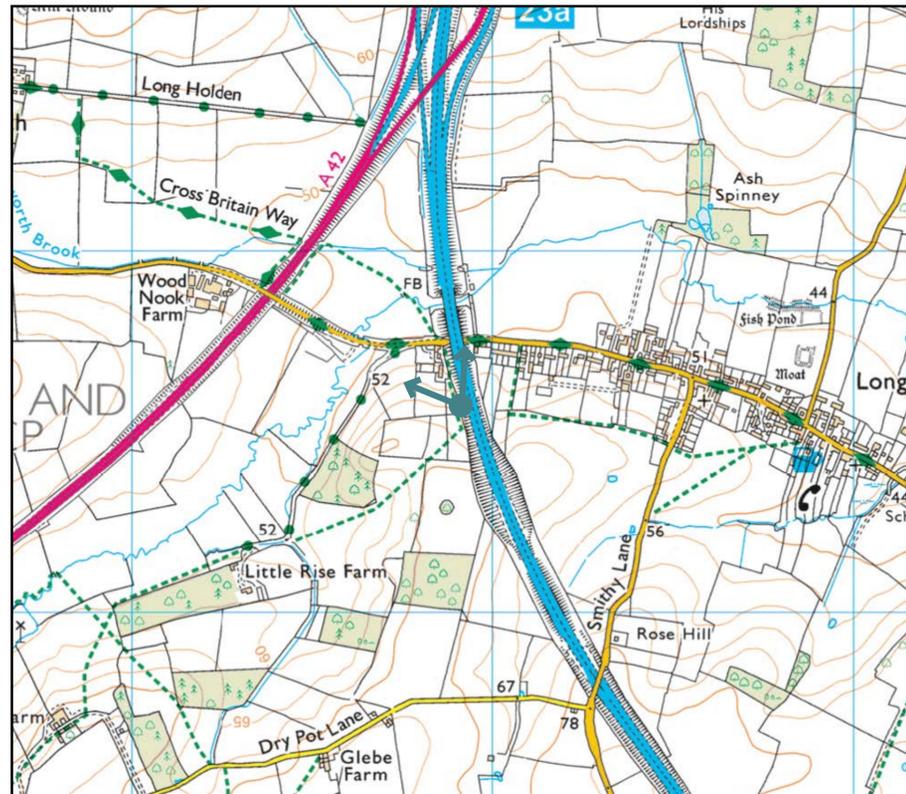


Photo Viewpoint K



**Visualisation Type:** Type 1  
**Projection:** 'cylindrical'  
**Enlargement factor:** 100% (when printed at A1)  
**Date:** 10/04/25  
**Time:** 11:51  
**Camera make & model, sensor format & lens:**  
 Canon EOS 6D FFS, Canon 50mm Lens  
**Horizontal Field of View:** 87°  
**Direction of View:** 330° (bearing from North)  
**Viewing distance:** To be viewed at comfortable arm's length

date 11/04/25 drwn/chkd HT / TRJ

client  
**Segro**  
 project  
**East Midlands Gateway 2**

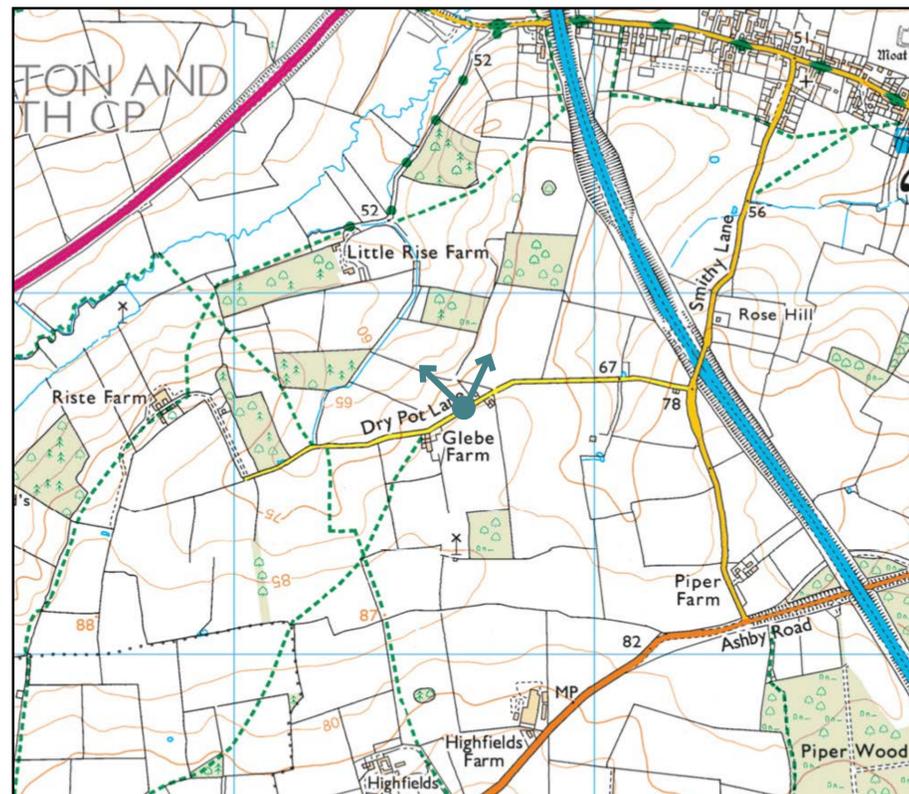
title  
**PHOTOVIEWPOINT K - EXISTING VIEW (DCO)**  
 number  
**FIGURE 9.11**  
 rev -

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Photo Viewpoint L



**Visualisation Type:** Type 1  
**Projection:** 'cylindrical'  
**Enlargement factor:** 100% (when printed at A1)  
**Date:** 10/04/25  
**Time:** 12:12  
**Camera make & model, sensor format & lens:**  
 Canon EOS 6D FFS, Canon 50mm Lens  
**Horizontal Field of View:** 87°  
**Direction of View:** 350° (bearing from North)  
**Viewing distance:** To be viewed at comfortable arm's length

date 11/04/25 drwn/chkd HT / TRJ

client  
**Segro**  
 project  
**East Midlands Gateway 2**

title  
**PHOTOVIEWPOINT L - EXISTING VIEW (DCO)**

number **FIGURE 9.12** rev -



Photo Viewpoint M



**Visualisation Type:** Type 1  
**Projection:** 'cylindrical'  
**Enlargement factor:** 100% (when printed at A1)  
**Date:** 02/12/24  
**Time:** 10:39  
**Camera make & model, sensor format & lens:**  
 Canon EOS 6D FFS, Canon 50mm Lens  
**Horizontal Field of View:** 87°  
**Direction of View:** 335° (bearing from North)  
**Viewing distance:** To be viewed at comfortable arm's length

date 11/04/25 drwn/chkd HT / TRJ

client Segro  
 project East Midlands Gateway 2

title PHOTVIEWPOINT M - EXISTING VIEW (DCO)

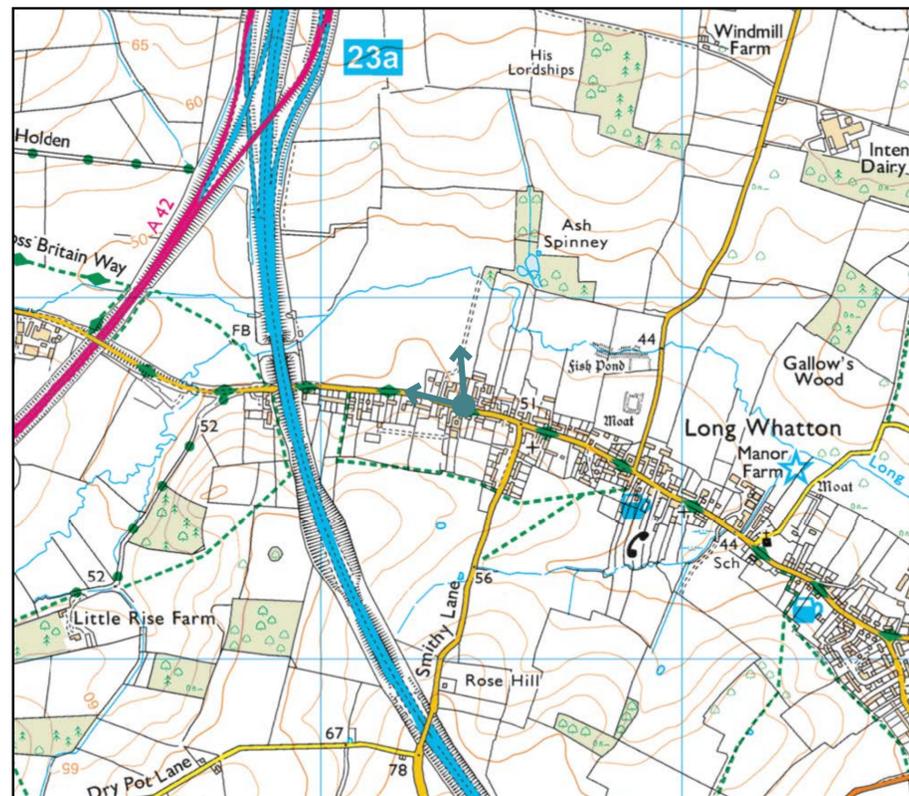
number FIGURE 9.13 rev -

M1 Motorway

General direction  
of the site



Photo Viewpoint N



**Visualisation Type:** Type 1  
**Projection:** 'cylindrical'  
**Enlargement factor:** 100% (when printed at A1)  
**Date:** 02/12/24  
**Time:** 10:16  
**Camera make & model, sensor format & lens:**  
 Canon EOS 6D FFS, Canon 50mm Lens  
**Horizontal Field of View:** 87°  
**Direction of View:** 320° (bearing from North)  
**Viewing distance:** To be viewed at comfortable arm's length

date 11/04/25 drwn/chkd HT / TRJ

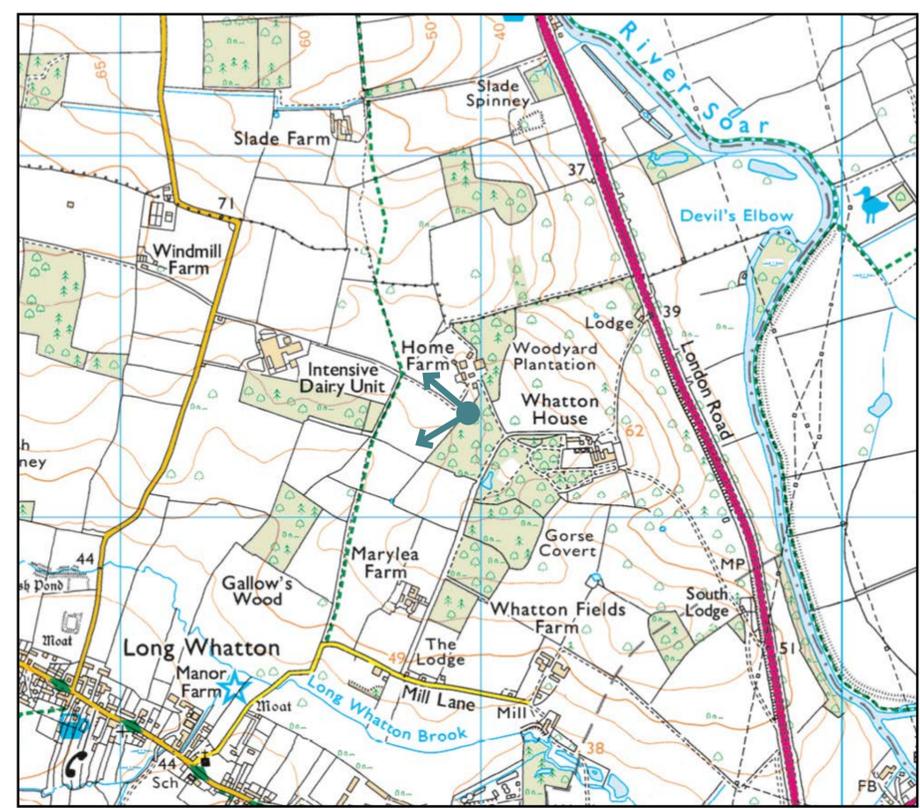
client  
**Segro**  
 project  
**East Midlands Gateway 2**

title  
**PHOTOVIEWPOINT N - EXISTING VIEW (DCO)**

number **FIGURE 9.14** rev -



Photo Viewpoint 0



**Visualisation Type:** Type 1  
**Projection:** 'cylindrical'  
**Enlargement factor:** 100% (when printed at A1)  
**Date:** 7/12/22  
**Time:** 13:18  
**Camera make & model, sensor format & lens:**  
 Canon EOS 6D FFS, Canon 50mm Lens  
**Horizontal Field of View:** 87°  
**Direction of View:** 275° (bearing from North)  
**Viewing distance:** To be viewed at comfortable arm's length

date 11/04/25 drwn/chkd HT / TRJ

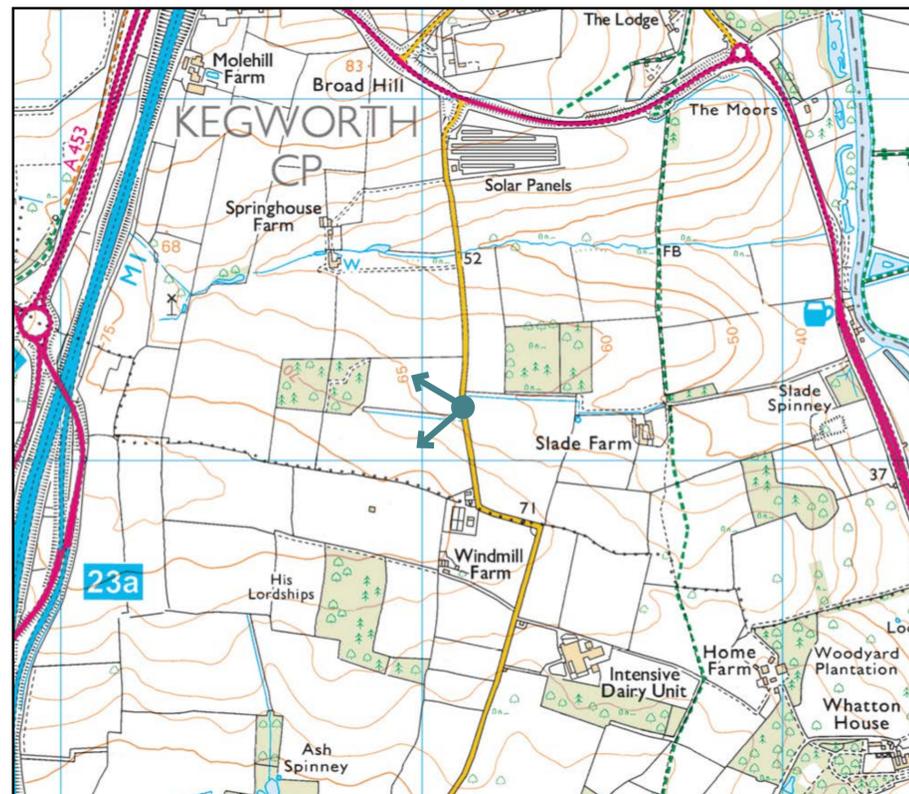
client  
**Segro**  
 project  
**East Midlands Gateway 2**

title  
**PHOTOVIEWPOINT 0 - EXISTING VIEW (DCO)**  
 number  
**FIGURE 9.15**  
 rev -

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Photo Viewpoint P



**Visualisation Type:** Type 1  
**Projection:** 'cylindrical'  
**Enlargement factor:** 100% (when printed at A1)  
**Date:** 10/04/25  
**Time:** 11:27  
**Camera make & model, sensor format & lens:**  
 Canon EOS 6D FFS, Canon 50mm Lens  
**Horizontal Field of View:** 87°  
**Direction of View:** 265° (bearing from North)  
**Viewing distance:** To be viewed at comfortable arm's length

date 11/04/25 drwn/chkd HT / TRJ

client  
**Segro**  
 project  
**East Midlands Gateway 2**

title  
**PHOTOVIEWPOINT P - EXISTING VIEW (DCO)**

number **FIGURE 9.16** rev -

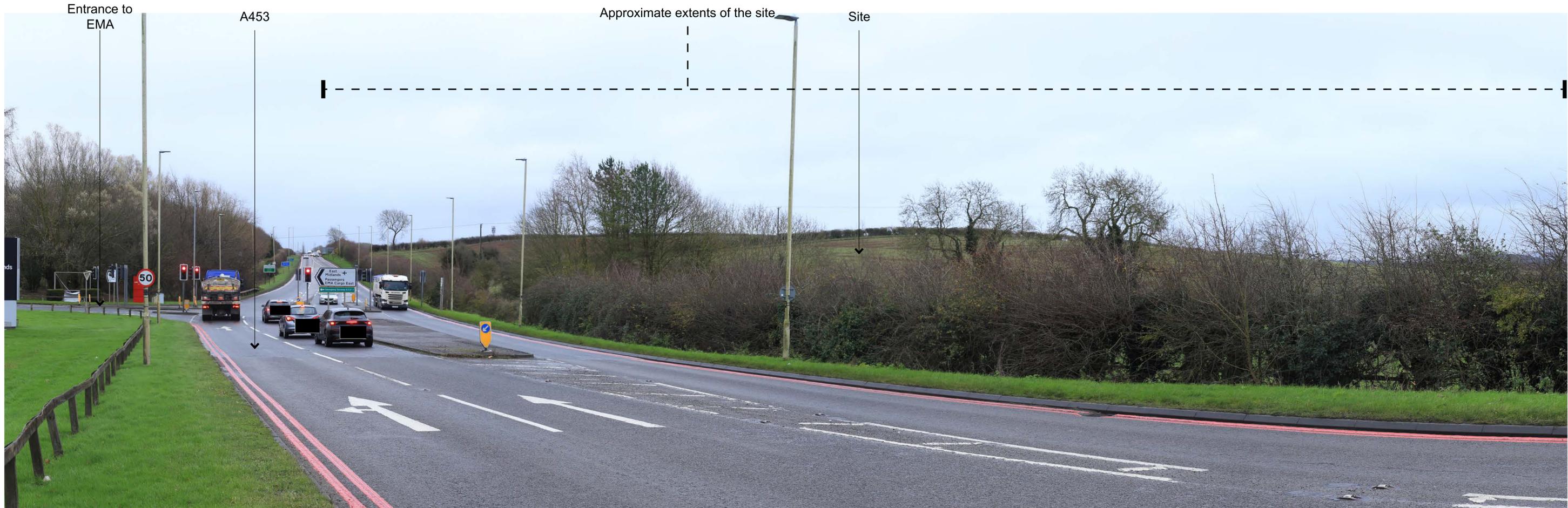
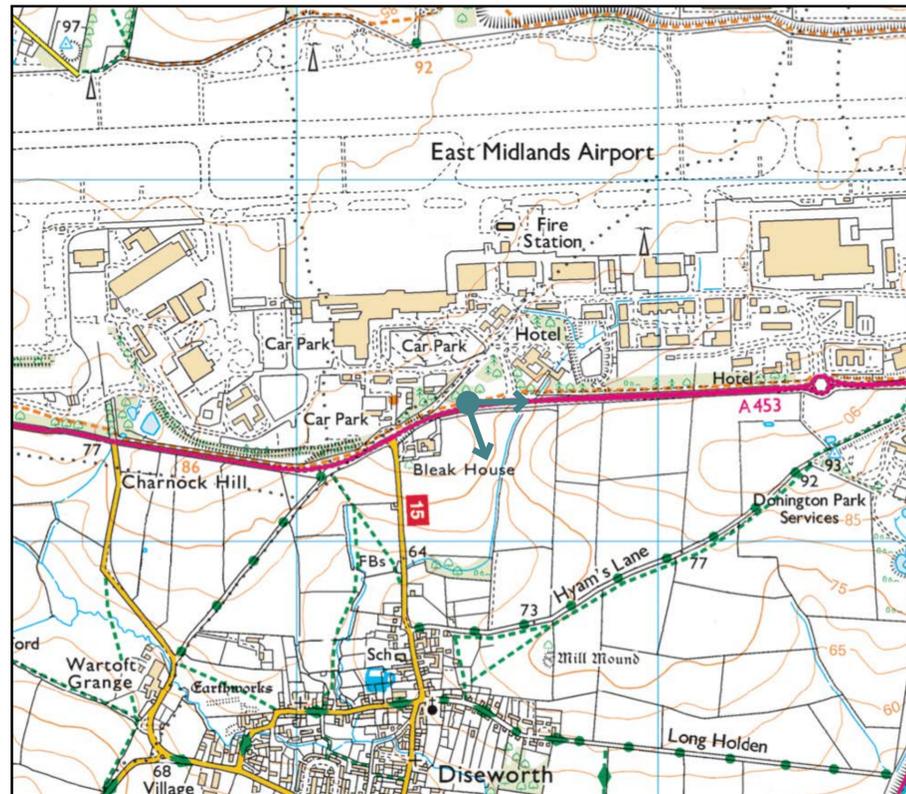


Photo Viewpoint Q



**Visualisation Type:** Type 1  
**Projection:** 'cylindrical'  
**Enlargement factor:** 100% (when printed at A1)  
**Date:** 02/12/24  
**Time:** 12:51  
**Camera make & model, sensor format & lens:**  
 Canon EOS 6D FFS, Canon 50mm Lens  
**Horizontal Field of View:** 87°  
**Direction of View:** 125° (bearing from North)  
**Viewing distance:** To be viewed at comfortable arm's length

date 11/04/25 drwn/chkd HT / TRJ

client  
**Segro**  
 project  
**East Midlands Gateway 2**

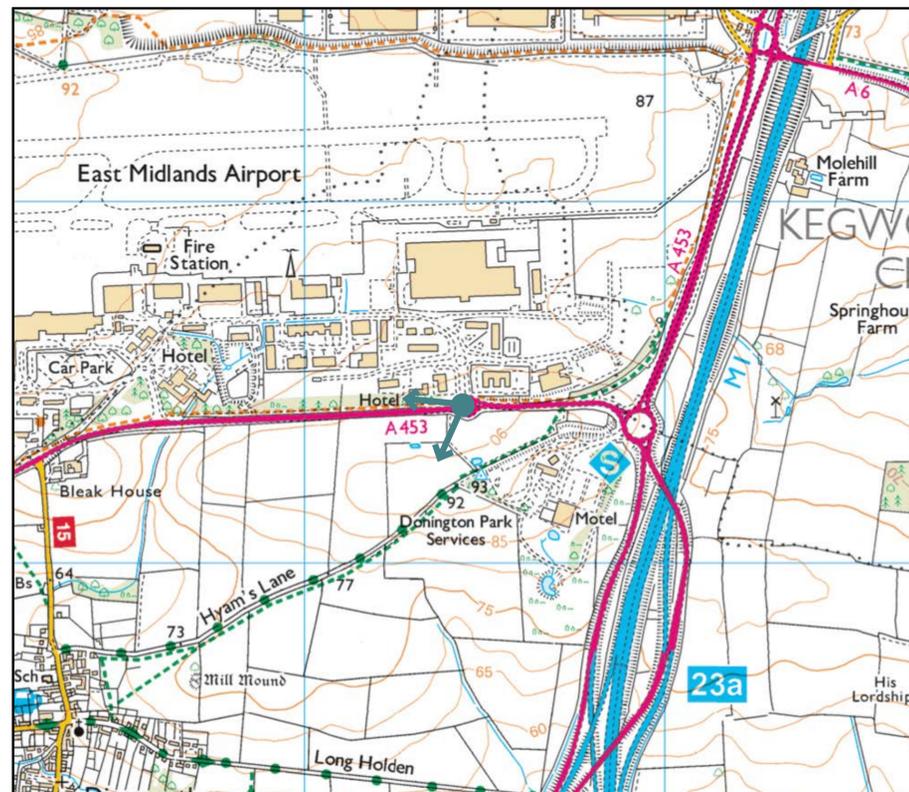
title  
**PHOTOVIEWPOINT Q - EXISTING VIEW (DCO)**

number **FIGURE 9.17** rev -

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Photo Viewpoint R



**Visualisation Type:** Type 1  
**Projection:** 'cylindrical'  
**Enlargement factor:** 100% (when printed at A1)  
**Date:** 23/03/23  
**Time:** 11:29  
**Camera make & model, sensor format & lens:**  
 Canon EOS 6D FFS, Canon 50mm Lens  
**Horizontal Field of View:** 87°  
**Direction of View:** 240° (bearing from North)  
**Viewing distance:** To be viewed at comfortable arm's length

date 11/04/25 drwn/chkd HT / TRJ

client  
**Segro**  
 project  
**East Midlands Gateway 2**

title  
**PHOTOVIEWPOINT R - EXISTING VIEW (DCO)**

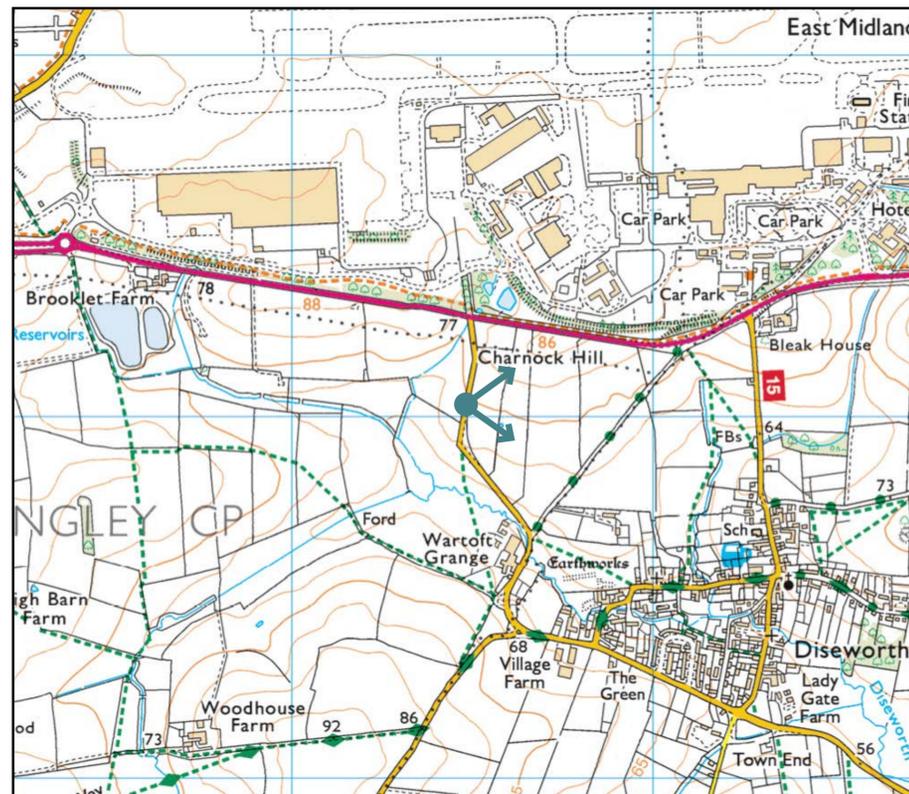
number  
**FIGURE 9.18**

**FPCR** | environment & design

General direction  
of the site



Photo Viewpoint S



**Visualisation Type:** Type 1  
**Projection:** 'cylindrical'  
**Enlargement factor:** 100% (when printed at A1)  
**Date:** 10/04/25  
**Time:** 14:02  
**Camera make & model, sensor format & lens:**  
Canon EOS 6D FFS, Canon 50mm Lens  
**Horizontal Field of View:** 87°  
**Direction of View:** 090° (bearing from North)  
**Viewing distance:** To be viewed at comfortable arm's length

date 11/04/25 drwn/chkd HT / TRJ

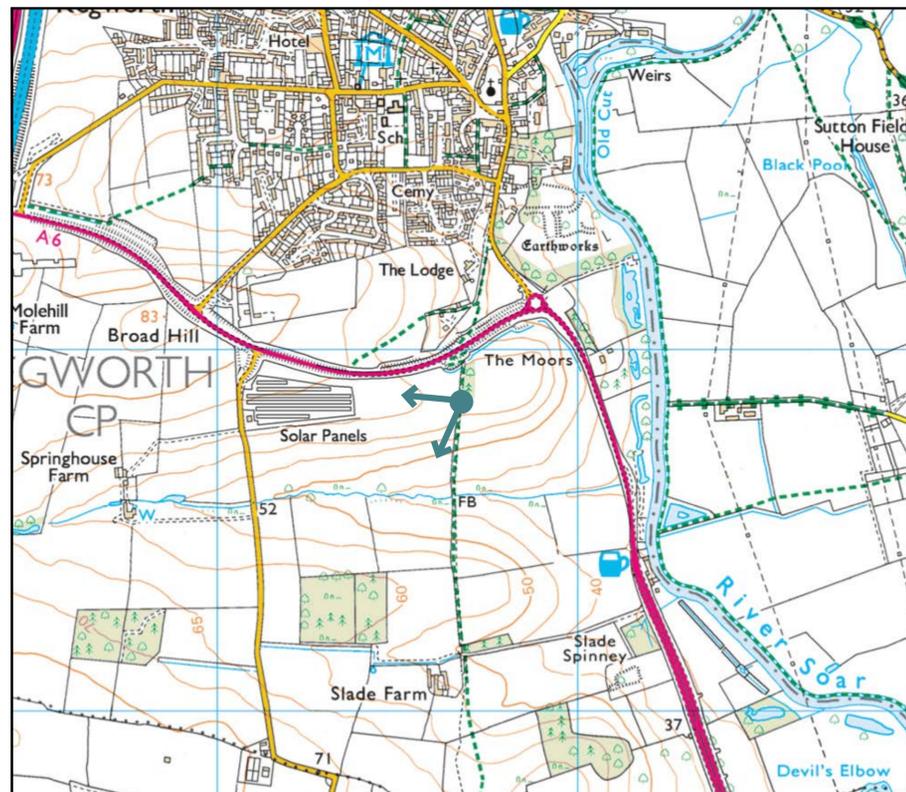
client  
**Segro**  
project  
**East Midlands Gateway 2**

title  
**PHOTOVIEWPOINT S - EXISTING VIEW (DCO)**

number **FIGURE 9.19** rev -



Photo Viewpoint T



**Visualisation Type:** Type 1  
**Projection:** 'cylindrical'  
**Enlargement factor:** 100% (when printed at A1)  
**Date:** 23/03/23  
**Time:** 09:39  
**Camera make & model, sensor format & lens:**  
 Canon EOS 6D FFS, Canon 50mm Lens  
**Horizontal Field of View:** 87°  
**Direction of View:** 240° (bearing from North)  
**Viewing distance:** To be viewed at comfortable arm's length

General direction  
of the site

date 11/04/25 drwn/chkd HT / TRJ

client  
**Segro**  
project  
**East Midlands Gateway 2**

title  
**PHOTOVIEWPOINT T - EXISTING VIEW (DCO)**

number **FIGURE 9.20** rev -

**FPCR** | environment & design

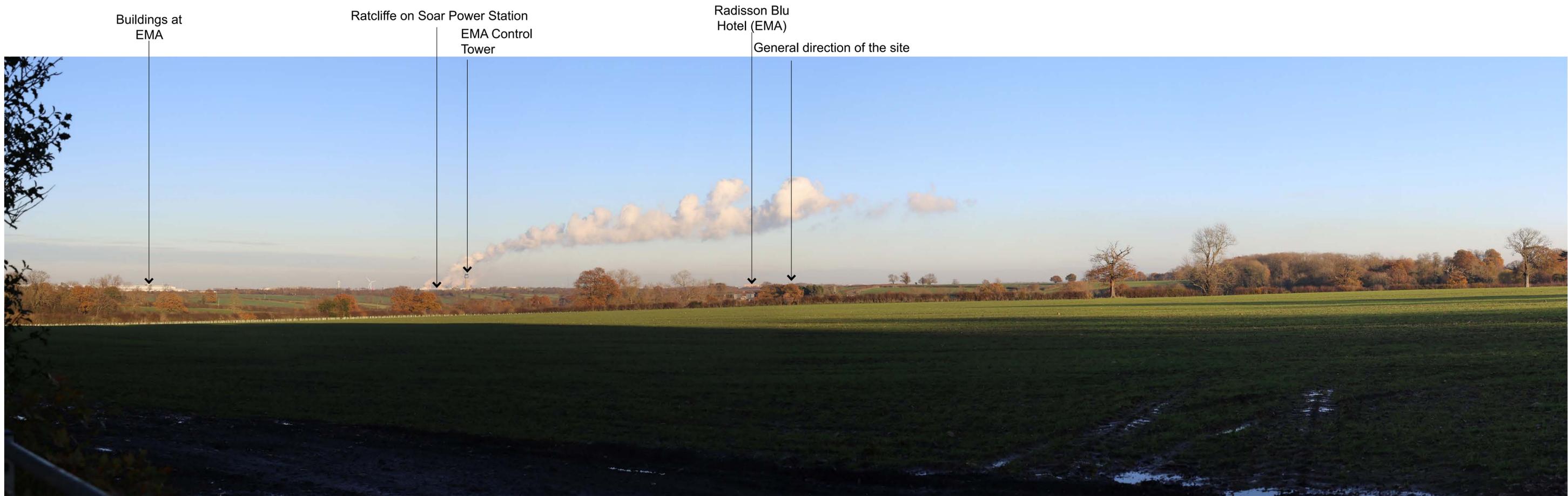
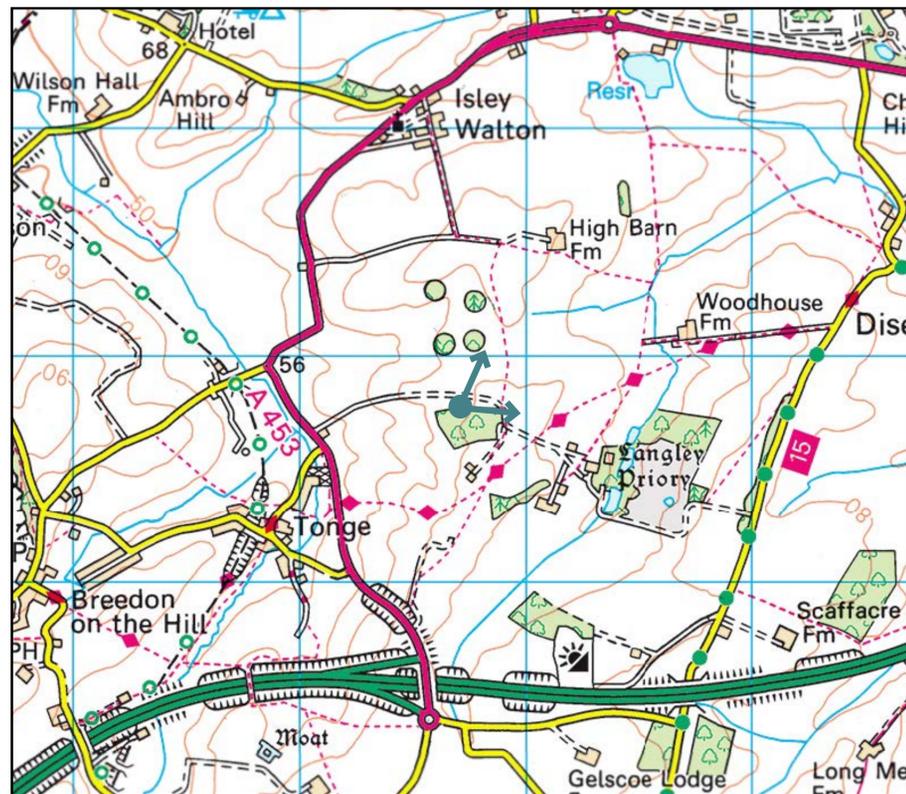


Photo Viewpoint U



**Visualisation Type:** Type 1  
**Projection:** 'cylindrical'  
**Enlargement factor:** 100% (when printed at A1)  
**Date:** 7/12/22  
**Time:** 15:31  
**Camera make & model, sensor format & lens:**  
 Canon EOS 6D FFS, Canon 50mm Lens  
**Horizontal Field of View:** 87°  
**Direction of View:** 060° (bearing from North)  
**Viewing distance:** To be viewed at comfortable arm's length

date 11/04/25 drwn/chkd HT / TRJ

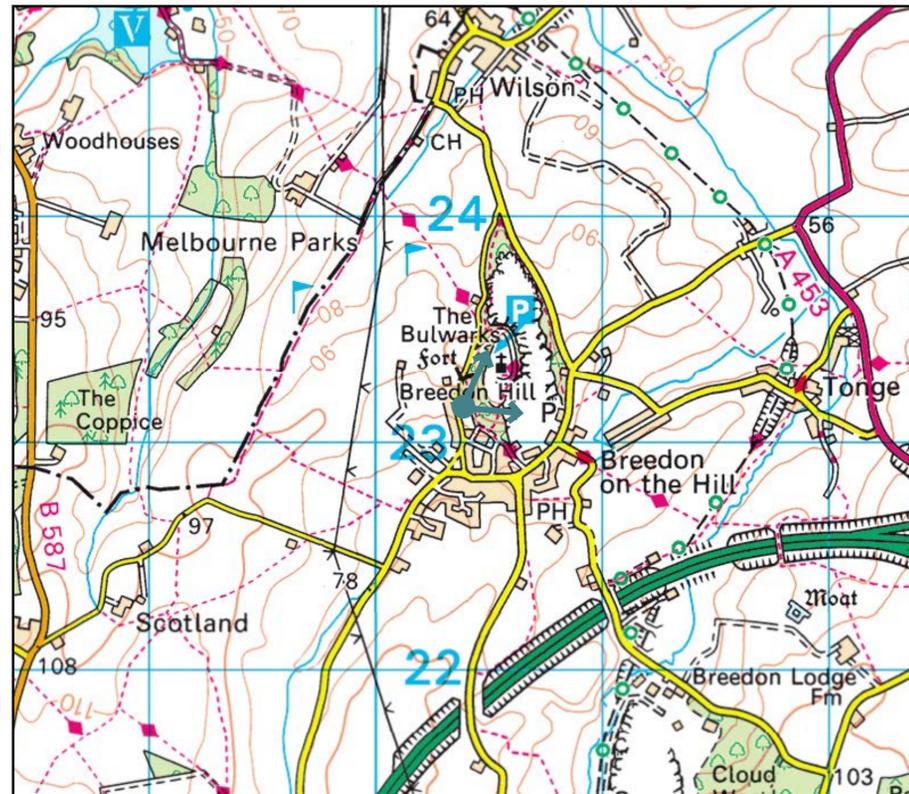
client Segro  
project East Midlands Gateway 2

title PHOTOVIEWPOINT U - EXISTING VIEW (DCO)  
number FIGURE 9.21 rev -

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Photo Viewpoint V



**Visualisation Type:** Type 1  
**Projection:** 'cylindrical'  
**Enlargement factor:** 100% (when printed at A1)  
**Date:** 7/12/22  
**Time:** 15:12  
**Camera make & model, sensor format & lens:**  
 Canon EOS 6D FFS, Canon 50mm Lens  
**Horizontal Field of View:** 87°  
**Direction of View:** 060° (bearing from North)  
**Viewing distance:** To be viewed at comfortable arm's length

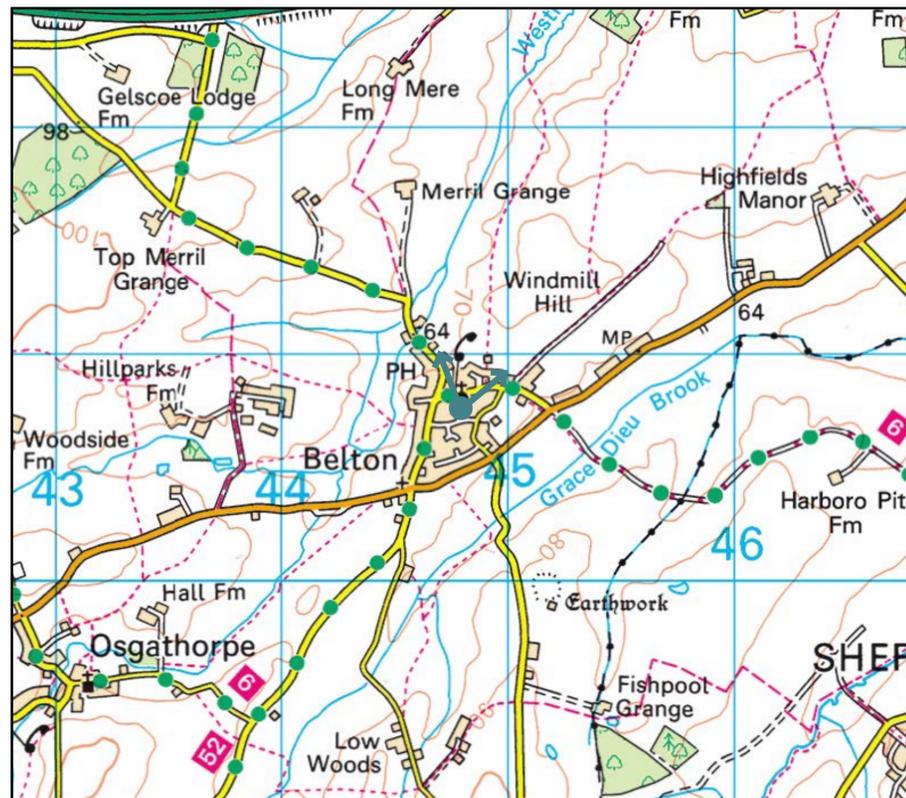
date 11/04/25 drwn/chkd HT / TRJ

client  
**Segro**  
 project  
**East Midlands Gateway 2**

title  
**PHOTOVIEWPOINT V - EXISTING VIEW (DCO)**  
 number **FIGURE 9.22** rev -



Photo Viewpoint W



**Visualisation Type:** Type 1  
**Projection:** 'cylindrical'  
**Enlargement factor:** 100% (when printed at A1)  
**Date:** 7/12/22  
**Time:** 14:42  
**Camera make & model, sensor format & lens:**  
 Canon EOS 6D FFS, Canon 50mm Lens  
**Horizontal Field of View:** 87°  
**Direction of View:** 015° (bearing from North)  
**Viewing distance:** To be viewed at comfortable arm's length

date 11/04/25 drwn/chkd HT / TRJ

client  
**Segro**  
 project  
**East Midlands Gateway 2**

title  
**PHOTOVIEWPOINT W - EXISTING VIEW (DCO)**

number  
**FIGURE 9.23**



EMA Control Tower

General direction of the site

Housing on northern edge of Shepshed

Photo Viewpoint X



**Visualisation Type:** Type 1  
**Projection:** 'cylindrical'  
**Enlargement factor:** 100% (when printed at A1)  
**Date:** 7/12/22  
**Time:** 13:52  
**Camera make & model, sensor format & lens:** Canon EOS 6D FFS, Canon 50mm Lens  
**Horizontal Field of View:** 87°  
**Direction of View:** 330° (bearing from North)  
**Viewing distance:** To be viewed at comfortable arm's length

date 11/04/25 drwn/chkd HT / TRJ

client Segro  
 project East Midlands Gateway 2

title PHOTVIEWPOINT X - EXISTING VIEW (DCO)

number FIGURE 9.24 rev -

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Photo Viewpoint Y



**Visualisation Type:** Type 1  
**Projection:** 'cylindrical'  
**Enlargement factor:** 100% (when printed at A1)  
**Date:** 7/12/22  
**Time:** 14:16  
**Camera make & model, sensor format & lens:**  
 Canon EOS 6D FFS, Canon 50mm Lens  
**Horizontal Field of View:** 87°  
**Direction of View:** 000° (bearing from North)  
**Viewing distance:** To be viewed at comfortable arm's length

date 11/04/25 drwn/chkd HT / TRJ

client  
**Segro**  
 project  
**East Midlands Gateway 2**

title  
**PHOTOVIEWPOINT Y - EXISTING VIEW (DCO)**

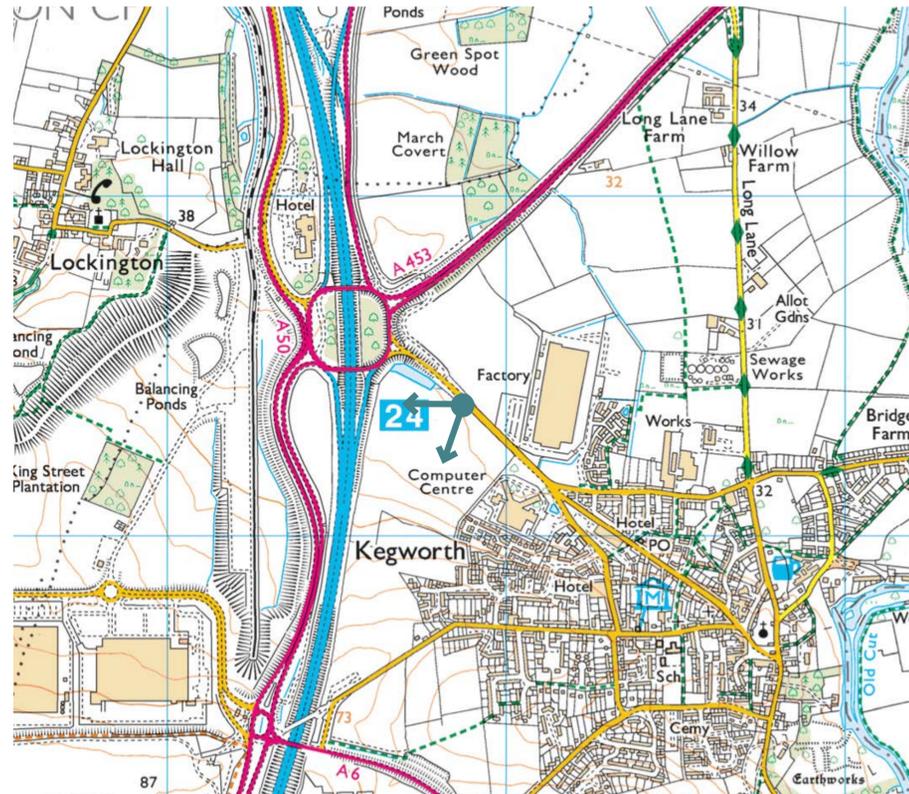
number  
**FIGURE 9.25**

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East Midlands Gateway  
(XPO Unit)

Photo Viewpoint EMG1 a



**Visualisation Type:** Type 1  
**Projection:** 'cylindrical'  
**Enlargement factor:** 100% (when printed at A1)  
**Date:** 10/04/25  
**Time:** 10:36  
**Camera make & model, sensor format & lens:**  
 Canon EOS 6D FFS, Canon 50mm Lens  
**Horizontal Field of View:** 87°  
**Direction of View:** 235° (bearing from North)  
**Viewing distance:** To be viewed at comfortable arm's length

date 11/04/25 drwn/chkd HT / TRJ

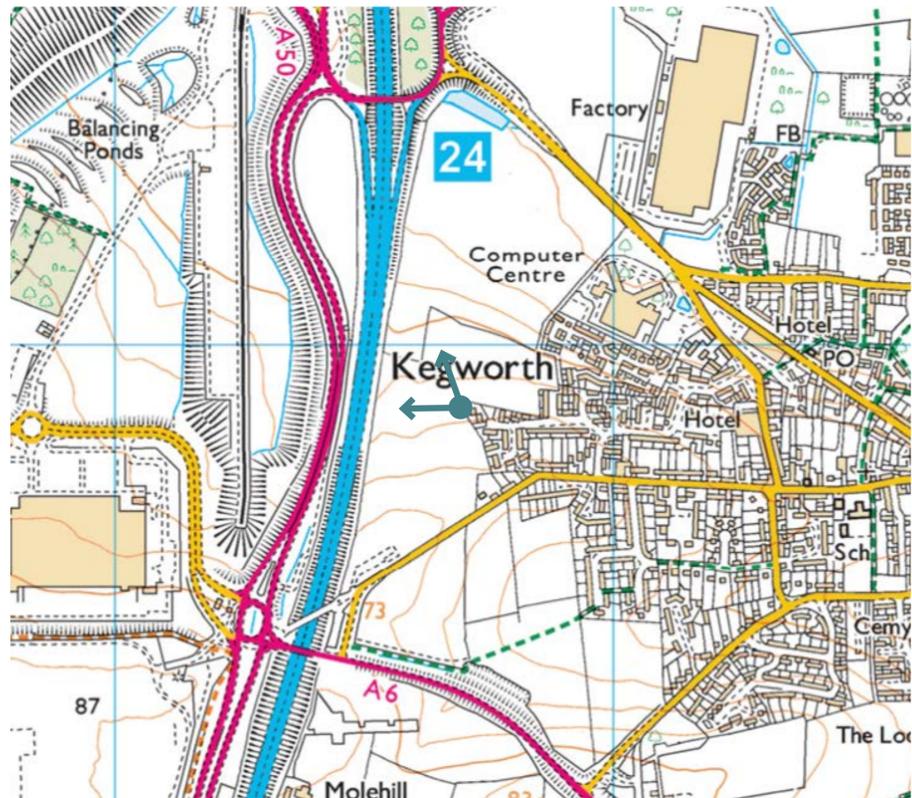
client  
**Segro**  
 project  
**East Midlands Gateway 2**

title  
**PHOTOVIEWPOINT EMG1 a - EXISTING VIEW (MCO)**

number **FIGURE 10.1** rev -



Photo Viewpoint EMG1 b



**Visualisation Type:** Type 1  
**Projection:** 'cylindrical'  
**Enlargement factor:** 100% (when printed at A1)  
**Date:** 02/12/24  
**Time:** 09:48  
**Camera make & model, sensor format & lens:**  
 Canon EOS 6D FFS, Canon 50mm Lens  
**Horizontal Field of View:** 87°  
**Direction of View:** 305° (bearing from North)  
**Viewing distance:** To be viewed at comfortable arm's length

date 11/04/25 drwn/chkd HT / TRJ

client  
**Segro**  
 project  
**East Midlands Gateway 2**

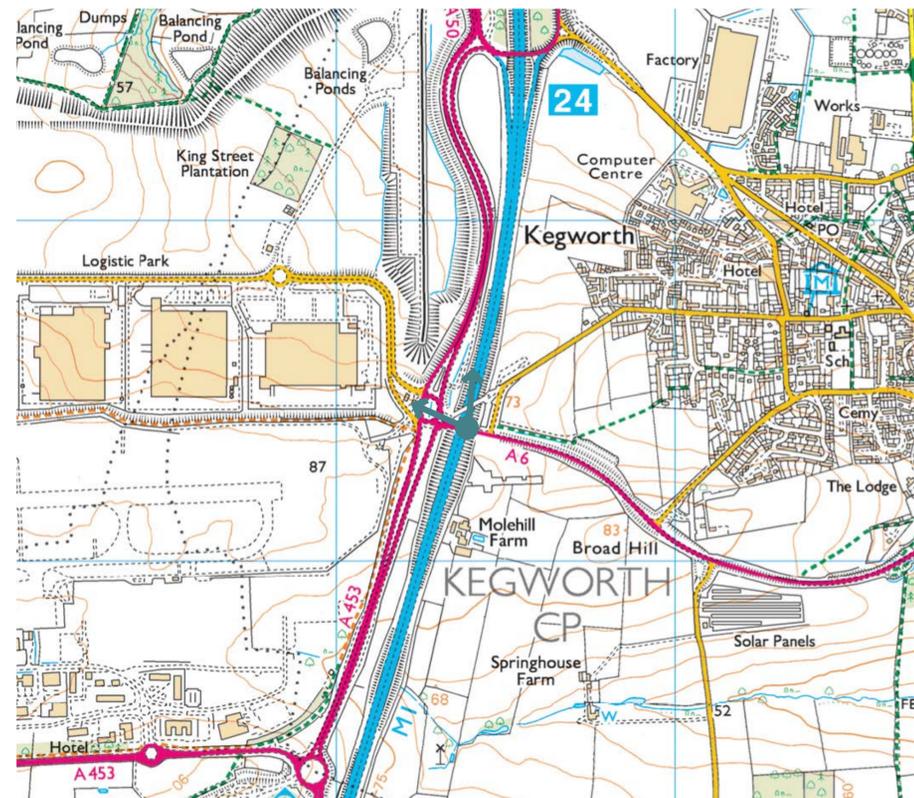
title  
**PHOTOVIEWPOINT EMG1 b - EXISTING VIEW (MCO)**

number  
**FIGURE 10.2**

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Photo Viewpoint EMG1 c



**Visualisation Type:** Type 1  
**Projection:** 'cylindrical'  
**Enlargement factor:** 100% (when printed at A1)  
**Date:** 10/04/25  
**Time:** 11:03  
**Camera make & model, sensor format & lens:**  
 Canon EOS 6D FFS, Canon 50mm Lens  
**Horizontal Field of View:** 87°  
**Direction of View:** 330° (bearing from North)  
**Viewing distance:** To be viewed at comfortable arm's length

date 11/04/25 drwn/chkd HT / TRJ

client  
**Segro**  
 project  
**East Midlands Gateway 2**

title  
**PHOTOVIEWPOINT EMG1 c - EXISTING VIEW (MCO)**

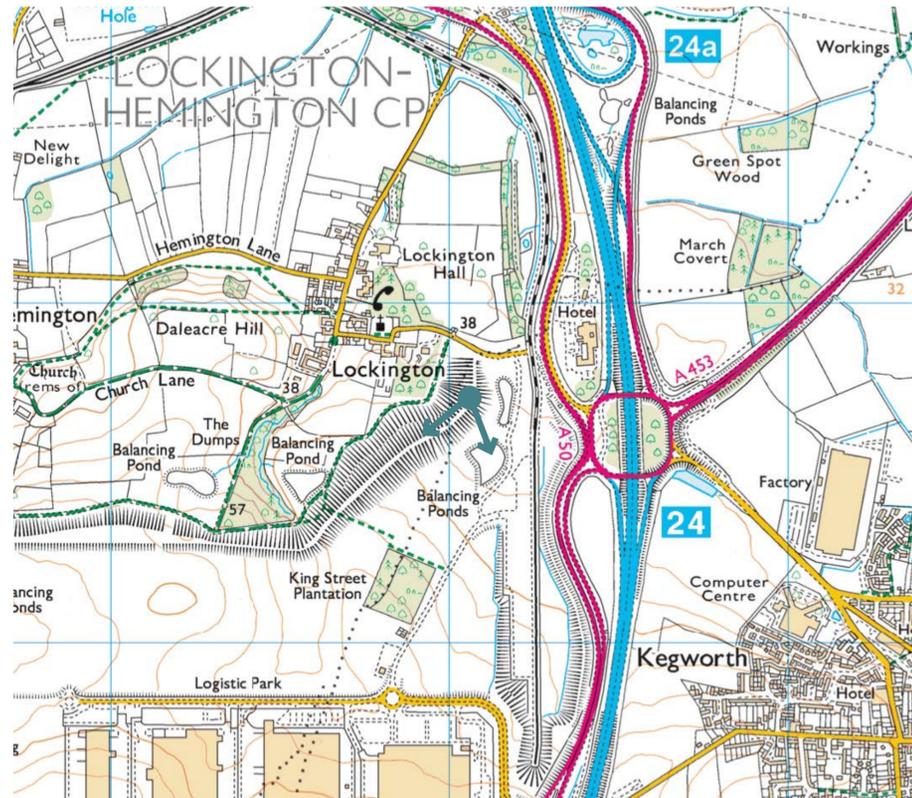
number **FIGURE 10.3** rev -

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Photo Viewpoint EMG1 d



**Visualisation Type:** Type 1  
**Projection:** 'cylindrical'  
**Enlargement factor:** 100% (when printed at A1)  
**Date:** 10/04/25  
**Time:** 14:41  
**Camera make & model, sensor format & lens:**  
 Canon EOS 6D FFS, Canon 50mm Lens  
**Horizontal Field of View:** 87°  
**Direction of View:** 195° (bearing from North)  
**Viewing distance:** To be viewed at comfortable arm's length

date 11/04/25 drwn/chkd HT / TRJ

client  
**Segro**  
 project  
**East Midlands Gateway 2**

title  
**PHOTOVIEWPOINT EMG1 d - EXISTING VIEW (MCO)**

number **FIGURE 10.4** rev -



Photo Viewpoint EMG1 e



**Visualisation Type:** Type 1  
**Projection:** 'cylindrical'  
**Enlargement factor:** 100% (when printed at A1)  
**Date:** 10/04/25  
**Time:** 10:05  
**Camera make & model, sensor format & lens:**  
 Canon EOS 6D FFS, Canon 50mm Lens  
**Horizontal Field of View:** 87°  
**Direction of View:** 235° (bearing from North)  
**Viewing distance:** To be viewed at comfortable arm's length

date 11/04/25 drwn/chkd HT / TRJ

client  
**Segro**  
 project  
**East Midlands Gateway 2**

title  
**PHOTOVIEWPOINT EMG1 e - EXISTING VIEW (MCO)**  
 number  
**FIGURE 10.5**  
 rev -