

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

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

ENVIRONMENTAL STATEMENT

**Technical Appendices**

Appendix 10B (Part 3 of 4)

# Landscape and Visual Impact Assessment (LVIA) Figures

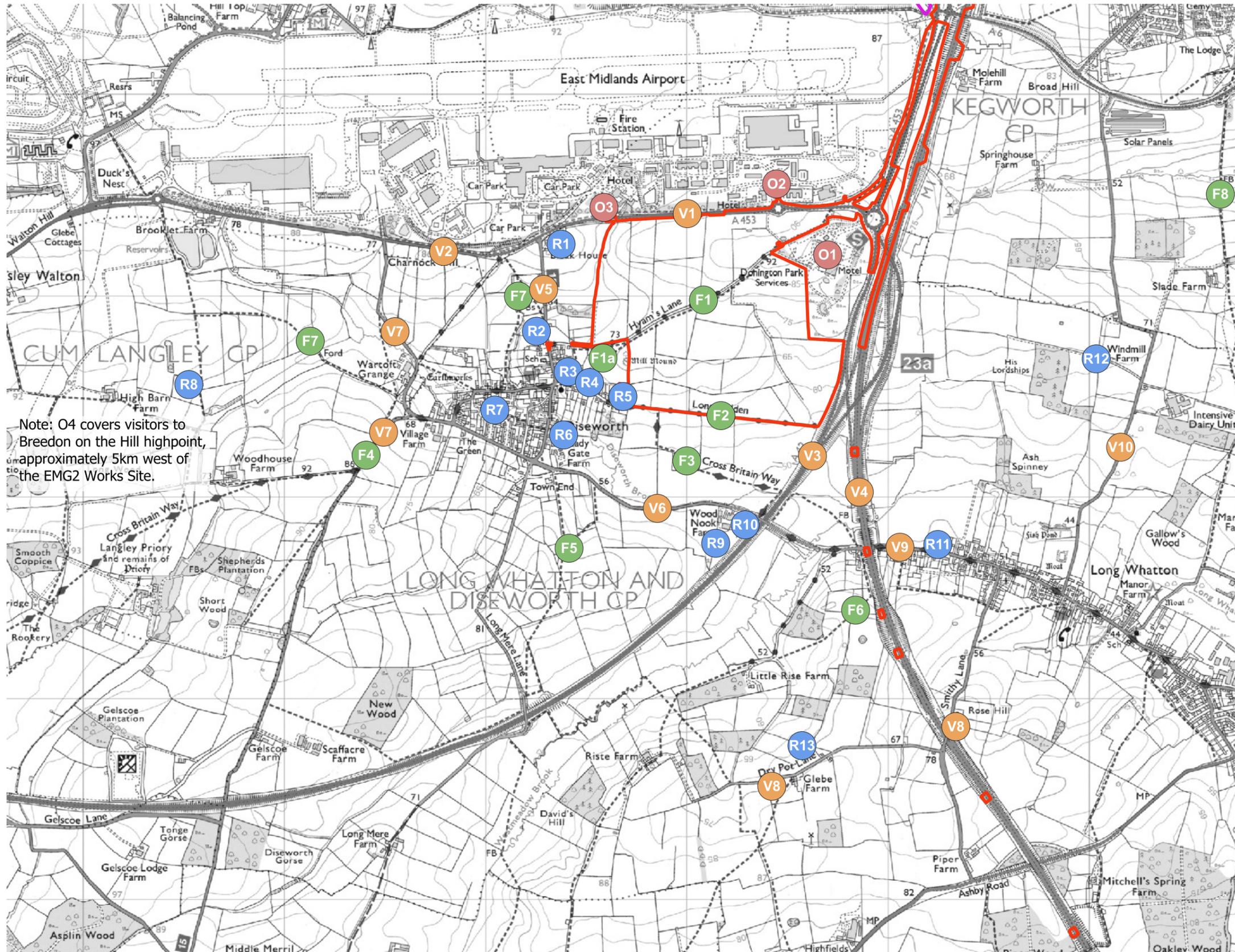
February 2026

# 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**



Note: O4 covers visitors to Breedon on the Hill highpoint, approximately 5km west of the EMG2 Works Site.

Note: R14, F9 and V11 cover other more distant receptors (generally 3km+) to the south, south west and south east of the EMG2 Works Site



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

- Visual Receptors**
- Residential Properties (with Reference)
  - Public Rights of Way or other footways or cycleways (with Reference)
  - Other Visual Receptors (with Reference)
  - Roads and Transport (with Reference)

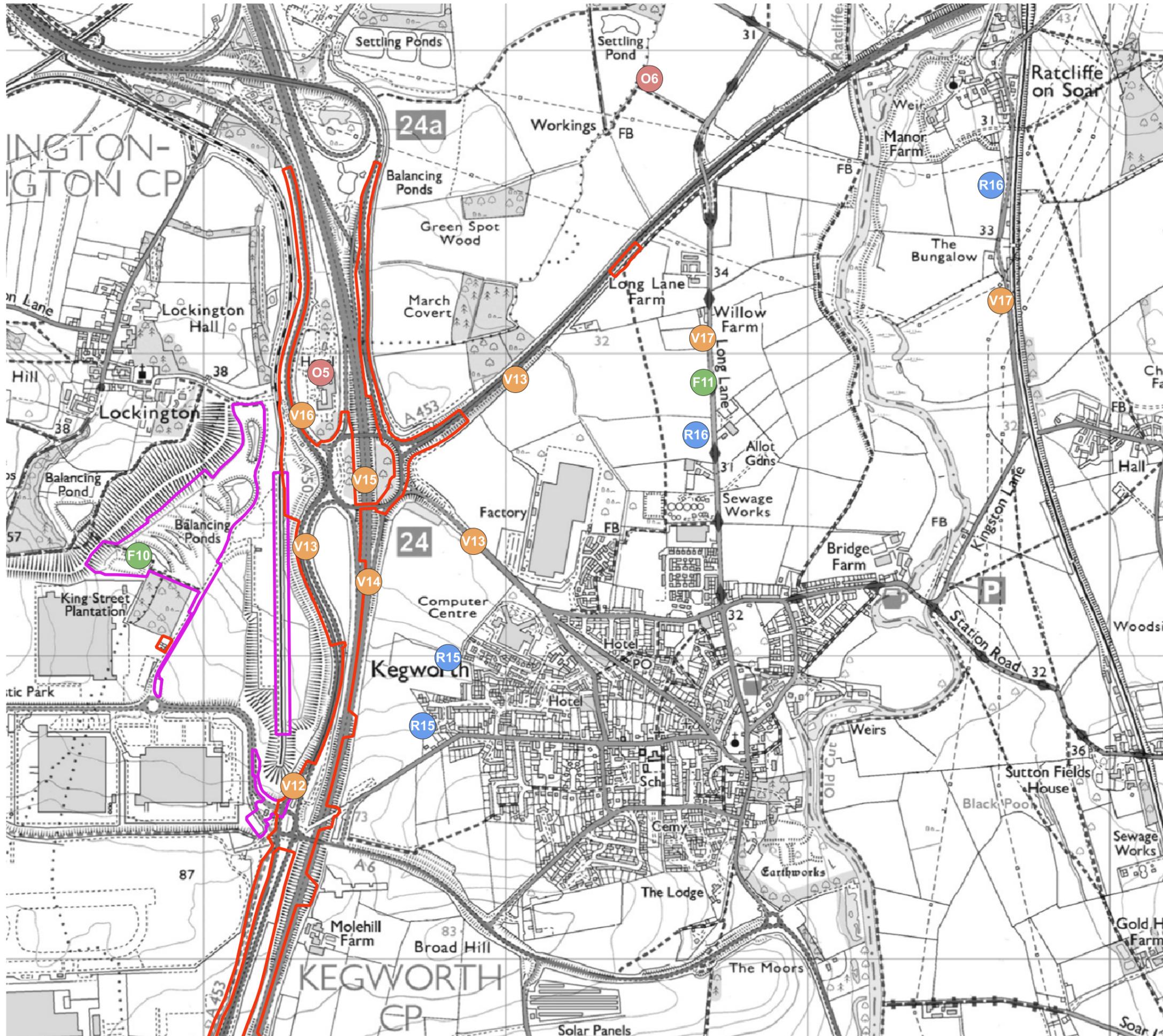
date: 30/01/26 drwn/chkd  
HT/TRJ

client: **SEGRO**  
project:

**East Midlands Gateway 2**

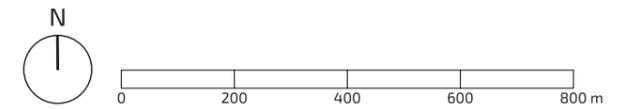
title: **Visual Receptors [EMG2 Works]** scale  
1:20,000 @ A3

number: **FIGURE 11.1** rev  
-



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**KEY**

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

**Visual Receptors**

- Residential Properties (with Reference)
- Public Rights of Way or other footways or cycleways (with Reference)
- Other Visual Receptors (with Reference)
- Roads and Transport (with Reference)

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

client **SEGRO**  
project

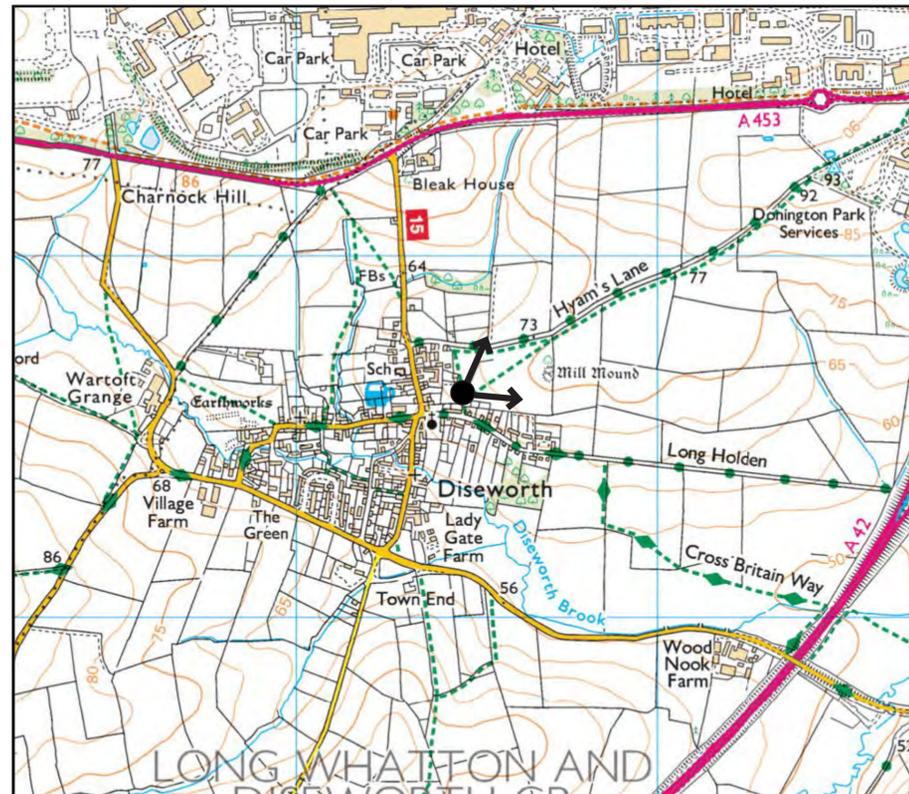
**East Midlands Gateway 2**

title **Visual Receptors [EMG1 Works and Highway Works]** scale 1:12,500 @ A3

number **FIGURE 11.2** rev -



Photo Viewpoint A



**Visualisation Type:** Type 1  
**Projection:** 'cylindrical'  
**Enlargement factor:** 100% (when printed at A1)  
**Date:** 02/12/24  
**Time:** 12:11  
**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)  
**Location:** 445456.788, 324627.557, 69.026m AOD (Eye Level)  
**Height of camera lens above ground:** 1.6m  
**Distance to proposed building:** 460m  
**Viewing distance:** To be viewed at comfortable arm's length

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

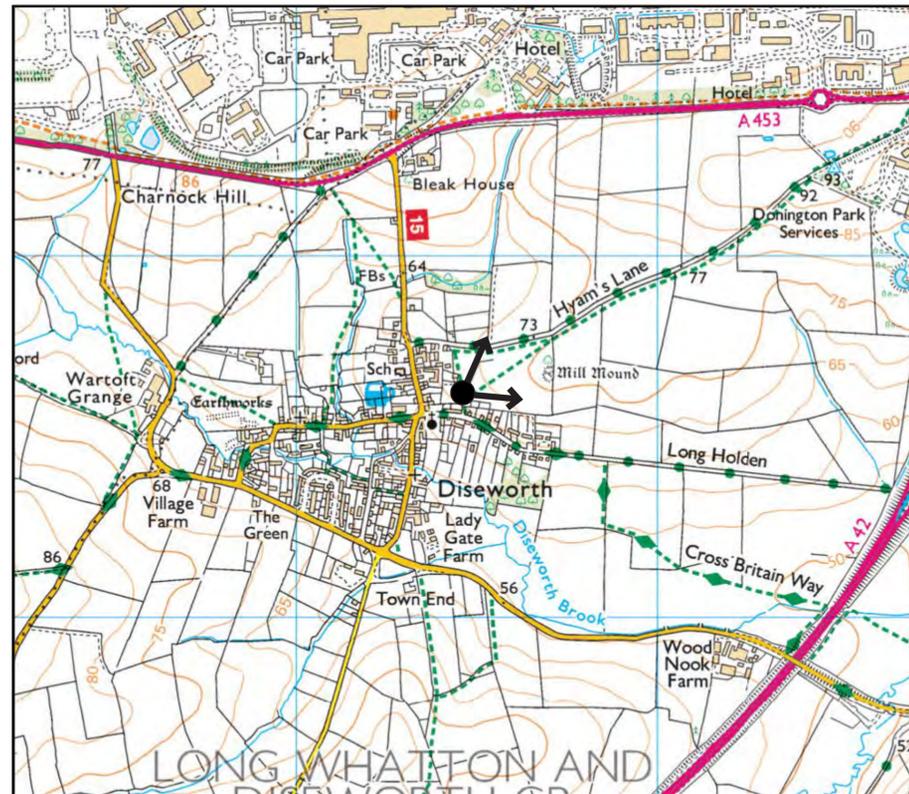
client  
**SEGRO**  
 project  
**East Midlands Gateway 2**

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

number  
**FIGURE 12.1**
rev  
**C**



Photo Viewpoint A



**Visualisation Type:** Type 4  
**Projection:** 'cylindrical'  
**Enlargement factor:** 100% (when printed at A1)  
**Date:** 02/12/24  
**Time:** 12:11  
**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)  
**Location:** 445456.788, 324627.557, 69.026m AOD (Eye Level)  
**Height of camera lens above ground:** 1.6m  
**Distance to proposed building:** 460m  
**Viewing distance:** To be viewed at comfortable arm's length

**Notes**

**Source Drawings:**

- EMG1-UMC-SI-01-DR-A-0085-P5 - Illustrative Masterplan,
- EMG2-UMC-SI-01-DR-A-0089-P9 - Illustrative Masterplan
- EMG1-UMC-SI-01-DR-A-0086-P6 - Parameters Plan
- EMG2-UMC-SI-01-DR-A-0088-P7 - Parameters Plan
- EMG2-BWB-HGN-ZZ-M2-CH-0600\_Finished levels

Type 4 visualisations have been prepared in accordance with Visual Representation of Development Proposals Technical Guidance Note 06/19, Landscape Institute, and Guidelines for Landscape and Visual Impact Assessment 3rd edition (GLVIA3.)  
 Printing note: To give the correct viewing distance the sheet should be printed at A1. To be viewed at comfortable arms length.

 Extent of maximum development height parameter

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

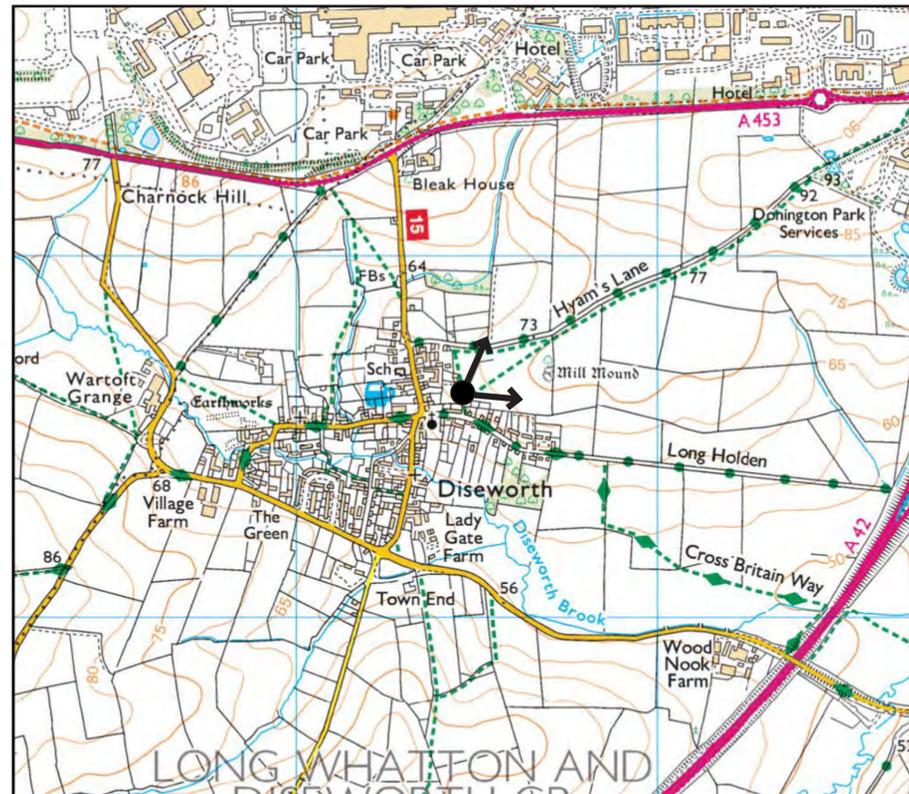
client  
**SEGRO**  
 project  
**East Midlands Gateway 2**

title  
**VP A - PHOTOMONTAGE YEAR 0 (DCO)**

number **FIGURE 12.2** rev **C**



Photo Viewpoint A



**Visualisation Type:** Type 4  
**Projection:** 'cylindrical'  
**Enlargement factor:** 100% (when printed at A1)  
**Date:** 02/12/24  
**Time:** 12:11  
**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)  
**Location:** 445456.788, 324627.557, 69.026m AOD (Eye Level)  
**Height of camera lens above ground:** 1.6m  
**Distance to proposed building:** 460m  
**Viewing distance:** To be viewed at comfortable arm's length

**Notes**

**Source Drawings:**  
 EMG1-UMC-SI-01-DR-A-0085-P5 - Illustrative Masterplan,  
 EMG2-UMC-SI-01-DR-A-0089-P9 - Illustrative Masterplan  
 EMG1-UMC-SI-01-DR-A-0086-P6 - Parameters Plan  
 EMG2-UMC-SI-01-DR-A-0088-P7 - Parameters Plan  
 EMG2-BWB-HGN-ZZ-M2-CH-0600\_Finished levels

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 Printing note: To give the correct viewing distance the sheet should be printed at A1. To be viewed at comfortable arms length.

 Extent of maximum development height parameter

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

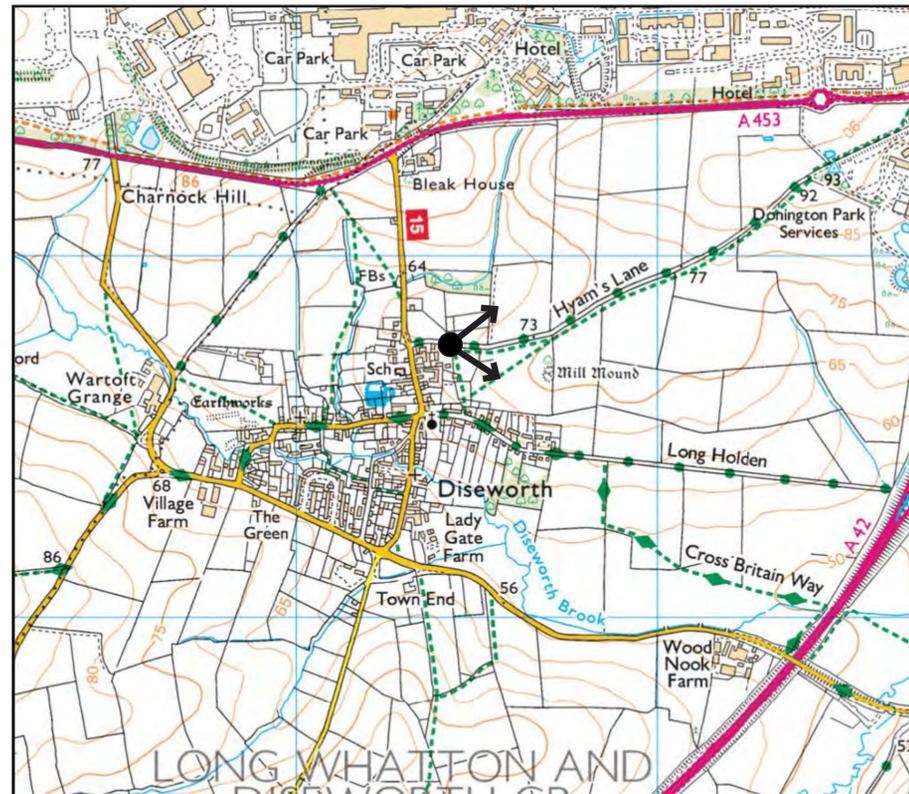
client SEGRO  
 project East Midlands Gateway 2

title VP A - PHOTOMONTAGE YEAR 15 (DCO)

number **FIGURE 12.3** rev **C**



Photo Viewpoint B



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**Enlargement factor:** 100% (when printed at A1)  
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**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)  
**Location:** 445422.629, 324757.746, 68.800m AOD (Eye Level)  
**Height of camera lens above ground:** 1.6m  
**Distance to proposed building:** 505m  
**Viewing distance:** To be viewed at comfortable arm's length

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

client  
**SEGRO**  
 project  
**East Midlands Gateway 2**

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

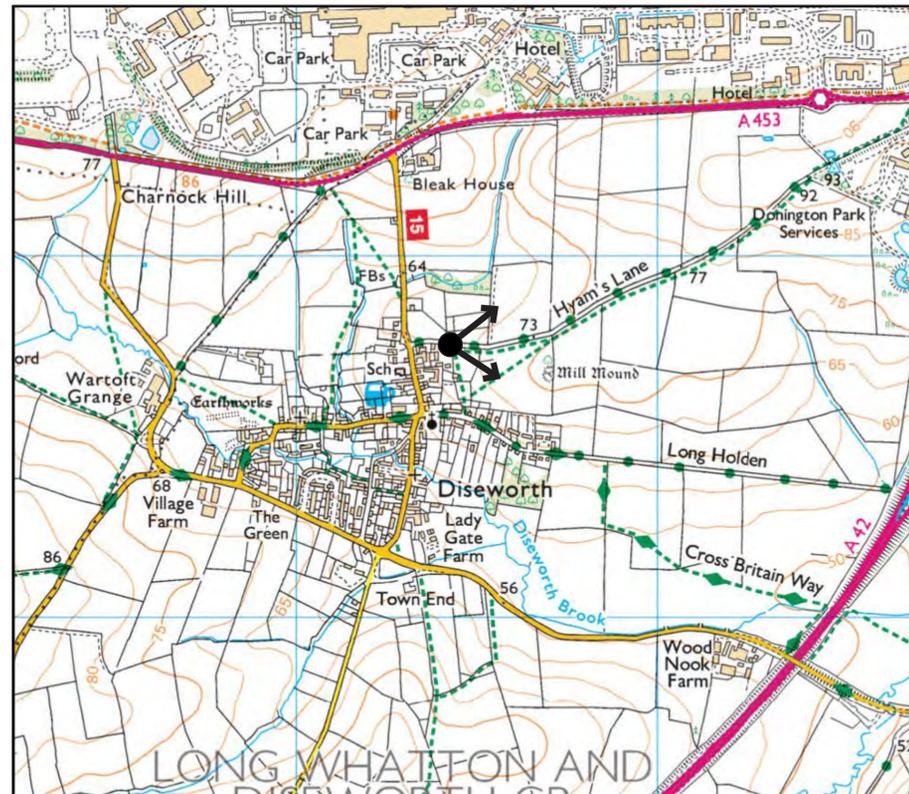
number  
**FIGURE 12.4** rev **C**

**FPCR** | environment & design

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Photo Viewpoint B



**Visualisation Type:** Type 4  
**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)  
**Location:** 445422.629, 324757.746, 68.800m AOD (Eye Level)  
**Height of camera lens above ground:** 1.6m  
**Distance to proposed building:** 505m  
**Viewing distance:** To be viewed at comfortable arm's length

**Notes**

**Source Drawings:**

- EMG1-UMC-SI-01-DR-A-0085-P5 - Illustrative Masterplan,
- EMG2-UMC-SI-01-DR-A-0089-P9 - Illustrative Masterplan
- EMG1-UMC-SI-01-DR-A-0086-P6 - Parameters Plan
- EMG2-UMC-SI-01-DR-A-0088-P7 - Parameters Plan
- EMG2-BWB-HGN-ZZ-M2-CH-0600\_Finished levels

Type 4 visualisations have been prepared in accordance with Visual Representation of Development Proposals Technical Guidance Note 06/19, Landscape Institute, and Guidelines for Landscape and Visual Impact Assessment 3rd edition (GLVIA3.)  
 Printing note: To give the correct viewing distance the sheet should be printed at A1. To be viewed at comfortable arms length.

 Extent of maximum development height parameter

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

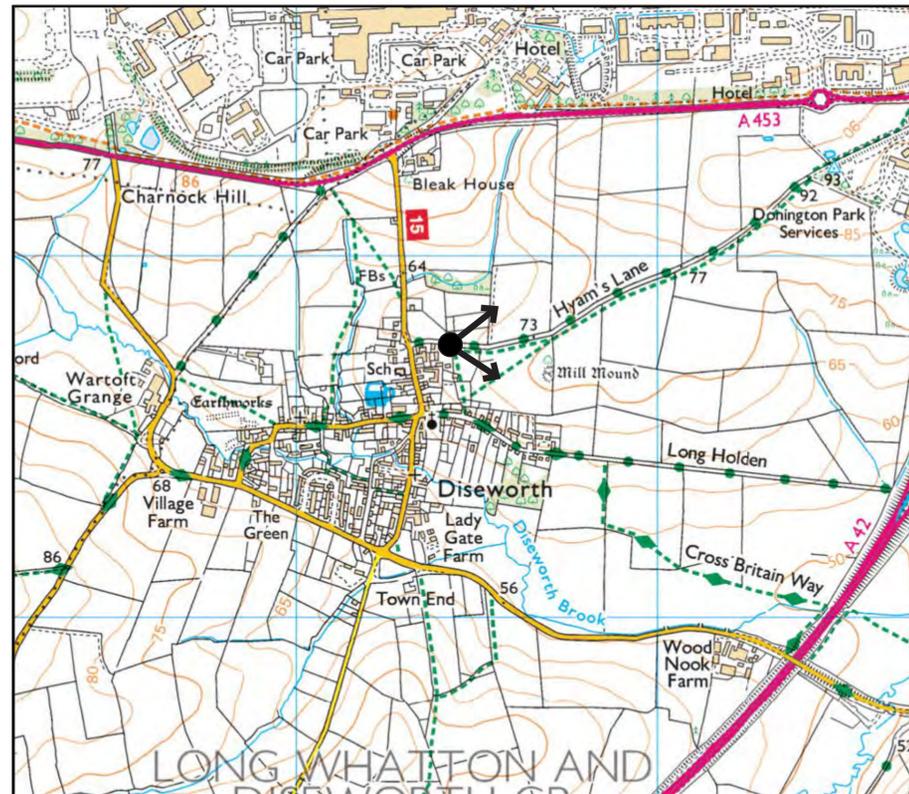
client SEGRO  
 project East Midlands Gateway 2

title VP B - PHOTOMONTAGE YEAR 0 (DCO)

number FIGURE 12.5 rev C



Photo Viewpoint B



**Visualisation Type:** Type 4  
**Projection:** 'cylindrical'  
**Enlargement factor:** 100% (when printed at A1)  
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**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)  
**Location:** 445422.629, 324757.746, 68.800m AOD (Eye Level)  
**Height of camera lens above ground:** 1.6m  
**Distance to proposed building:** 505m  
**Viewing distance:** To be viewed at comfortable arm's length

**Notes**

**Source Drawings:**

- EMG1-UMC-SI-01-DR-A-0085-P5 - Illustrative Masterplan,
- EMG2-UMC-SI-01-DR-A-0089-P9 - Illustrative Masterplan
- EMG1-UMC-SI-01-DR-A-0086-P6 - Parameters Plan
- EMG2-UMC-SI-01-DR-A-0088-P7 - Parameters Plan
- EMG2-BWB-HGN-ZZ-M2-CH-0600\_Finished levels

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 Printing note: To give the correct viewing distance the sheet should be printed at A1. To be viewed at comfortable arms length.

 Extent of maximum development height parameter

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

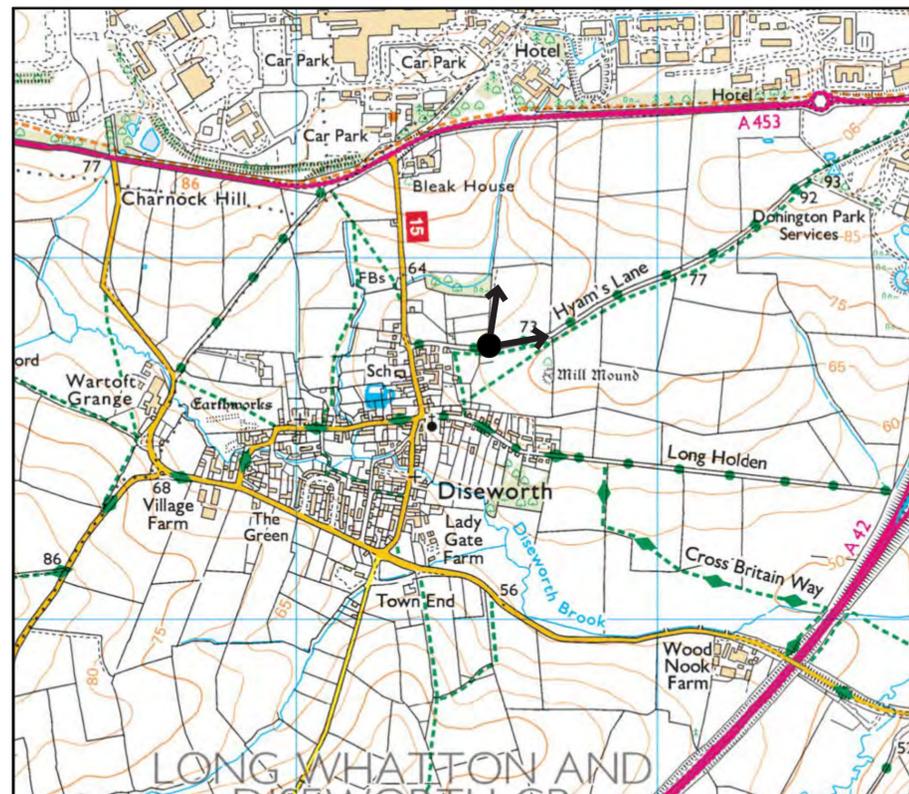
client SEGRO  
 project East Midlands Gateway 2

title VP B - PHOTOMONTAGE YEAR 15 (DCO)

number **FIGURE 12.6** rev C



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:** 065° (bearing from North)  
**Location:** 445530.710, 324759.820, 72.753m AOD (Eye Level)  
**Height of camera lens above ground:** 1.6m  
**Distance to proposed building:** 380km  
**Viewing distance:** To be viewed at comfortable arm's length

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

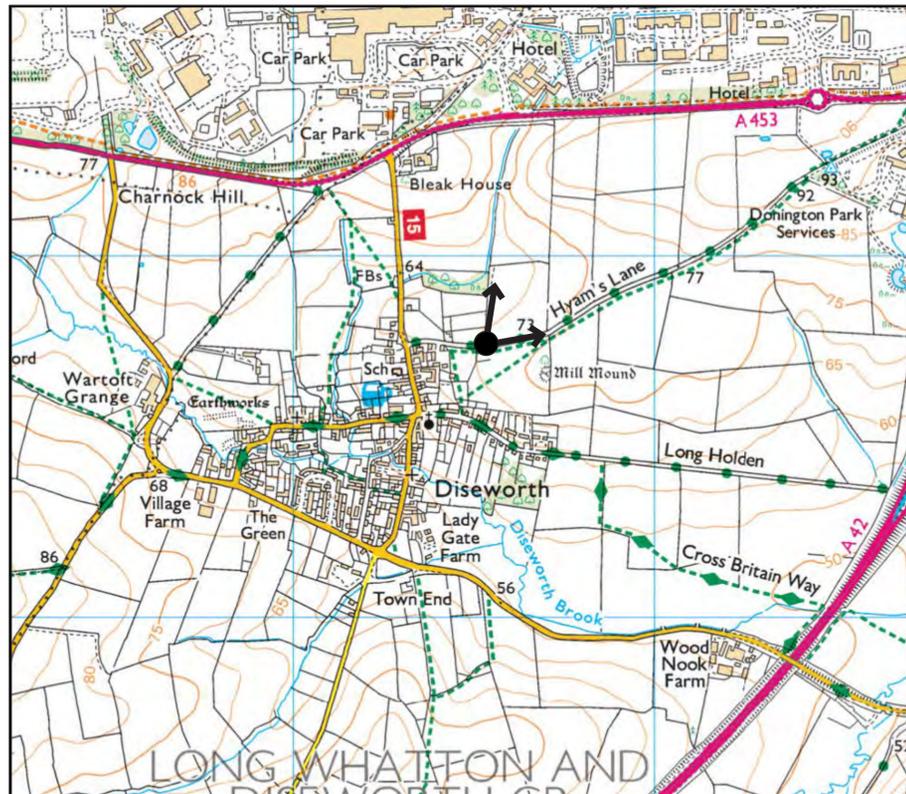
client  
**SEGRO**  
 project  
**East Midlands Gateway 2**

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

number  
**FIGURE 12.7** rev **C**



Photo Viewpoint C



**Visualisation Type:** Type 4  
**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:** 065° (bearing from North)  
**Location:** 445530.710, 324759.820, 72.753m AOD (Eye Level)  
**Height of camera lens above ground:** 1.6m  
**Distance to proposed building:** 380km  
**Viewing distance:** To be viewed at comfortable arm's length

**Notes**  
**Source Drawings:**  
 EMG1-UMC-SI-01-DR-A-0085-P5 - Illustrative Masterplan,  
 EMG2-UMC-SI-01-DR-A-0089-P9 - Illustrative Masterplan  
 EMG1-UMC-SI-01-DR-A-0086-P6 - Parameters Plan  
 EMG2-UMC-SI-01-DR-A-0088-P7 - Parameters Plan  
 EMG2-BWB-HGN-ZZ-M2-CH-0600\_Finished levels

Type 4 visualisations have been prepared in accordance with Visual Representation of Development Proposals Technical Guidance Note 06/19, Landscape Institute, and Guidelines for Landscape and Visual Impact Assessment 3rd edition (GLVIA3.)  
 Printing note: To give the correct viewing distance the sheet should be printed at A1. To be viewed at comfortable arms length.

 Extent of maximum development height parameter

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

client SEGRO  
 project East Midlands Gateway 2

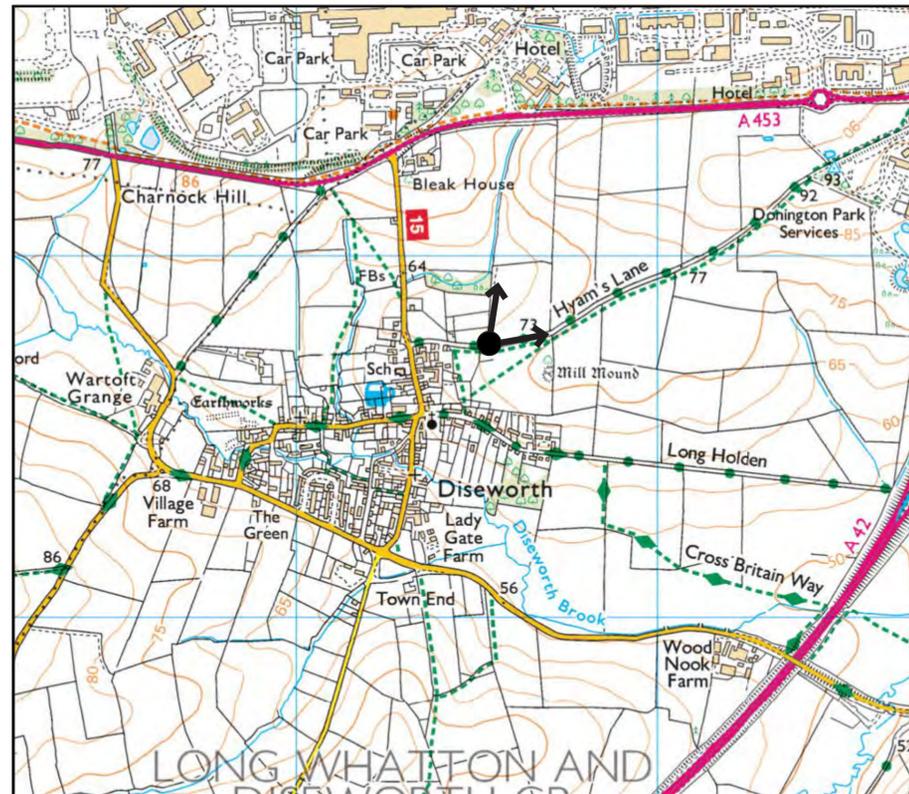
title VP C - PHOTOMONTAGE YEAR 0 (DCO)

number **FIGURE 12.8** rev C

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Photo Viewpoint C



**Visualisation Type:** Type 4  
**Projection:** 'cylindrical'  
**Enlargement factor:** 100% (when printed at A1)  
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**Time:** 12:30  
**Camera make & model, sensor format & lens:**  
 Canon EOS 6D FFS, Canon 50mm Lens  
**Horizontal Field of View:** 87°  
**Direction of View:** 065° (bearing from North)  
**Location:** 445530.710, 324759.820, 72.753m AOD (Eye Level)  
**Height of camera lens above ground:** 1.6m  
**Distance to proposed building:** 380km  
**Viewing distance:** To be viewed at comfortable arm's length

**Notes**  
**Source Drawings:**  
 EMG1-UMC-SI-01-DR-A-0085-P5 - Illustrative Masterplan,  
 EMG2-UMC-SI-01-DR-A-0089-P9 - Illustrative Masterplan  
 EMG1-UMC-SI-01-DR-A-0086-P6 - Parameters Plan  
 EMG2-UMC-SI-01-DR-A-0088-P7 - Parameters Plan  
 EMG2-BWB-HGN-ZZ-M2-CH-0600\_Finished levels

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 Printing note: To give the correct viewing distance the sheet should be printed at A1. To be viewed at comfortable arms length.

Extent of maximum development height parameter

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

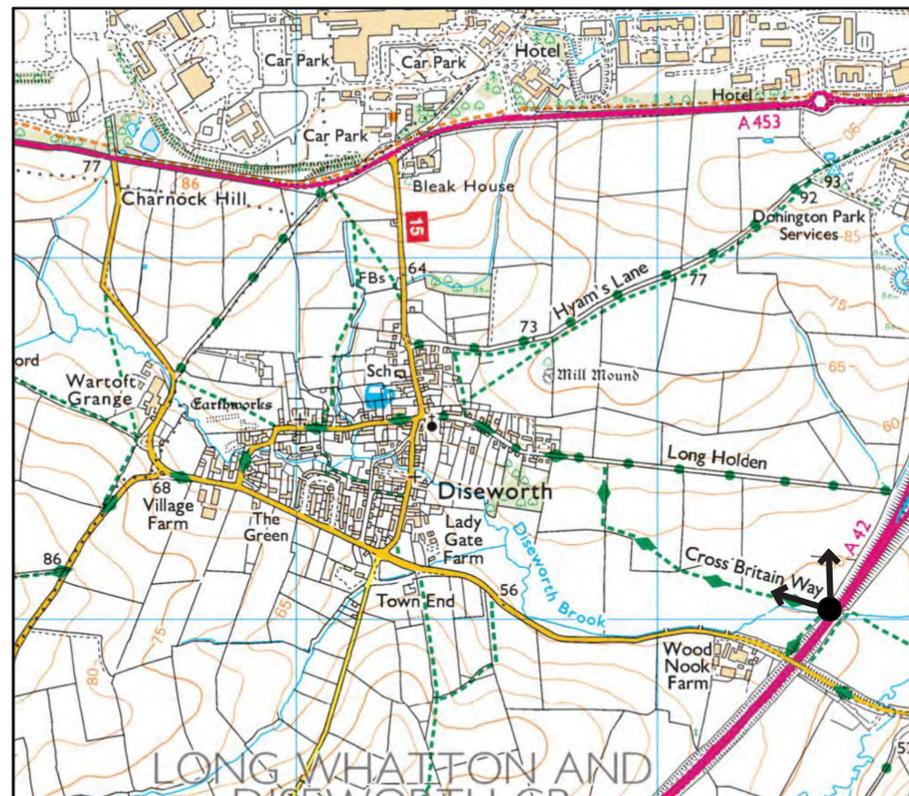
client SEGRO  
 project East Midlands Gateway 2

title VP C - PHOTOMONTAGE YEAR 15 (DCO)  
 number **FIGURE 12.9** rev C

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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)  
**Location:** 446472.939, 324032.268, 51.368m AOD (Eye Level)  
**Height of camera lens above ground:** 1.6m  
**Distance to proposed building:** 500m  
**Viewing distance:** To be viewed at comfortable arm's length

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

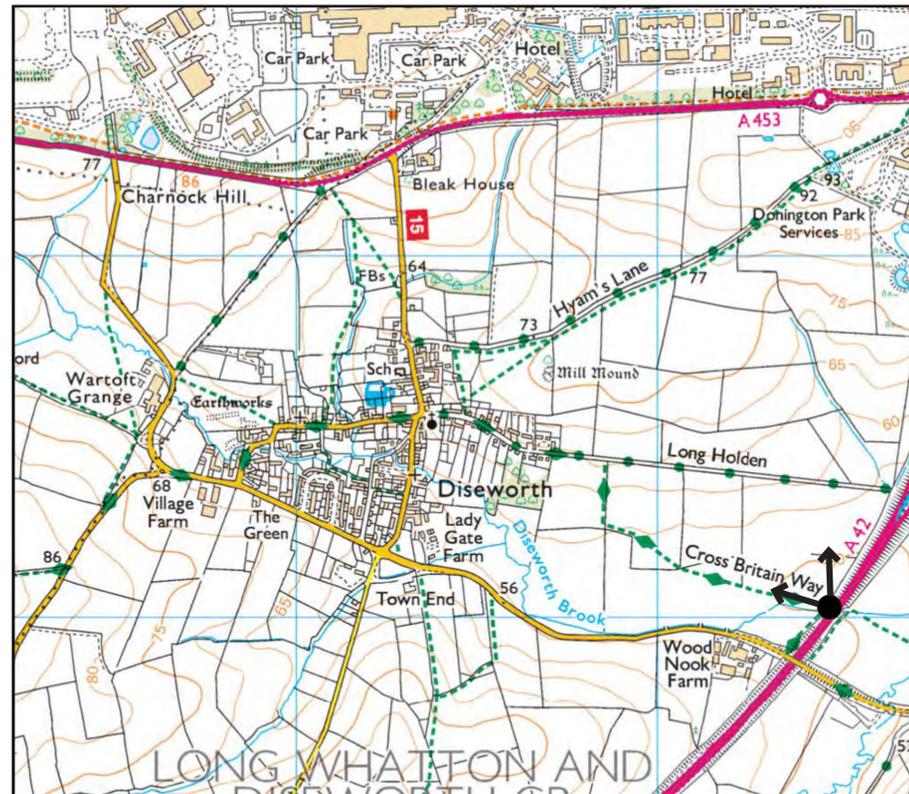
client  
**SEGRO**  
 project  
**East Midlands Gateway 2**

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

number  
**FIGURE 12.10**
rev  
**C**



Photo Viewpoint H



**Visualisation Type:** Type 4  
**Projection:** 'cylindrical'  
**Enlargement factor:** 100% (when printed at A1)  
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**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)  
**Location:** 446472.939, 324032.268, 51.368m AOD (Eye Level)  
**Height of camera lens above ground:** 1.6m  
**Distance to proposed building:** 500m  
**Viewing distance:** To be viewed at comfortable arm's length

**Notes**

**Source Drawings:**  
 EMG1-UMC-SI-01-DR-A-0085-P5 - Illustrative Masterplan,  
 EMG2-UMC-SI-01-DR-A-0089-P9 - Illustrative Masterplan  
 EMG1-UMC-SI-01-DR-A-0086-P6 - Parameters Plan  
 EMG2-UMC-SI-01-DR-A-0088-P7 - Parameters Plan  
 EMG2-BWB-HGN-ZZ-M2-CH-0600\_Finished levels

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 Printing note: To give the correct viewing distance the sheet should be printed at A1. To be viewed at comfortable arms length.

 Extent of maximum development height parameter

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

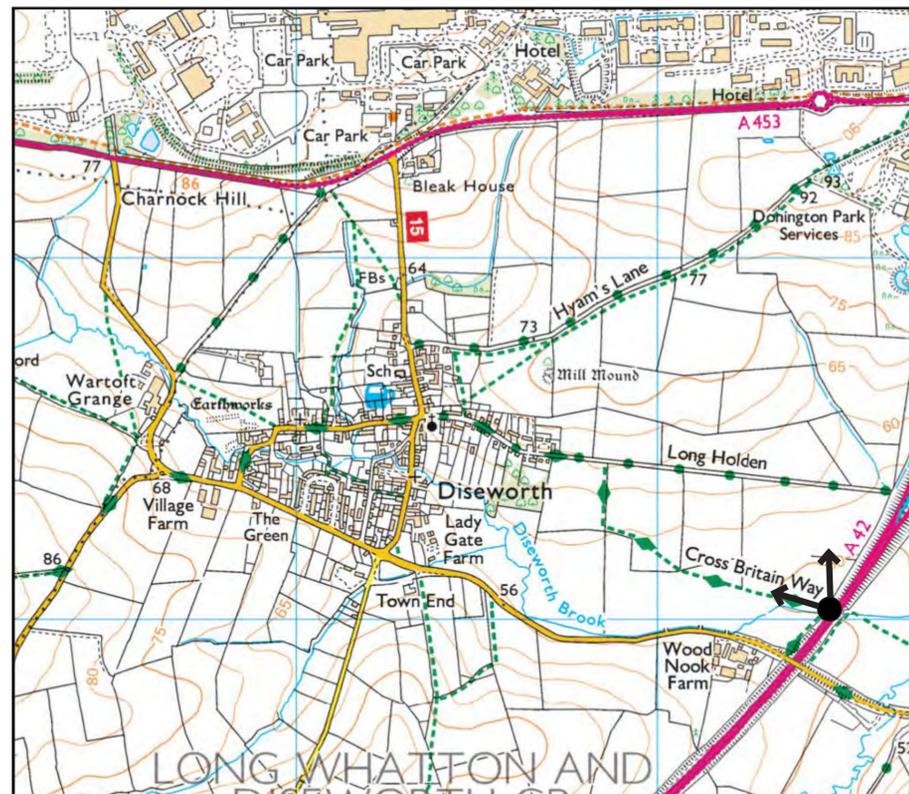
client SEGRO  
 project East Midlands Gateway 2

title VP H - PHOTOMONTAGE YEAR 0 (DCO)

number **FIGURE 12.11** rev **C**



Photo Viewpoint H



**Visualisation Type:** Type 4  
**Projection:** 'cylindrical'  
**Enlargement factor:** 100% (when printed at A1)  
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**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)  
**Location:** 446472.939, 324032.268, 51.368m AOD (Eye Level)  
**Height of camera lens above ground:** 1.6m  
**Distance to proposed building:** 500m  
**Viewing distance:** To be viewed at comfortable arm's length

**Notes**

**Source Drawings:**  
 EMG1-UMC-SI-01-DR-A-0085-P5 - Illustrative Masterplan,  
 EMG2-UMC-SI-01-DR-A-0089-P9 - Illustrative Masterplan  
 EMG1-UMC-SI-01-DR-A-0086-P6 - Parameters Plan  
 EMG2-UMC-SI-01-DR-A-0088-P7 - Parameters Plan  
 EMG2-BWB-HGN-ZZ-M2-CH-0600\_Finished levels

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 Printing note: To give the correct viewing distance the sheet should be printed at A1. To be viewed at comfortable arms length.

 Extent of maximum development height parameter

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

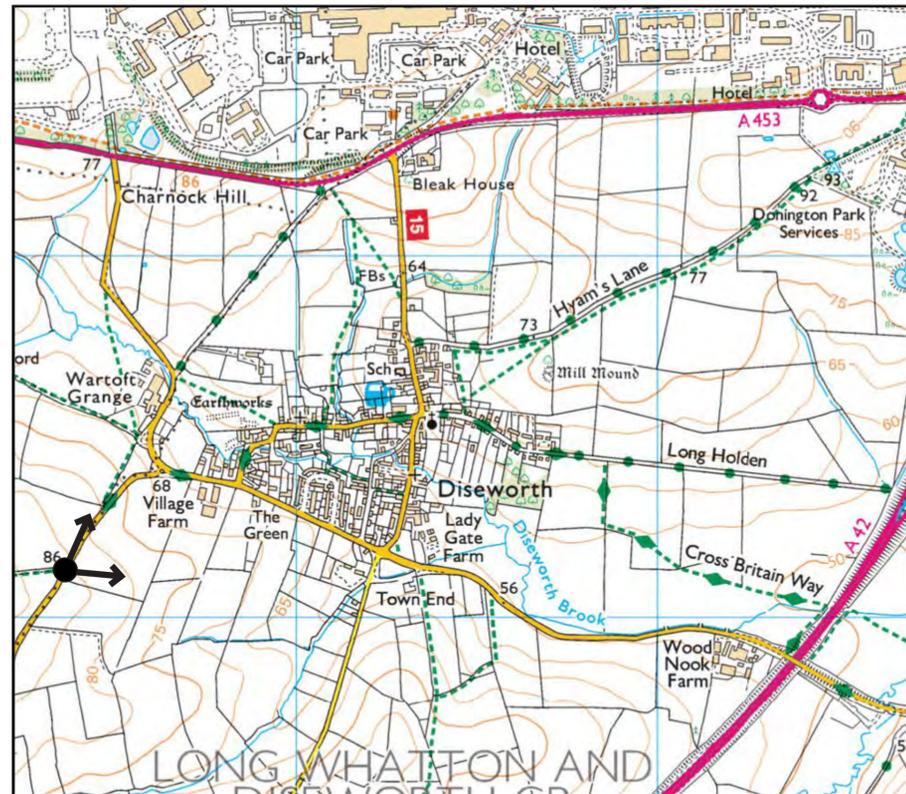
client SEGRO  
 project East Midlands Gateway 2

title VP H - PHOTOMONTAGE YEAR 15 (DCO)

number FIGURE 12.12 rev C



Photo Viewpoint I



**Visualisation Type:** Type 1  
**Projection:** 'cylindrical'  
**Enlargement factor:** 100% (when printed at A1)  
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**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)  
**Location:** 444357.000, 324137.302, 88.212m AOD (Eye Level)  
**Height of camera lens above ground:** 1.6m  
**Distance to proposed building:** 1.61km  
**Viewing distance:** To be viewed at comfortable arm's length

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

client  
**SEGRO**  
 project  
**East Midlands Gateway 2**

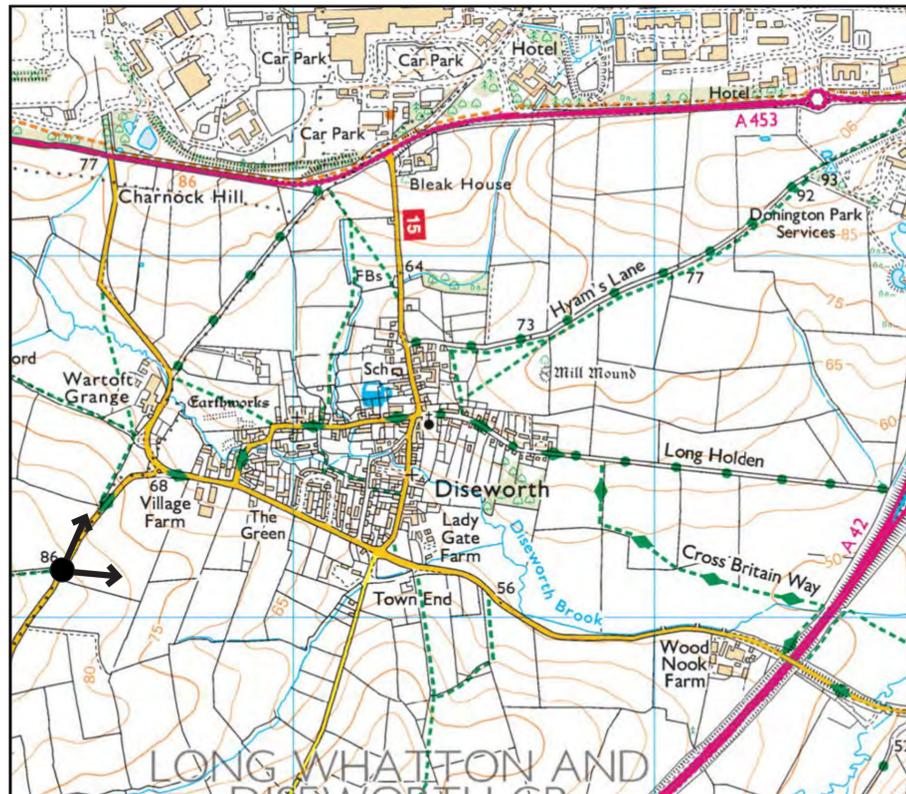
title  
**PHOTOVIEWPOINT I - EXISTING VIEW (DCO)**

number **FIGURE 12.13** rev  
**C**

**FPCR** | environment & design



Photo Viewpoint I



**Visualisation Type:** Type 4  
**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°  
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**Location:** 444357.000, 324137.302, 88.212m AOD (Eye Level)  
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**Source Drawings:**  
 EMG1-UMC-SI-01-DR-A-0085-P5 - Illustrative Masterplan,  
 EMG2-UMC-SI-01-DR-A-0089-P9 - Illustrative Masterplan  
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 EMG2-UMC-SI-01-DR-A-0088-P7 - Parameters Plan  
 EMG2-BWB-HGN-ZZ-M2-CH-0600\_Finished levels

Type 4 visualisations have been prepared in accordance with Visual Representation of Development Proposals Technical Guidance Note 06/19, Landscape Institute, and Guidelines for Landscape and Visual Impact Assessment 3rd edition (GLVIA3.)  
 Printing note: To give the correct viewing distance the sheet should be printed at A1. To be viewed at comfortable arms length.

 Extent of maximum development height parameter

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

client SEGRO  
 project East Midlands Gateway 2

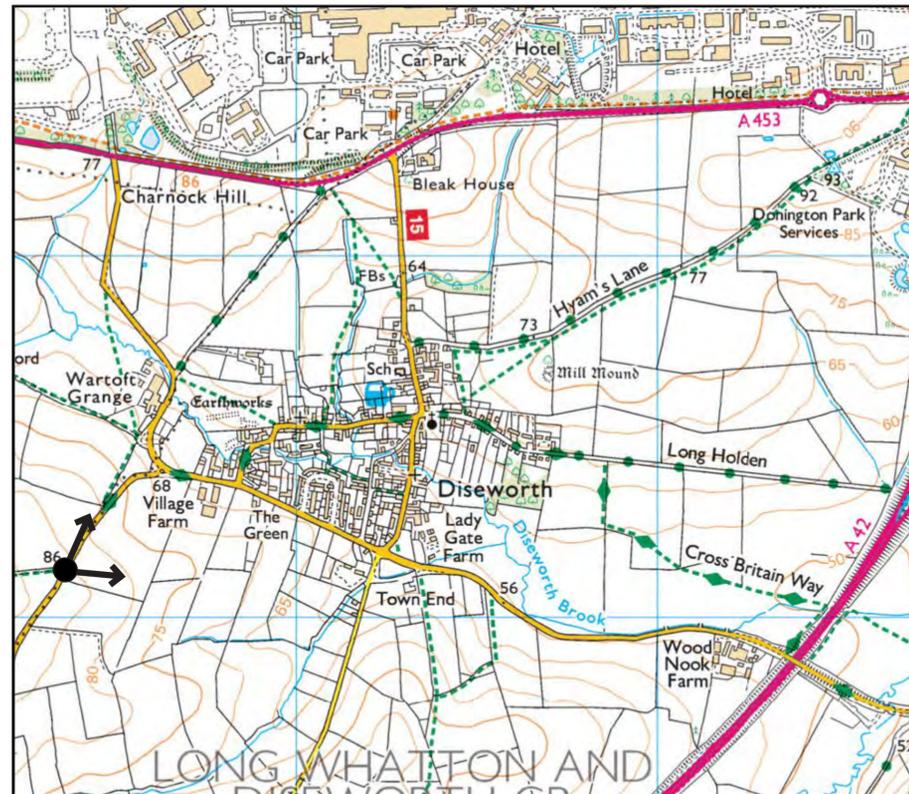
title VP I - PHOTOMONTAGE YEAR 0 (DCO)

number FIGURE 12.14 rev C

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Photo Viewpoint I



**Visualisation Type:** Type 4  
**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)  
**Location:** 444357.000, 324137.302, 88.212m AOD (Eye Level)  
**Height of camera lens above ground:** 1.6m  
**Distance to proposed building:** 1.61km  
**Viewing distance:** To be viewed at comfortable arm's length

**Notes**

**Source Drawings:**

- EMG1-UMC-SI-01-DR-A-0085-P5 - Illustrative Masterplan,
- EMG2-UMC-SI-01-DR-A-0089-P9 - Illustrative Masterplan
- EMG1-UMC-SI-01-DR-A-0086-P6 - Parameters Plan
- EMG2-UMC-SI-01-DR-A-0088-P7 - Parameters Plan
- EMG2-BWB-HGN-ZZ-M2-CH-0600\_Finished levels

Type 4 visualisations have been prepared in accordance with Visual Representation of Development Proposals Technical Guidance Note 06/19, Landscape Institute, and Guidelines for Landscape and Visual Impact Assessment 3rd edition (GLVIA3.)  
 Printing note: To give the correct viewing distance the sheet should be printed at A1. To be viewed at comfortable arms length.

 Extent of maximum development height parameter

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

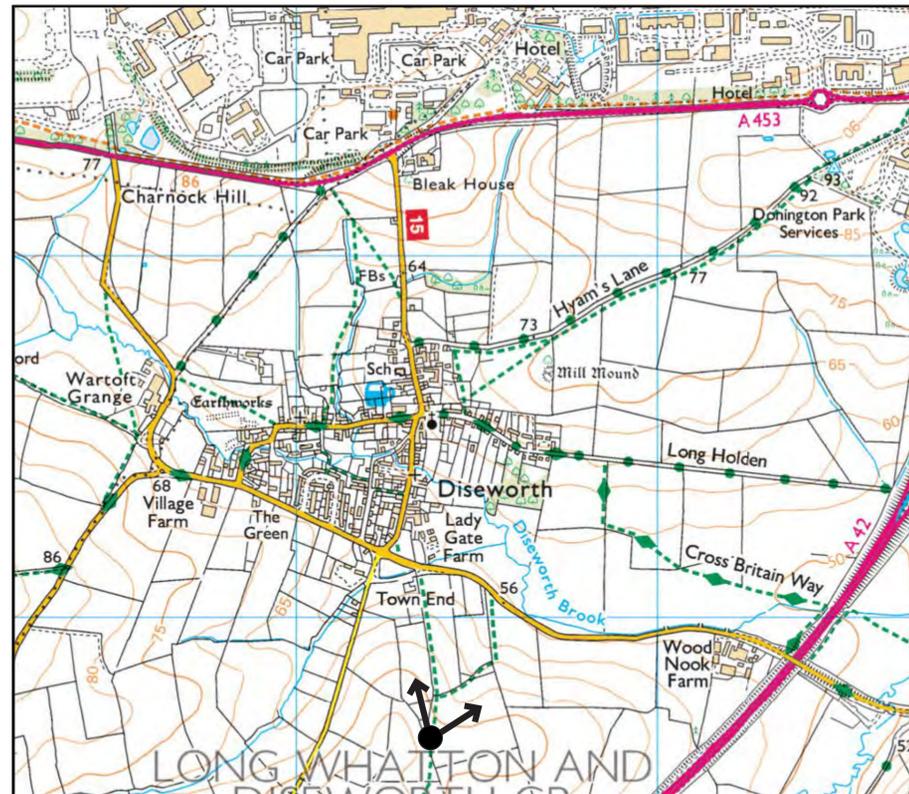
client SEGRO  
 project East Midlands Gateway 2

title VP I - PHOTOMONTAGE YEAR 15 (DCO)

number FIGURE 12.15 rev C



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)  
**Location:** 445362.358, 323666.877, 79.195m AOD (Eye Level)  
**Height of camera lens above ground:** 1.6m  
**Distance to proposed building:** 1.04km  
**Viewing distance:** To be viewed at comfortable arm's length

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

client SEGRO  
 project East Midlands Gateway 2

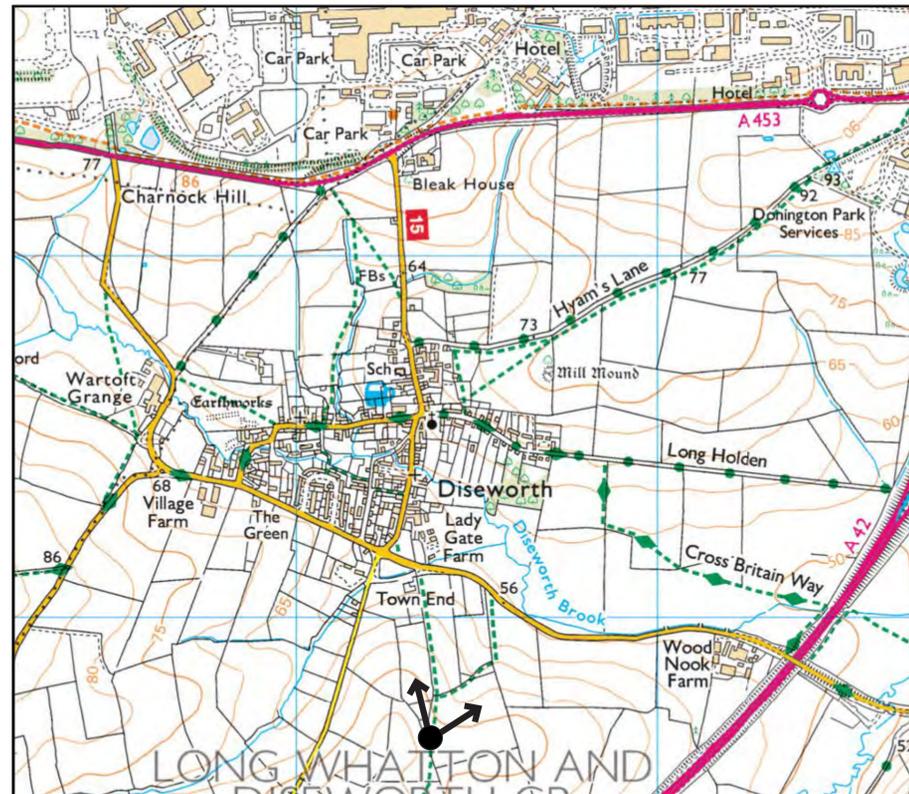
title PHOTVIEWPOINT J - EXISTING VIEW (DCO)

number FIGURE 12.16 rev C

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Photo Viewpoint J



**Visualisation Type:** Type 4  
**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)  
**Location:** 445362.358, 323666.877, 79.195m AOD (Eye Level)  
**Height of camera lens above ground:** 1.6m  
**Distance to proposed building:** 1.04km  
**Viewing distance:** To be viewed at comfortable arm's length

**Notes**

**Source Drawings:**

- EMG1-UMC-SI-01-DR-A-0085-P5 - Illustrative Masterplan,
- EMG2-UMC-SI-01-DR-A-0089-P9 - Illustrative Masterplan
- EMG1-UMC-SI-01-DR-A-0086-P6 - Parameters Plan
- EMG2-UMC-SI-01-DR-A-0088-P7 - Parameters Plan
- EMG2-BWB-HGN-ZZ-M2-CH-0600\_Finished levels

Type 4 visualisations have been prepared in accordance with Visual Representation of Development Proposals Technical Guidance Note 06/19, Landscape Institute, and Guidelines for Landscape and Visual Impact Assessment 3rd edition (GLVIA3.)  
 Printing note: To give the correct viewing distance the sheet should be printed at A1. To be viewed at comfortable arms length.

 Extent of maximum development height parameter

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

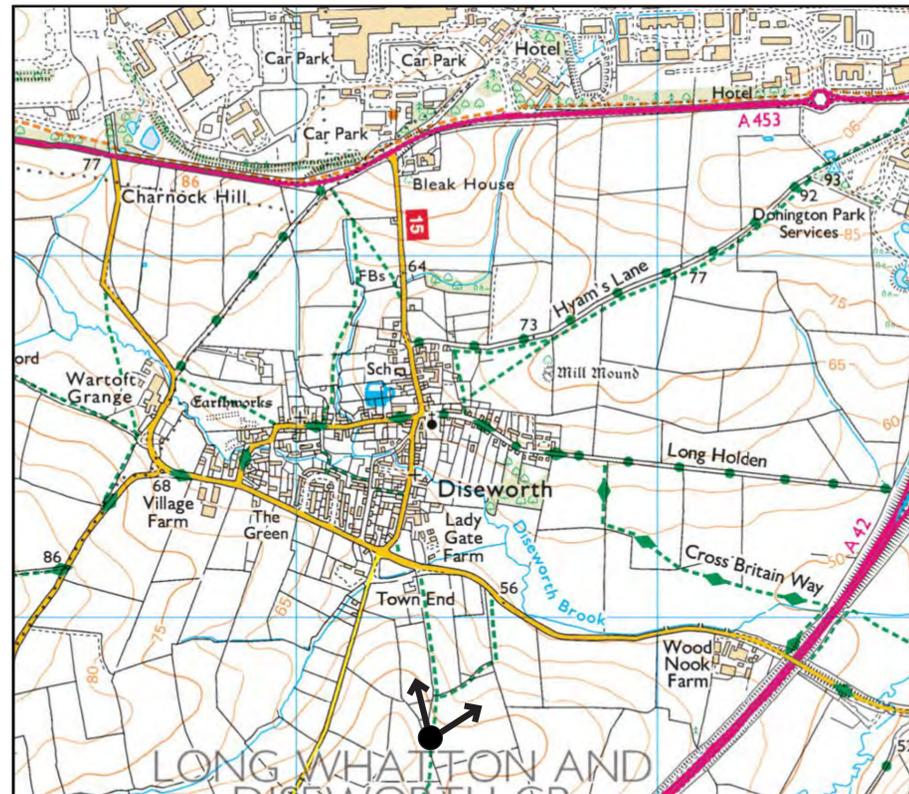
client SEGRO  
 project East Midlands Gateway 2

title VP J - PHOTOMONTAGE YEAR 0 (DCO)

number FIGURE 12.17 rev C



Photo Viewpoint J



**Visualisation Type:** Type 4  
**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)  
**Location:** 445362.358, 323666.877, 79.195m AOD (Eye Level)  
**Height of camera lens above ground:** 1.6m  
**Distance to proposed building:** 1.04km  
**Viewing distance:** To be viewed at comfortable arm's length

**Notes**  
**Source Drawings:**  
 EMG1-UMC-SI-01-DR-A-0085-P5 - Illustrative Masterplan,  
 EMG2-UMC-SI-01-DR-A-0089-P9 - Illustrative Masterplan  
 EMG1-UMC-SI-01-DR-A-0086-P6 - Parameters Plan  
 EMG2-UMC-SI-01-DR-A-0088-P7 - Parameters Plan  
 EMG2-BWB-HGN-ZZ-M2-CH-0600\_Finished levels

Type 4 visualisations have been prepared in accordance with Visual Representation of Development Proposals Technical Guidance Note 06/19, Landscape Institute, and Guidelines for Landscape and Visual Impact Assessment 3rd edition (GLVIA3.)  
 Printing note: To give the correct viewing distance the sheet should be printed at A1. To be viewed at comfortable arms length.

 Extent of maximum development height parameter

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

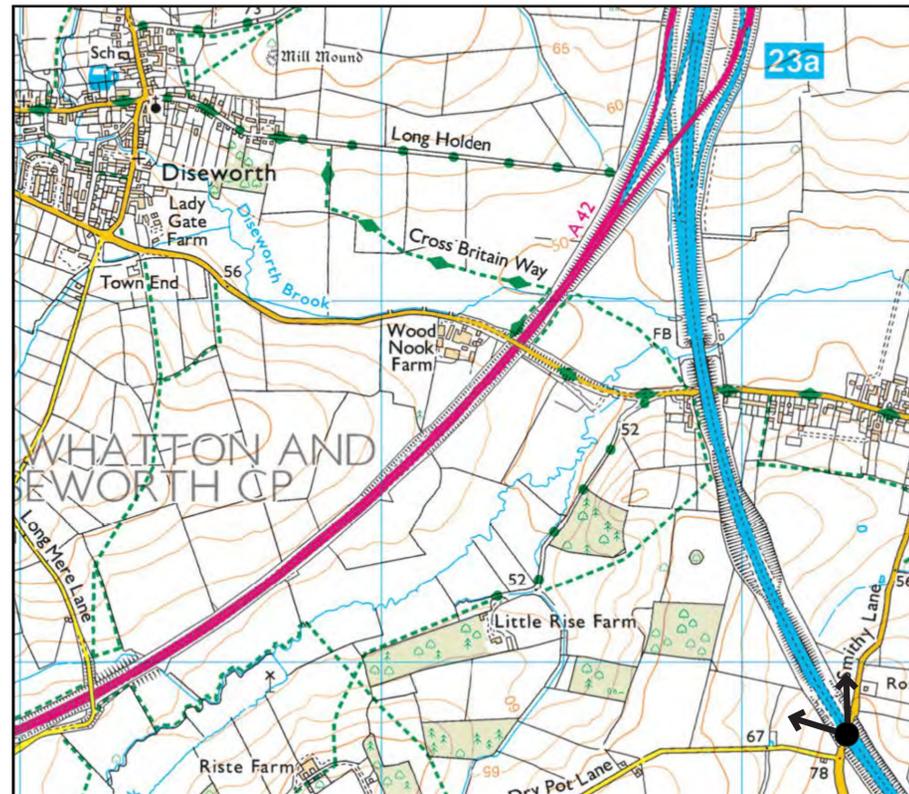
client SEGRO  
 project East Midlands Gateway 2

title VP J - PHOTOMONTAGE YEAR 15 (DCO)  
 number FIGURE 12.18 rev C

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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)  
**Location:** 447285.555, 322802.289, 78.643m AOD (Eye Level)  
**Height of camera lens above ground:** 1.6m  
**Distance to proposed building:** 1.83km  
**Viewing distance:** To be viewed at comfortable arm's length

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

client  
**SEGRO**  
 project  
**East Midlands Gateway 2**

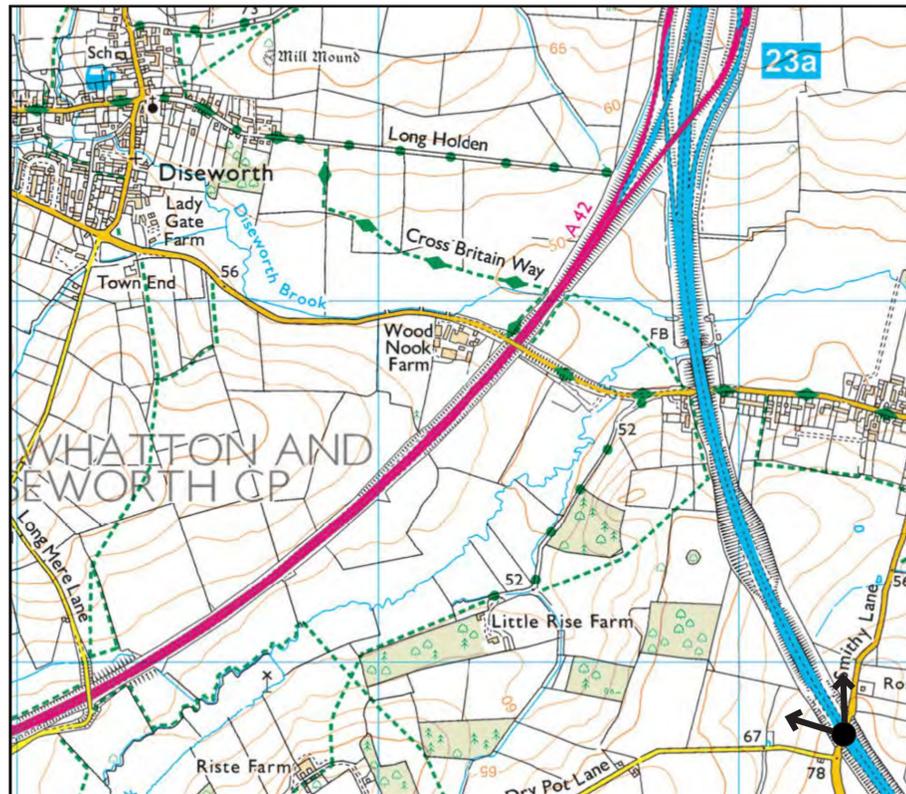
title  
**PHOTOVIEWPOINT M - EXISTING VIEW (DCO)**

number  
**FIGURE 12.19**
rev  
**C**

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Photo Viewpoint M



**Visualisation Type:** Type 4  
**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)  
**Location:** 447285.555, 322802.289, 78.643m AOD (Eye Level)  
**Height of camera lens above ground:** 1.6m  
**Distance to proposed building:** 1.83km  
**Viewing distance:** To be viewed at comfortable arm's length

**Notes**

**Source Drawings:**

- EMG1-UMC-SI-01-DR-A-0085-P5 - Illustrative Masterplan,
- EMG2-UMC-SI-01-DR-A-0089-P9 - Illustrative Masterplan
- EMG1-UMC-SI-01-DR-A-0086-P6 - Parameters Plan
- EMG2-UMC-SI-01-DR-A-0088-P7 - Parameters Plan
- EMG2-BWB-HGN-ZZ-M2-CH-0600\_Finished levels

Type 4 visualisations have been prepared in accordance with Visual Representation of Development Proposals Technical Guidance Note 06/19, Landscape Institute, and Guidelines for Landscape and Visual Impact Assessment 3rd edition (GLVIA3.)  
 Printing note: To give the correct viewing distance the sheet should be printed at A1. To be viewed at comfortable arms length.

 Extent of maximum development height parameter

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

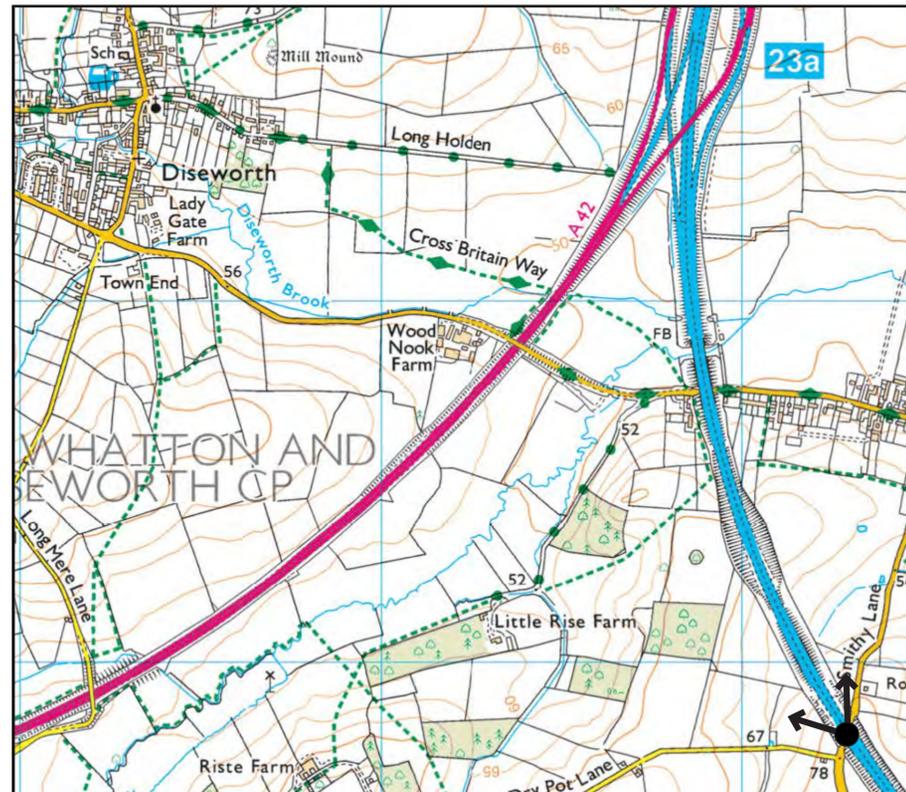
client SEGRO  
 project East Midlands Gateway 2

title VP M - PHOTOMONTAGE YEAR 0 (DCO)

number FIGURE 12.20 rev C



Photo Viewpoint M



**Visualisation Type:** Type 4  
**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)  
**Location:** 447285.555, 322802.289, 78.643m AOD (Eye Level)  
**Height of camera lens above ground:** 1.6m  
**Distance to proposed building:** 1.83km  
**Viewing distance:** To be viewed at comfortable arm's length

**Notes**

**Source Drawings:**  
 EMG1-UMC-SI-01-DR-A-0085-P5 - Illustrative Masterplan,  
 EMG2-UMC-SI-01-DR-A-0089-P9 - Illustrative Masterplan  
 EMG1-UMC-SI-01-DR-A-0086-P6 - Parameters Plan  
 EMG2-UMC-SI-01-DR-A-0088-P7 - Parameters Plan  
 EMG2-BWB-HGN-ZZ-M2-CH-0600\_Finished levels

Type 4 visualisations have been prepared in accordance with Visual Representation of Development Proposals Technical Guidance Note 06/19, Landscape Institute, and Guidelines for Landscape and Visual Impact Assessment 3rd edition (GLVIA3.)  
 Printing note: To give the correct viewing distance the sheet should be printed at A1. To be viewed at comfortable arms length.

 Extent of maximum development height parameter

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

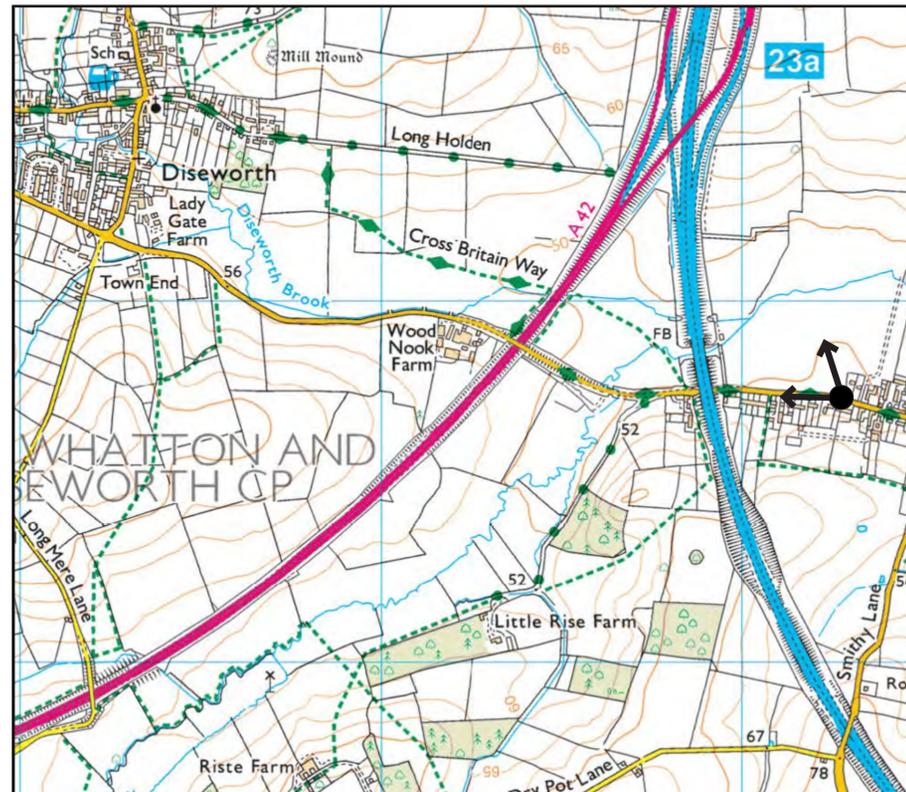
client SEGRO  
 project East Midlands Gateway 2

title VP M - PHOTOMONTAGE YEAR 15 (DCO)

number FIGURE 12.21 rev C



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)  
**Location:** 447269.168, 323738.357, 53.011m AOD (Eye Level)  
**Height of camera lens above ground:** 1.6m  
**Distance to proposed building:** 980m  
**Viewing distance:** To be viewed at comfortable arm's length

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

client  
**SEGRO**  
 project  
**East Midlands Gateway 2**

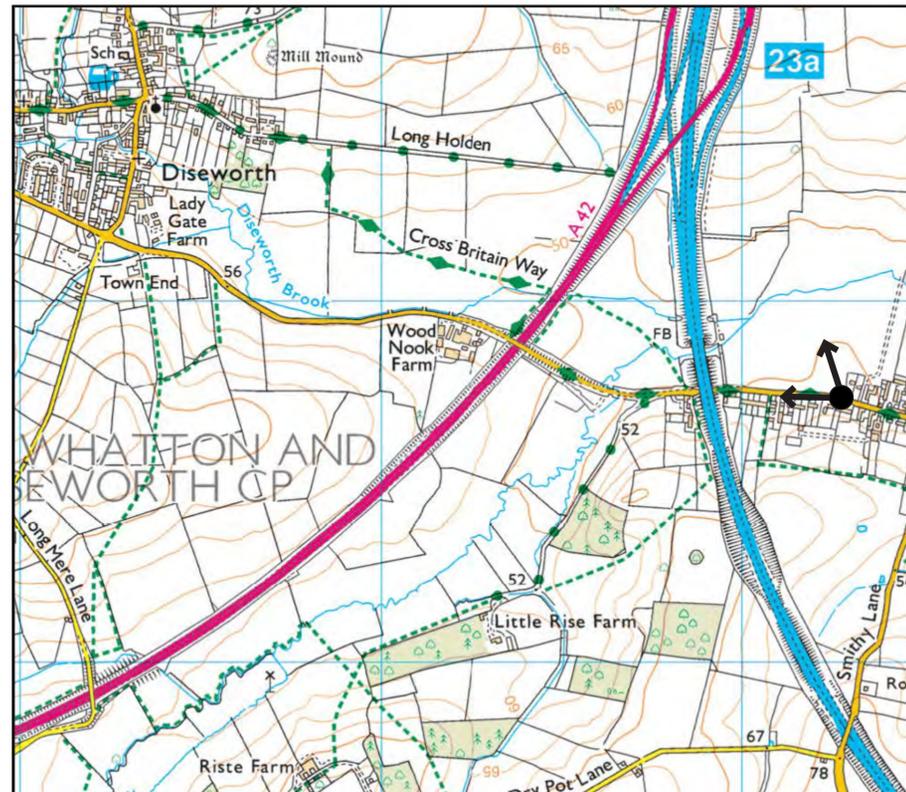
title  
**PHOTOVIEWPOINT N - EXISTING VIEW (DCO)**

number **FIGURE 12.22** rev **C**

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Photo Viewpoint N



**Visualisation Type:** Type 4  
**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)  
**Location:** 447269.168, 323738.357, 53.011m AOD (Eye Level)  
**Height of camera lens above ground:** 1.6m  
**Distance to proposed building:** 980m  
**Viewing distance:** To be viewed at comfortable arm's length

**Notes**

**Source Drawings:**  
 EMG1-UMC-SI-01-DR-A-0085-P5 - Illustrative Masterplan,  
 EMG2-UMC-SI-01-DR-A-0089-P9 - Illustrative Masterplan  
 EMG1-UMC-SI-01-DR-A-0086-P6 - Parameters Plan  
 EMG2-UMC-SI-01-DR-A-0088-P7 - Parameters Plan  
 EMG2-BWB-HGN-ZZ-M2-CH-0600\_Finished levels

Type 4 visualisations have been prepared in accordance with Visual Representation of Development Proposals Technical Guidance Note 06/19, Landscape Institute, and Guidelines for Landscape and Visual Impact Assessment 3rd edition (GLVIA3.)  
 Printing note: To give the correct viewing distance the sheet should be printed at A1. To be viewed at comfortable arms length.

 Extent of maximum development height parameter

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

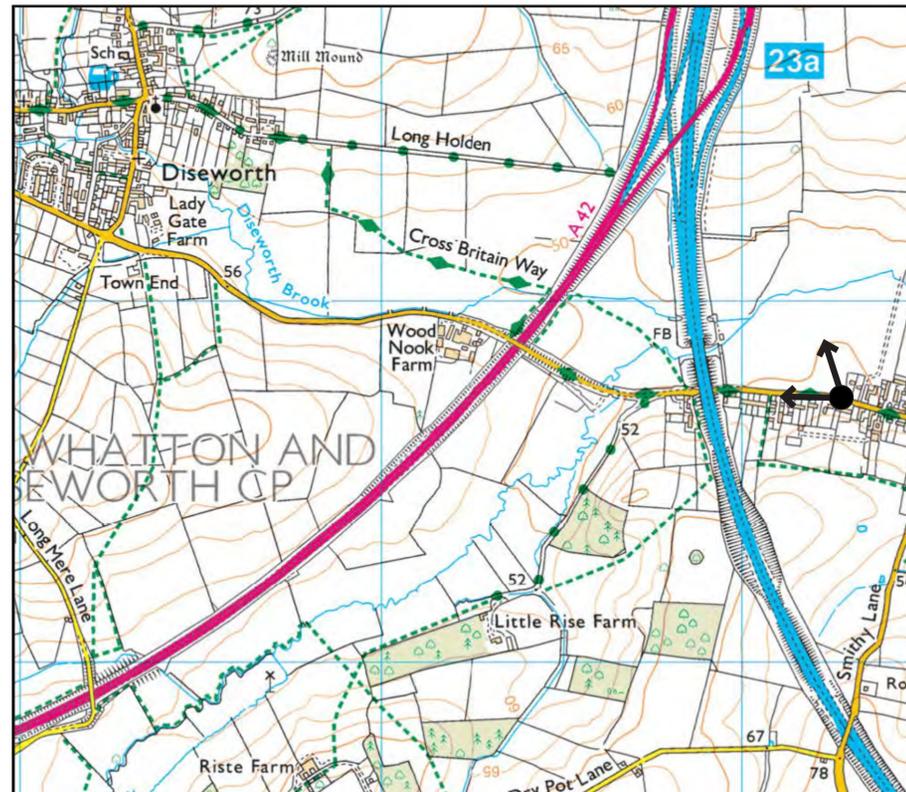
client SEGRO  
 project East Midlands Gateway 2

title VP N - PHOTOMONTAGE YEAR 0 (DCO)

number FIGURE 12.23 rev C



Photo Viewpoint N



**Visualisation Type:** Type 4  
**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)  
**Location:** 447269.168, 323738.357, 53.011m AOD (Eye Level)  
**Height of camera lens above ground:** 1.6m  
**Distance to proposed building:** 980m  
**Viewing distance:** To be viewed at comfortable arm's length

**Notes**

**Source Drawings:**  
 EMG1-UMC-SI-01-DR-A-0085-P5 - Illustrative Masterplan,  
 EMG2-UMC-SI-01-DR-A-0089-P9 - Illustrative Masterplan  
 EMG1-UMC-SI-01-DR-A-0086-P6 - Parameters Plan  
 EMG2-UMC-SI-01-DR-A-0088-P7 - Parameters Plan  
 EMG2-BWB-HGN-ZZ-M2-CH-0600\_Finished levels

Type 4 visualisations have been prepared in accordance with Visual Representation of Development Proposals Technical Guidance Note 06/19, Landscape Institute, and Guidelines for Landscape and Visual Impact Assessment 3rd edition (GLVIA3.)  
 Printing note: To give the correct viewing distance the sheet should be printed at A1. To be viewed at comfortable arms length.

 Extent of maximum development height parameter

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

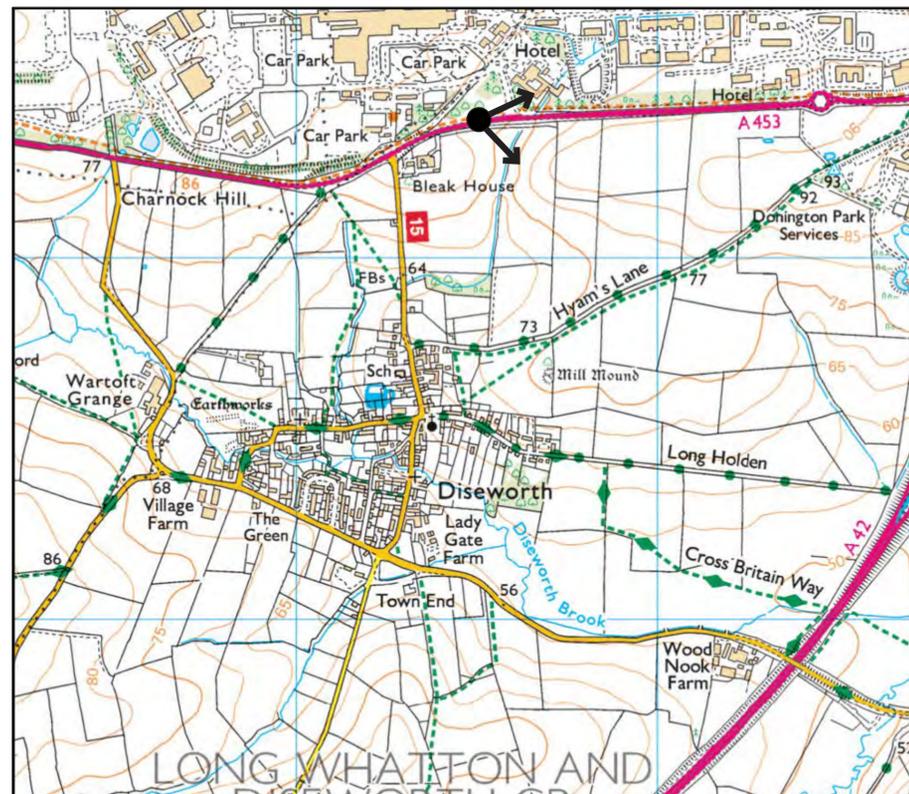
client SEGRO  
 project East Midlands Gateway 2

title VP N - PHOTOMONTAGE YEAR 15 (DCO)

number FIGURE 12.24 rev C



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)  
**Location:** 445505.668, 325382.155, 79.522m AOD (Eye Level)  
**Height of camera lens above ground:** 1.6m  
**Distance to proposed building:** 300m  
**Viewing distance:** To be viewed at comfortable arm's length

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

client  
**SEGRO**  
 project  
**East Midlands Gateway 2**

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

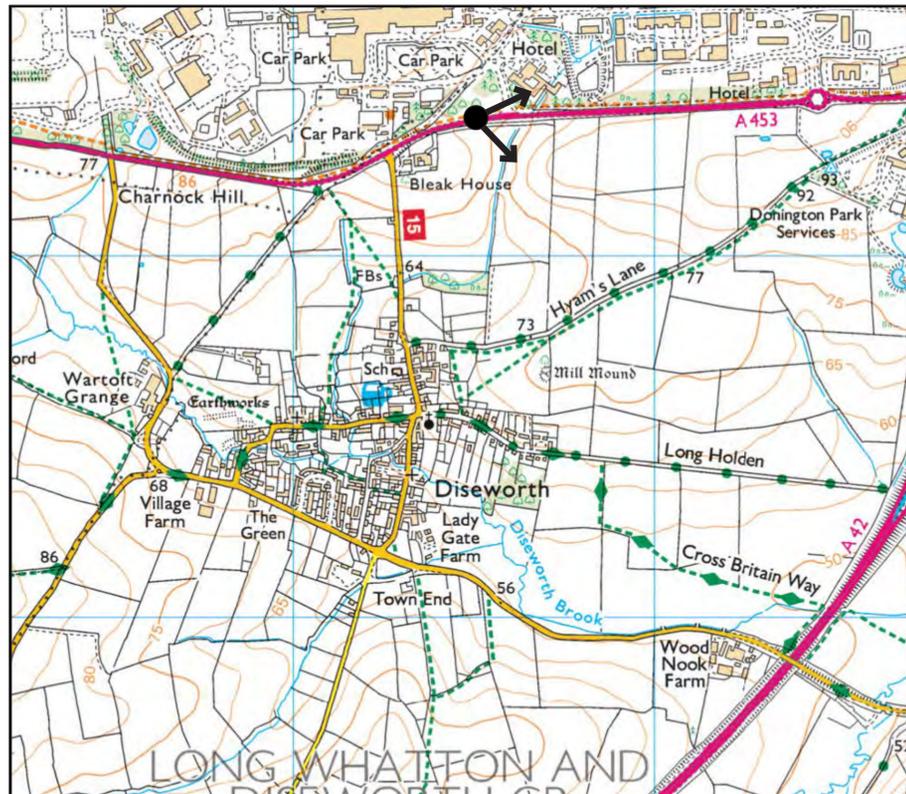
number  
**FIGURE 12.25** rev **C**

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Photo Viewpoint Q



**Visualisation Type:** Type 4  
**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)  
**Location:** 445505.668, 325382.155, 79.522m AOD (Eye Level)  
**Height of camera lens above ground:** 1.6m  
**Distance to proposed building:** 300m  
**Viewing distance:** To be viewed at comfortable arm's length

**Notes**  
**Source Drawings:**  
 EMG1-UMC-SI-01-DR-A-0085-P5 - Illustrative Masterplan,  
 EMG2-UMC-SI-01-DR-A-0089-P9 - Illustrative Masterplan  
 EMG1-UMC-SI-01-DR-A-0086-P6 - Parameters Plan  
 EMG2-UMC-SI-01-DR-A-0088-P7 - Parameters Plan  
 EMG2-BWB-HGN-ZZ-M2-CH-0600\_Finished levels

Type 4 visualisations have been prepared in accordance with Visual Representation of Development Proposals Technical Guidance Note 06/19, Landscape Institute, and Guidelines for Landscape and Visual Impact Assessment 3rd edition (GLVIA3.)  
 Printing note: To give the correct viewing distance the sheet should be printed at A1. To be viewed at comfortable arms length.

 Extent of maximum development height parameter

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

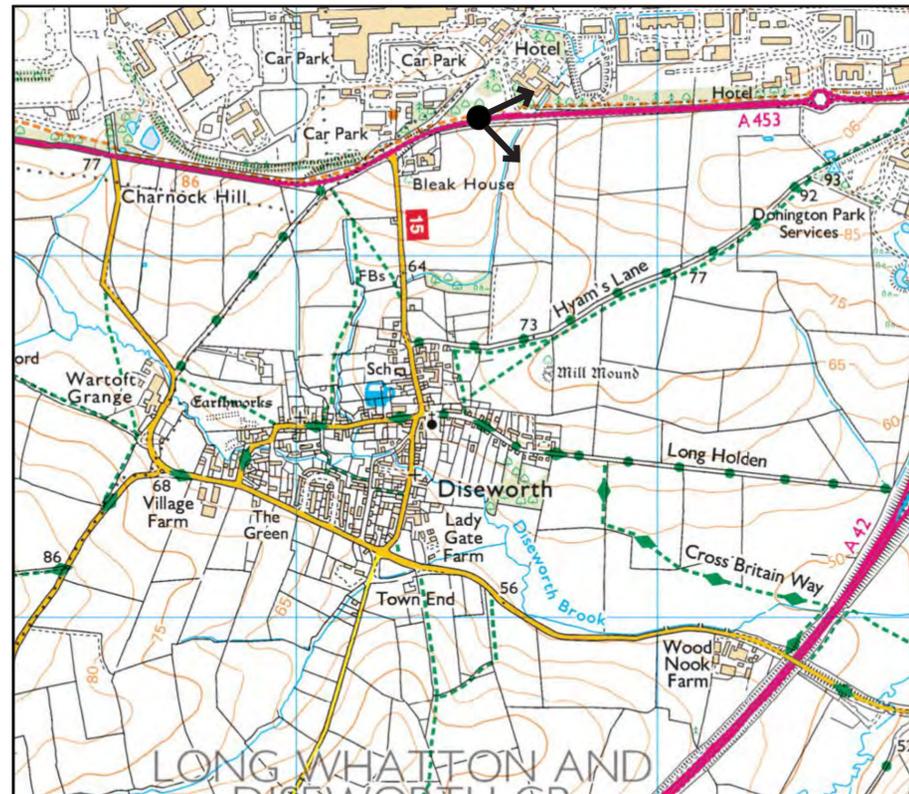
client SEGRO  
 project East Midlands Gateway 2

title VP Q - PHOTOMONTAGE YEAR 0 (DCO)  
 number FIGURE 12.26 rev C

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Photo Viewpoint Q



**Visualisation Type:** Type 4  
**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)  
**Location:** 445505.668, 325382.155, 79.522m AOD (Eye Level)  
**Height of camera lens above ground:** 1.6m  
**Distance to proposed building:** 300m  
**Viewing distance:** To be viewed at comfortable arm's length

**Notes**  
**Source Drawings:**  
 EMG1-UMC-SI-01-DR-A-0085-P5 - Illustrative Masterplan,  
 EMG2-UMC-SI-01-DR-A-0089-P9 - Illustrative Masterplan  
 EMG1-UMC-SI-01-DR-A-0086-P6 - Parameters Plan  
 EMG2-UMC-SI-01-DR-A-0088-P7 - Parameters Plan  
 EMG2-BWB-HGN-ZZ-M2-CH-0600\_Finished levels

Type 4 visualisations have been prepared in accordance with Visual Representation of Development Proposals Technical Guidance Note 06/19, Landscape Institute, and Guidelines for Landscape and Visual Impact Assessment 3rd edition (GLVIA3.)  
 Printing note: To give the correct viewing distance the sheet should be printed at A1. To be viewed at comfortable arms length.

 Extent of maximum development height parameter

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

client SEGRO  
 project East Midlands Gateway 2

title VP Q - PHOTOMONTAGE YEAR 15 (DCO)  
 number FIGURE 12.27 rev C

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