

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

Document DCO 6.10B/MCO 6.10B

ENVIRONMENTAL STATEMENT

Technical Appendices

Appendix 10B (Part 4 of 4)

Landscape and Visual Impact Assessment (LVIA) Figures

April 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

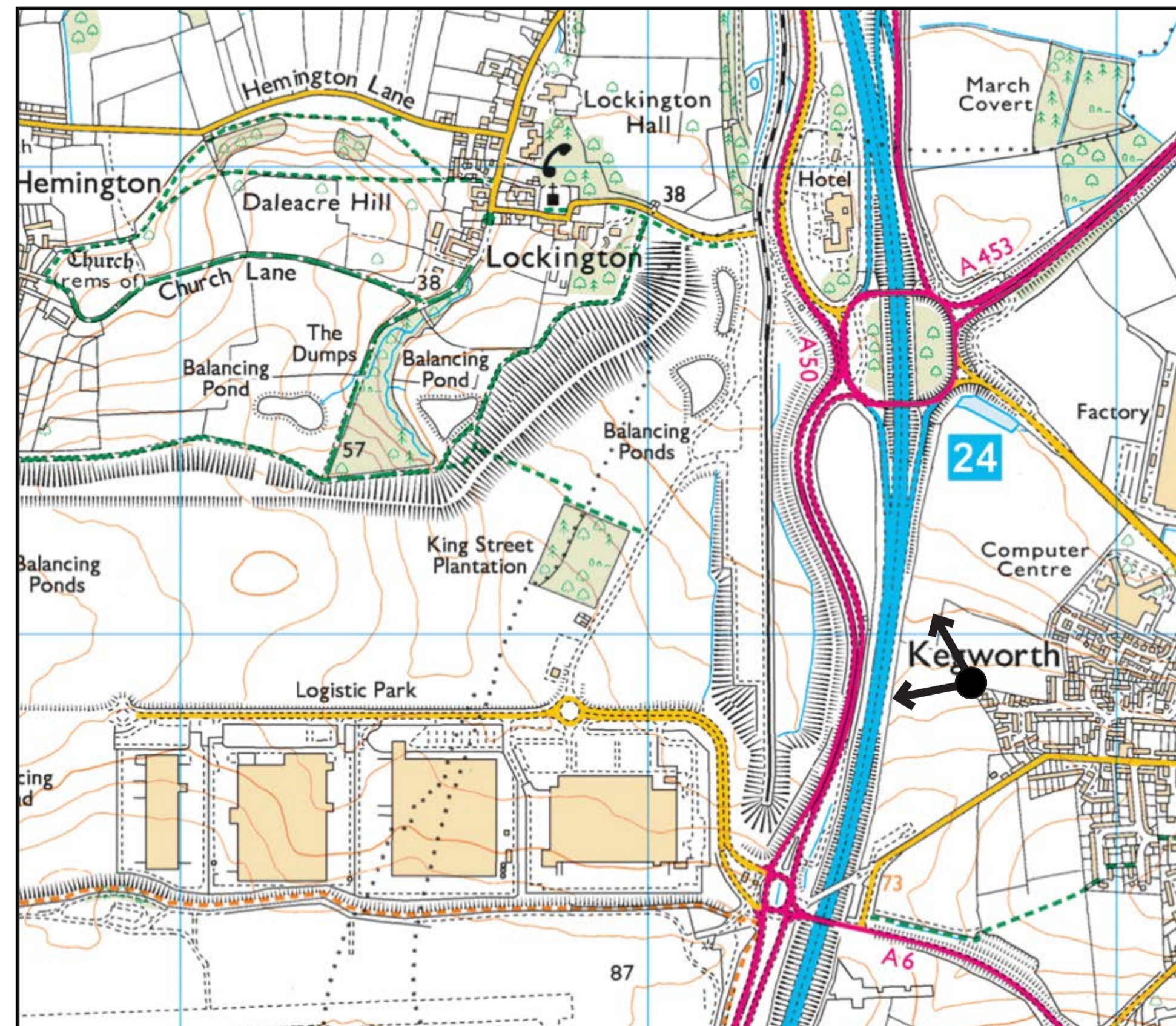
**The East Midlands Gateway Phase 2 and
Highway Order 202X and the East Midlands Gateway
Rail Freight and Highway (Amendment) Order 202X**

**APPENDIX 10B – LANDSCAPE AND VISUAL IMPACT
ASSESSMENT (LVIA) FIGURES (PART 4 OF 4)
(DOCUMENT DCO 6.10B/MCO 6.10B)**

Version	Date	Status of Version
0	October 2025	Submission
1	April 2026	Deadline 3



Photo Viewpoint EMG1 b



Visualisation Type: Type 4
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)
Location: 447686.377, 326899.189, 58.367m AOD (Eye Level)
Height of camera lens above ground: 1.6m
Distance to proposed building: 820m
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.

date 23/04/26 drwn/chkd HT / TRJ

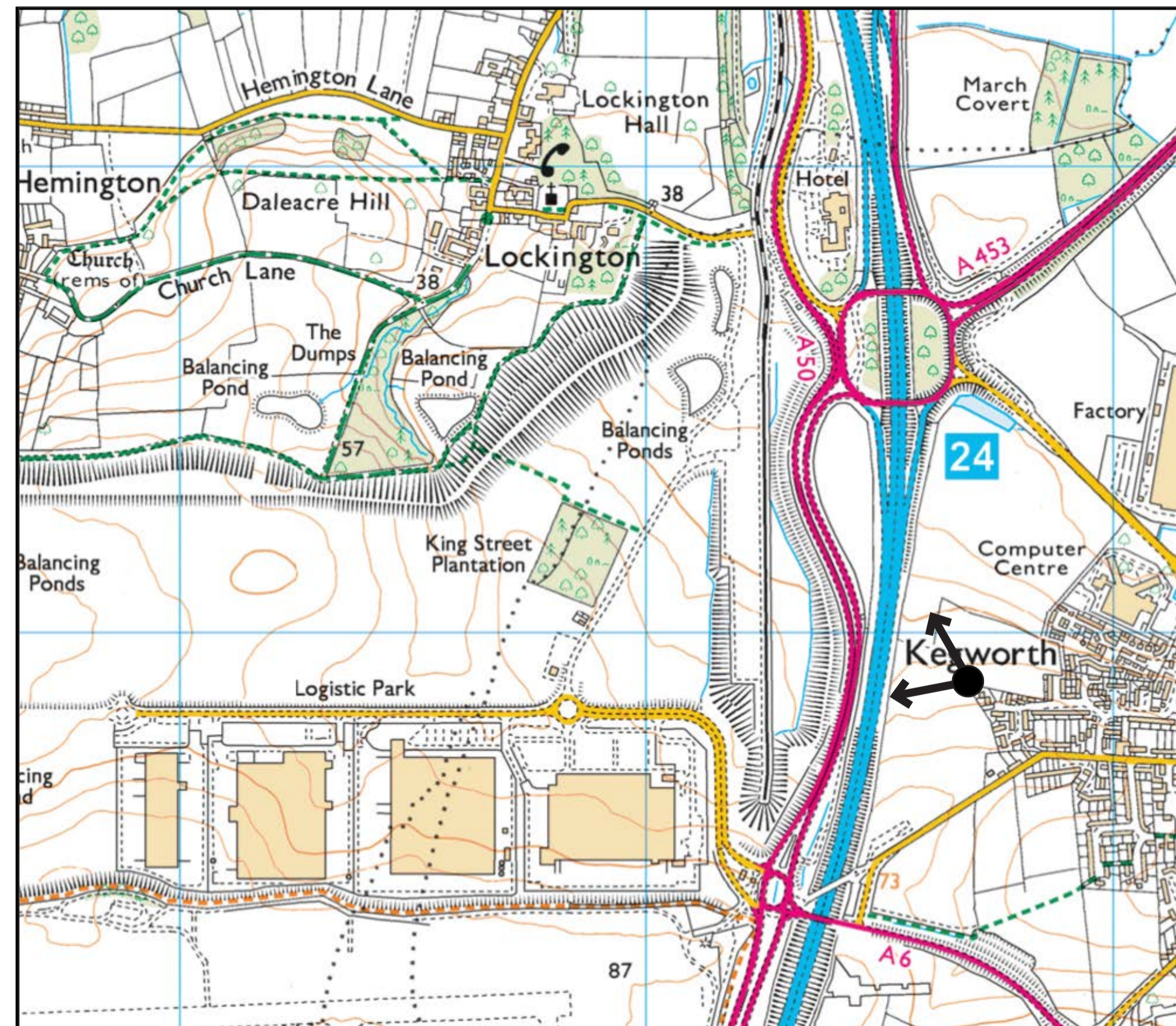
client SEGRO
 project East Midlands Gateway 2

title PHOTVIEWPOINT EMG1 b - EXISTING VIEW (MCO)

number FIGURE 13.1 rev D



Photo Viewpoint EMG1 b



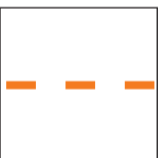
Visualisation Type: Type 4
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 02/12/24
Time: 09:48
Camera make & model, sensor format & lens:
 Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 87°
Direction of View: 305° (bearing from North)
Location: 447686.377, 326899.189, 58.367m AOD (Eye Level)
Height of camera lens above ground: 1.6m
Distance to proposed building: 820m
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 23/04/26 drwn/chkd HT / TRJ

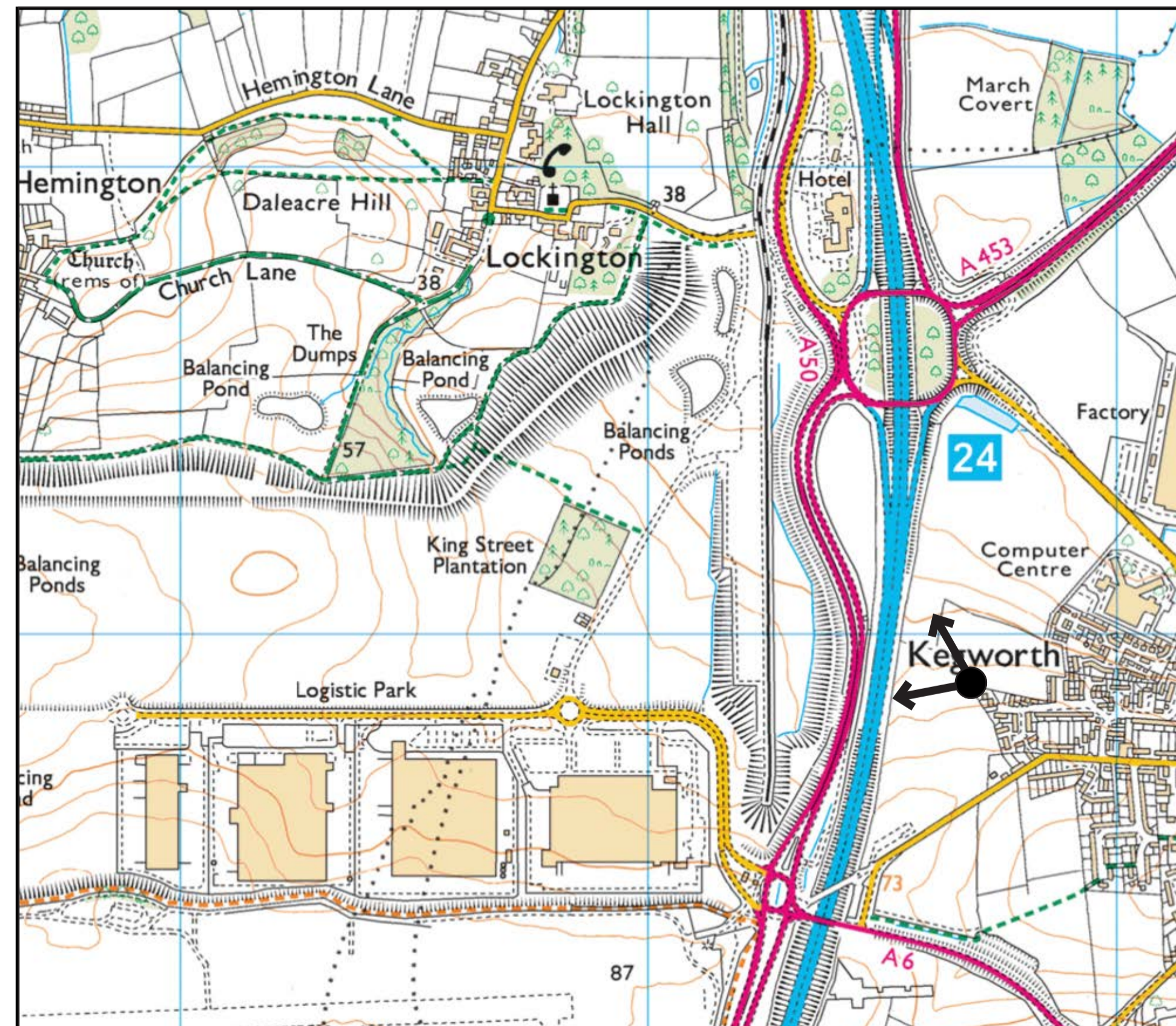
client SEGRO
 project East Midlands Gateway 2

title VP EMG1 b - PHOTOMONTAGE YEAR 0 (MCO)

number FIGURE 13.2 rev D



Photo Viewpoint EMG1 b



Visualisation Type: Type 4
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)
Location: 447686.377, 326899.189, 58.367m AOD (Eye Level)
Height of camera lens above ground: 1.6m
Distance to proposed building: 820m
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.

date 23/04/26 drwn/chkd HT / TRJ

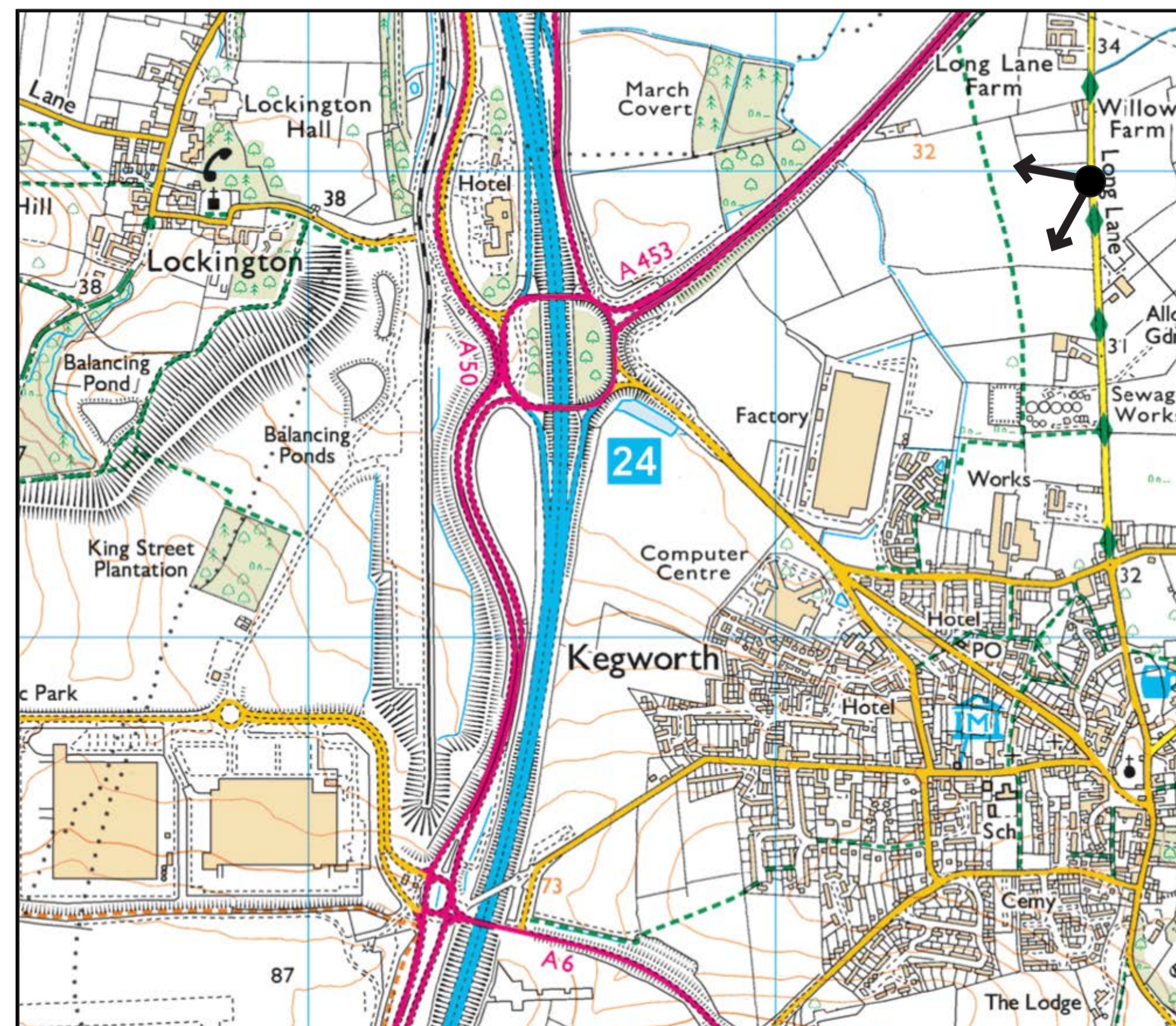
client SEGRO
 project East Midlands Gateway 2

title VP EMG1 b - PHOTOMONTAGE YEAR 15 (MCO)

number FIGURE 13.3 rev D



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: 255° (bearing from North)
Location: 448669, 327978, 32.437m AOD (Eye Level)
Height of camera lens above ground: 1.6m
Distance to proposed building: 1.70km
Viewing distance: To be viewed at comfortable arm's length

date 23/04/26 drwn/chkd HT / TRJ

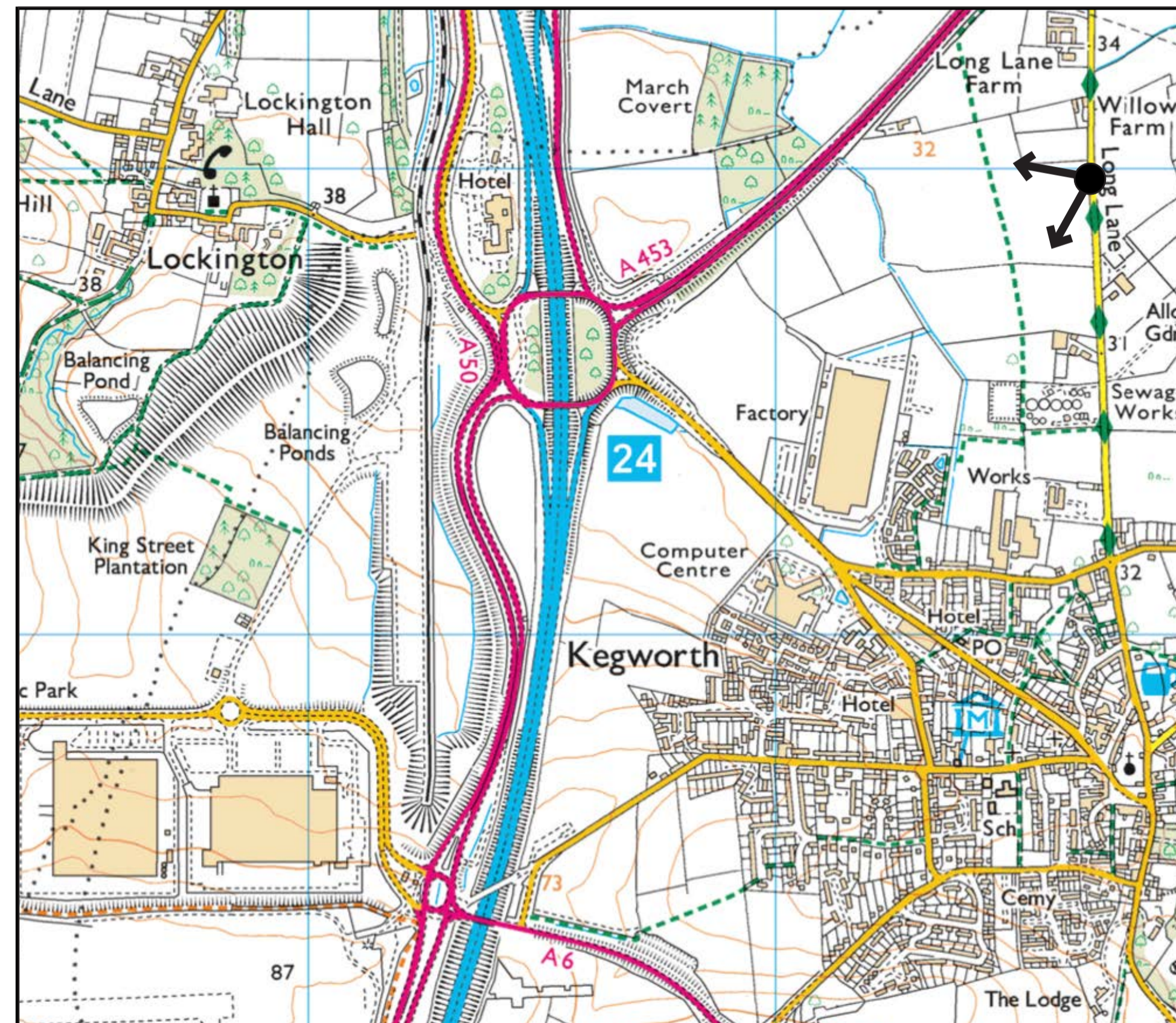
client
SEGRO
 project
East Midlands Gateway 2

title
PHOTOVIEWPOINT EMG1 e - EXISTING VIEW (MCO)
 number **FIGURE 13.4** rev **D**

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Photo Viewpoint EMG1 e

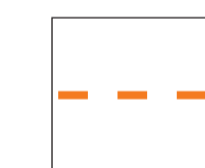


Visualisation Type: Type 3
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 10/04/25
Time: 10:05
Camera make & model, sensor format & lens:
 Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 87°
Direction of View: 255° (bearing from North)
Location: 448669, 327978, 32.437m AOD (Eye Level)
Height of camera lens above ground: 1.6m
Distance to proposed building: 1.70km
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

This type 3 (viewpoint location has not been surveyed) visualisation has 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 23/04/26 drwn/chkd
HT / TRJ

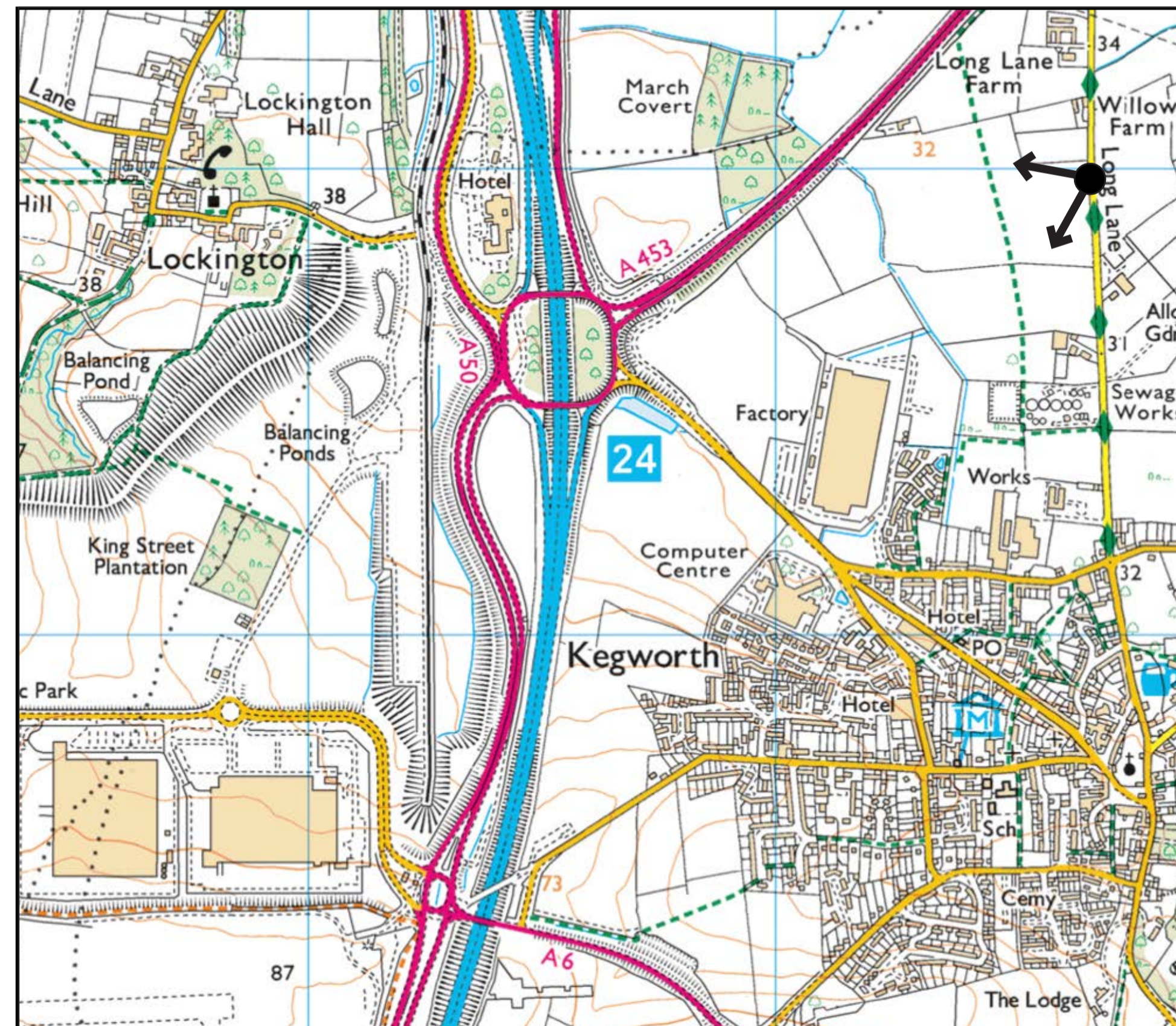
client
SEGRO
 project
East Midlands Gateway 2

title
VP EMG1 e - PHOTOMONTAGE YEAR 0 (MCO)

number **FIGURE 13.5** rev
D



Photo Viewpoint EMG1 e



Visualisation Type: Type 3
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: 255° (bearing from North)
Location: 448669, 327978, 32.437m AOD (Eye Level)
Height of camera lens above ground: 1.6m
Distance to proposed building: 1.70km
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

This type 3 (viewpoint location has not been surveyed) visualisation has 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.

date 23/04/26 drwn/chkd HT / TRJ

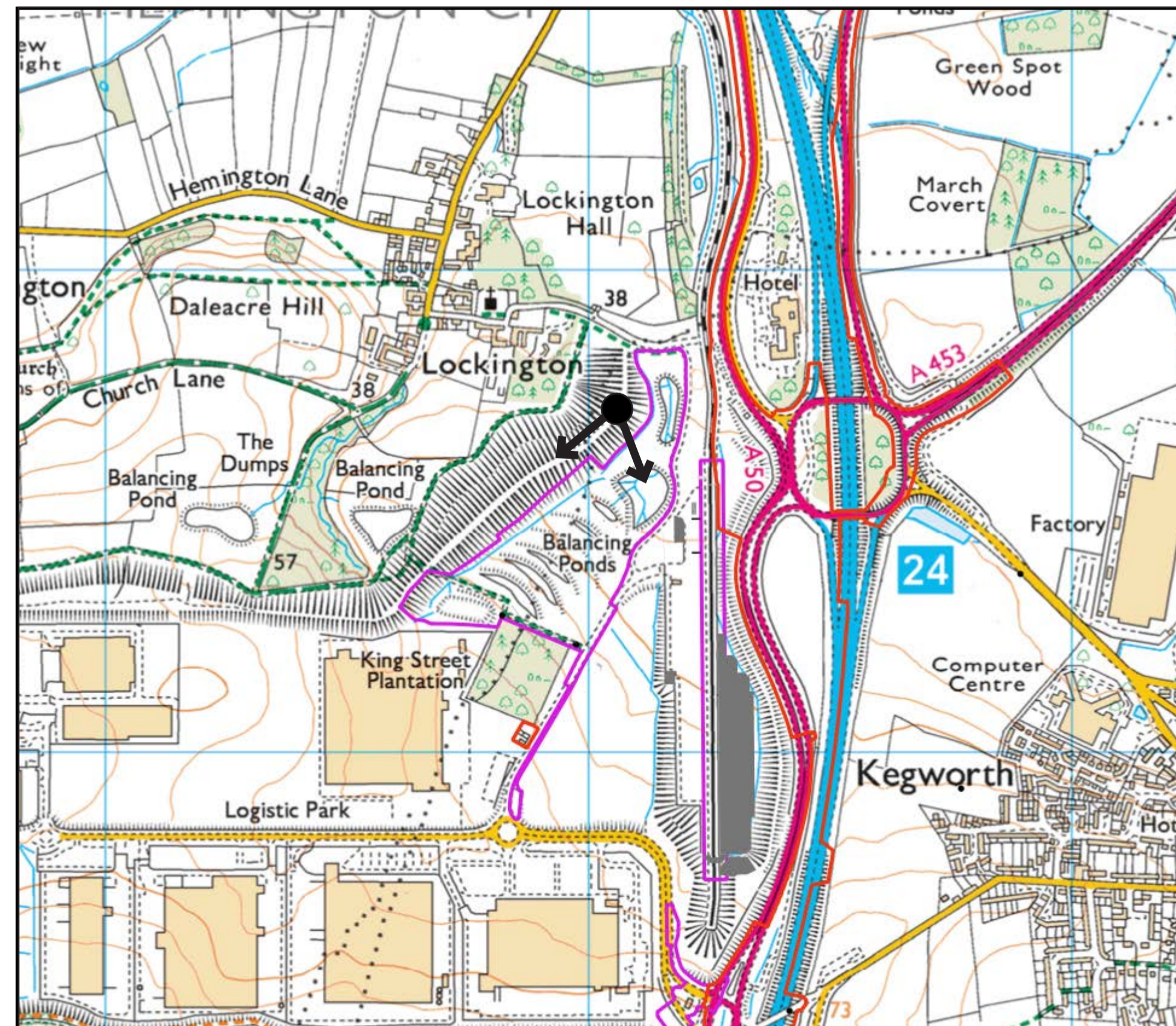
client SEGRO
 project East Midlands Gateway 2

title VP EMG1 e - PHOTOMONTAGE YEAR 15 (MCO)

number **FIGURE 13.6** rev **D**



Photo Viewpoint EMG1 d: View south from EMG1 mounding



Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 10/04/25
Time: 14:21
Camera make & model, sensor format & lens:
 Canon EOS 6D FFS Mk II, Canon 50mm Lens
Horizontal Field of View: 87°
Direction of View: 195° (bearing from North)
Location: 447067, 327712, 60.97 m AOD (Eye Level)
Height of camera lens above ground: 1.6m
Distance to proposed site boundary: 50m
Viewing distance: To be viewed at comfortable arm's length

date 23/04/26 drwn/chkd
HT / TRJ

client
SEGRO
 project
East Midlands Gateway 2

title
PHOTOVIEWPOINT EMG1 d - EXISTING VIEW (MCO)
 number **FIGURE 13.7** rev
D

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Plot 16 Unit

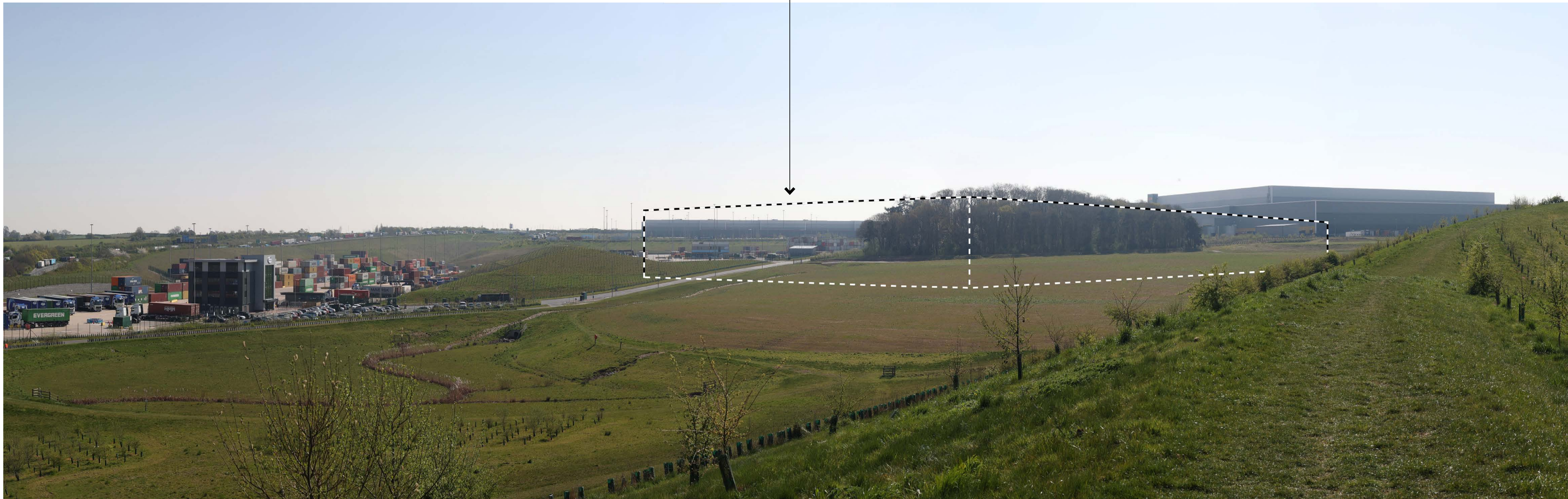
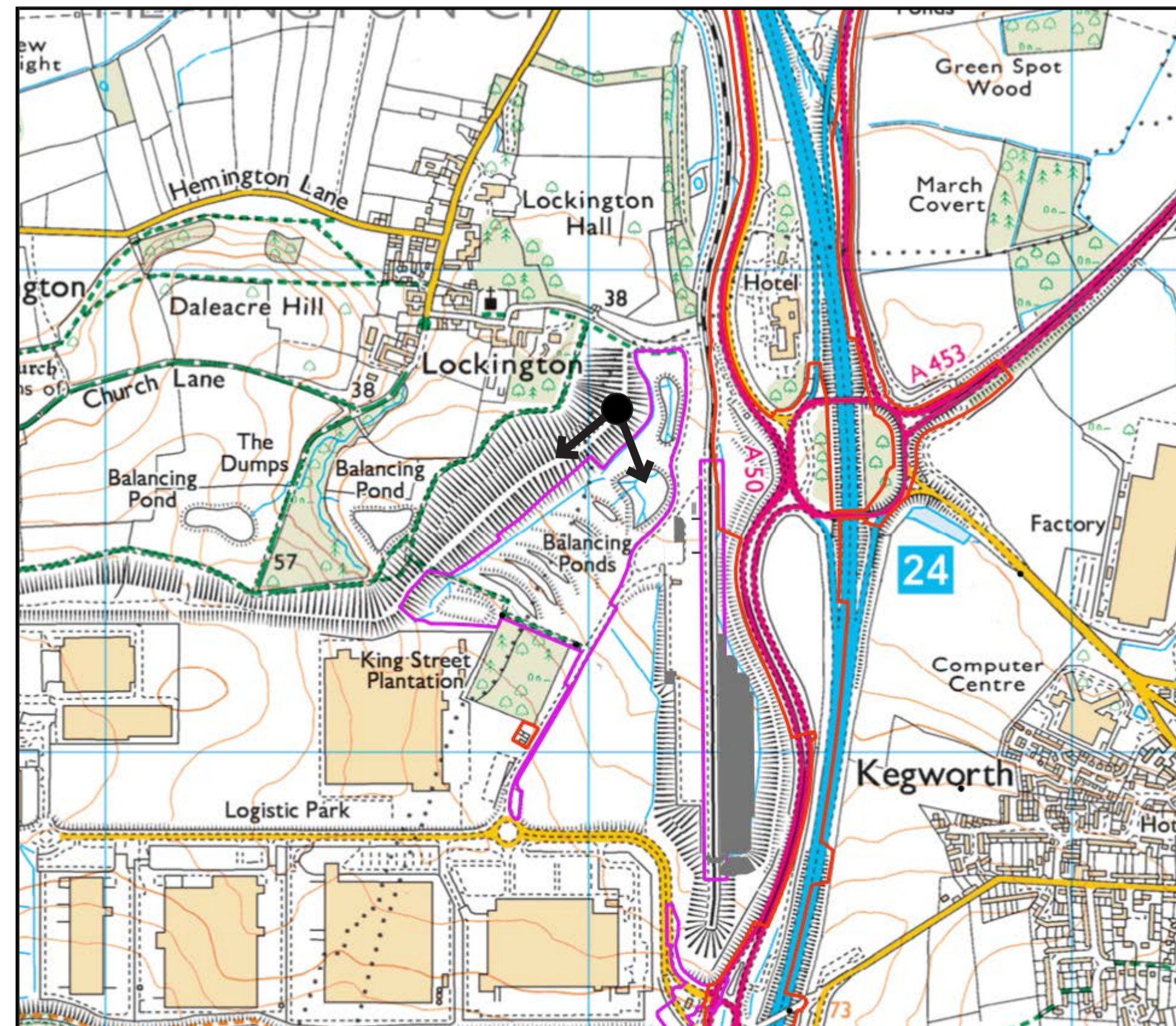


Photo Viewpoint EMG1 d: View south from EMG1 mounding



Visualisation Type: Type 3
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 10/04/25
Time: 14:21
Camera make & model, sensor format & lens: Canon EOS 6D FFS Mk II, Canon 50mm Lens
Horizontal Field of View: 87°
Direction of View: 195° (bearing from North)
Location: 447067, 327712, 60.97 m AOD (Eye Level)
Height of camera lens above ground: 1.6m
Distance to proposed site boundary: 50m
Viewing distance: To be viewed at comfortable arm's length

Notes

Source Drawings:
 EMG1-UMC-SI-01-DR-A-0085 - Illustrative Masterplan
 EMG2-UMC-SI-01-DR-A-0089 - Illustrative Masterplan
 EMG1-UMC-SI-01-DR-A-0086- Parameters Plan
 EMG2-UMC-SI-01-DR-A-0088 - 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.

This visualisation shows a 'photowire' representation of the Plot 16 Unit as shown on the Illustrative Masterplan for Plot 16 and depicted to its maximum height in accordance with the development parameters. It shows the position of this illustrative Unit within the view. It does not depict the likely surrounding parking and hard standing areas or any other elements associated with the proposed Unit. It is suitable as a basis to understand the likely visible extent of the proposed development from this location.

date 23/04/26 drwn/chkd HT / TRJ

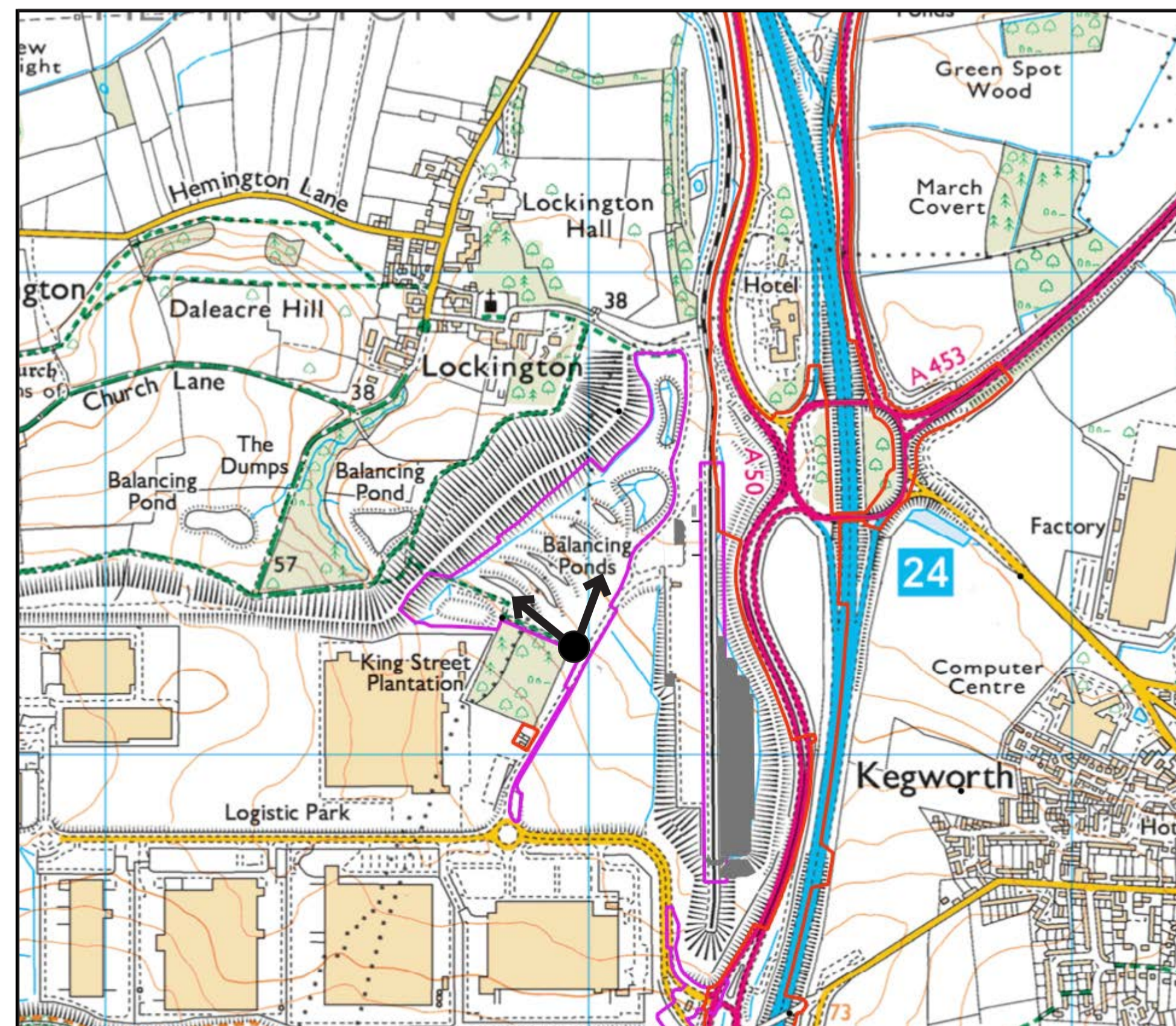
client SEGRO
 project East Midlands Gateway 2

title VP EMG1 d - PHOTOWIRE PLOT 16 (MCO)

number FIGURE 13.8 rev D



Photo Viewpoint EMG1 f: View north from PROW south of Plot 16



Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 11/12/25
Time: 14:31
Camera make & model, sensor format & lens:
 Canon EOS 6D FFS Mk II, Canon 50mm Lens
Horizontal Field of View: 87°
Direction of View: 345° (bearing from North)
Location: 446975, 327225, 57.807m AOD (Eye Level)
Height of camera lens above ground: 1.6m
Distance to proposed site boundary: 0m
Viewing distance: To be viewed at comfortable arm's length

date 23/04/26 drwn/chkd HT / TRJ

client
SEGRO
 project
East Midlands Gateway 2

title
PHOTOVIEWPOINT EMG1 f - EXISTING VIEW (MCO)

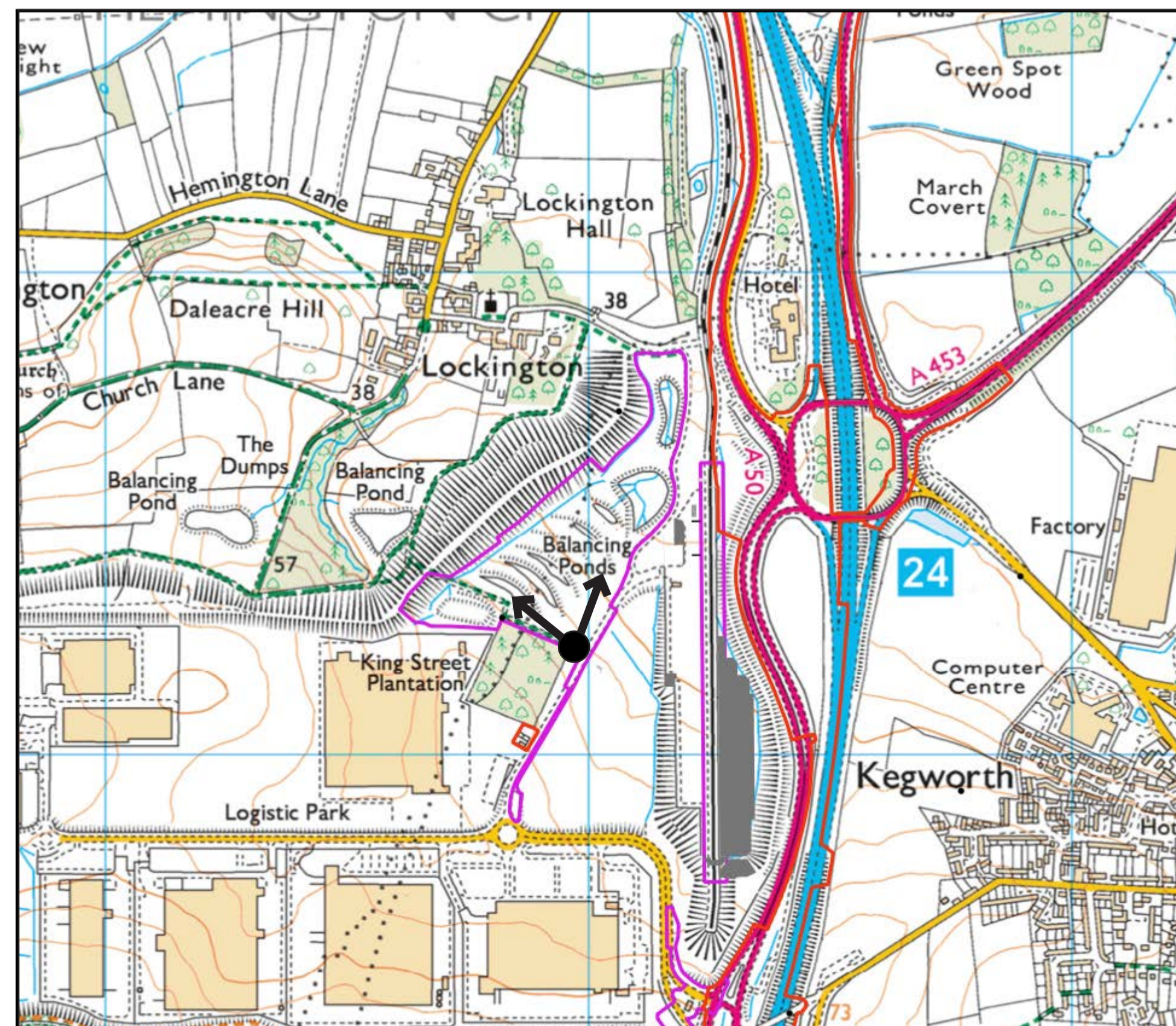
number **FIGURE 13.9** rev **D**

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Plot 16 Unit



Photo Viewpoint EMG1 f: View north from PROW south of Plot 16



Visualisation Type: Type 3
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 11/12/25
Time: 14:31
Camera make & model, sensor format & lens: Canon EOS 6D FFS Mk II, Canon 50mm Lens
Horizontal Field of View: 87°
Direction of View: 345° (bearing from North)
Location: 446975, 327225, 57.807m AOD (Eye Level)
Height of camera lens above ground: 1.6m
Distance to proposed site boundary: 0m
Viewing distance: To be viewed at comfortable arm's length

Notes

Source Drawings:
 EMG1-UMC-SI-01-DR-A-0085 - Illustrative Masterplan
 EMG2-UMC-SI-01-DR-A-0089 - Illustrative Masterplan
 EMG1-UMC-SI-01-DR-A-0086- Parameters Plan
 EMG2-UMC-SI-01-DR-A-0088 - 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.

This visualisation shows a 'photowire' representation of the Plot 16 Unit as shown on the Illustrative Masterplan for Plot 16 and depicted to its maximum height in accordance with the development parameters. It shows the position of this illustrative Unit within the view. It does not depict the likely surrounding parking and hard standing areas or any other elements associated with the proposed Unit. It is suitable as a basis to understand the likely visible extent of the proposed development from this location.

date 23/04/26 drwn/chkd HT / TRJ

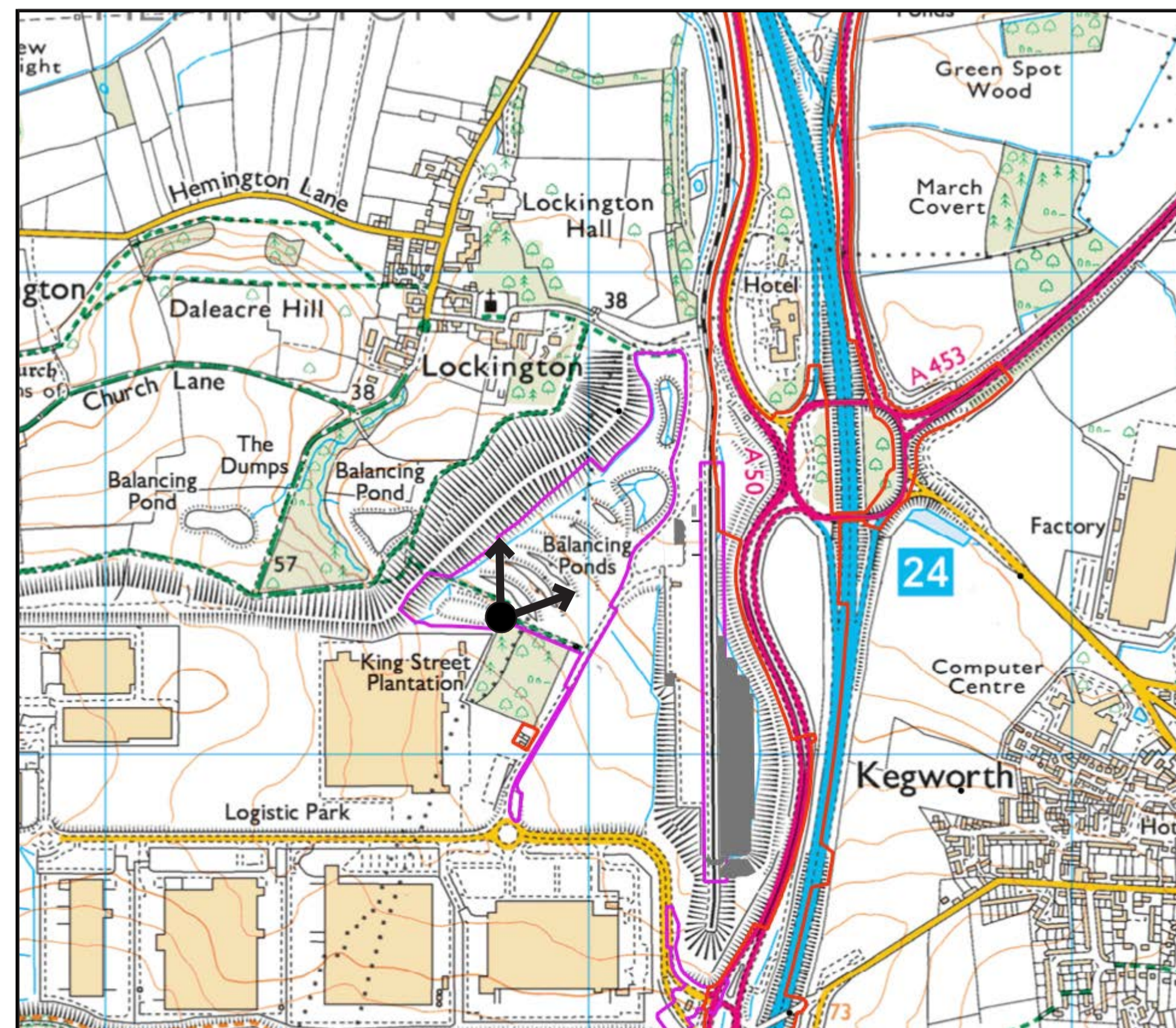
client SEGRO
 project East Midlands Gateway 2

title VP EMG1 f - PHOTOWIRE PLOT 16 (MCO)

number FIGURE 13.10 rev D



Photo Viewpoint EMG1 g: View north from PROW south of Plot 16



Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 11/12/25
Time: 14:36
Camera make & model, sensor format & lens:
 Canon EOS 6D FFS Mk II, Canon 50mm Lens
Horizontal Field of View: 87°
Direction of View: 035° (bearing from North)
Location: 446822, 327285, 61.563m AOD (Eye Level)
Height of camera lens above ground: 1.6m
Distance to proposed site boundary: 0m
Viewing distance: To be viewed at comfortable arm's length

date 23/04/26 drwn/chkd HT / TRJ

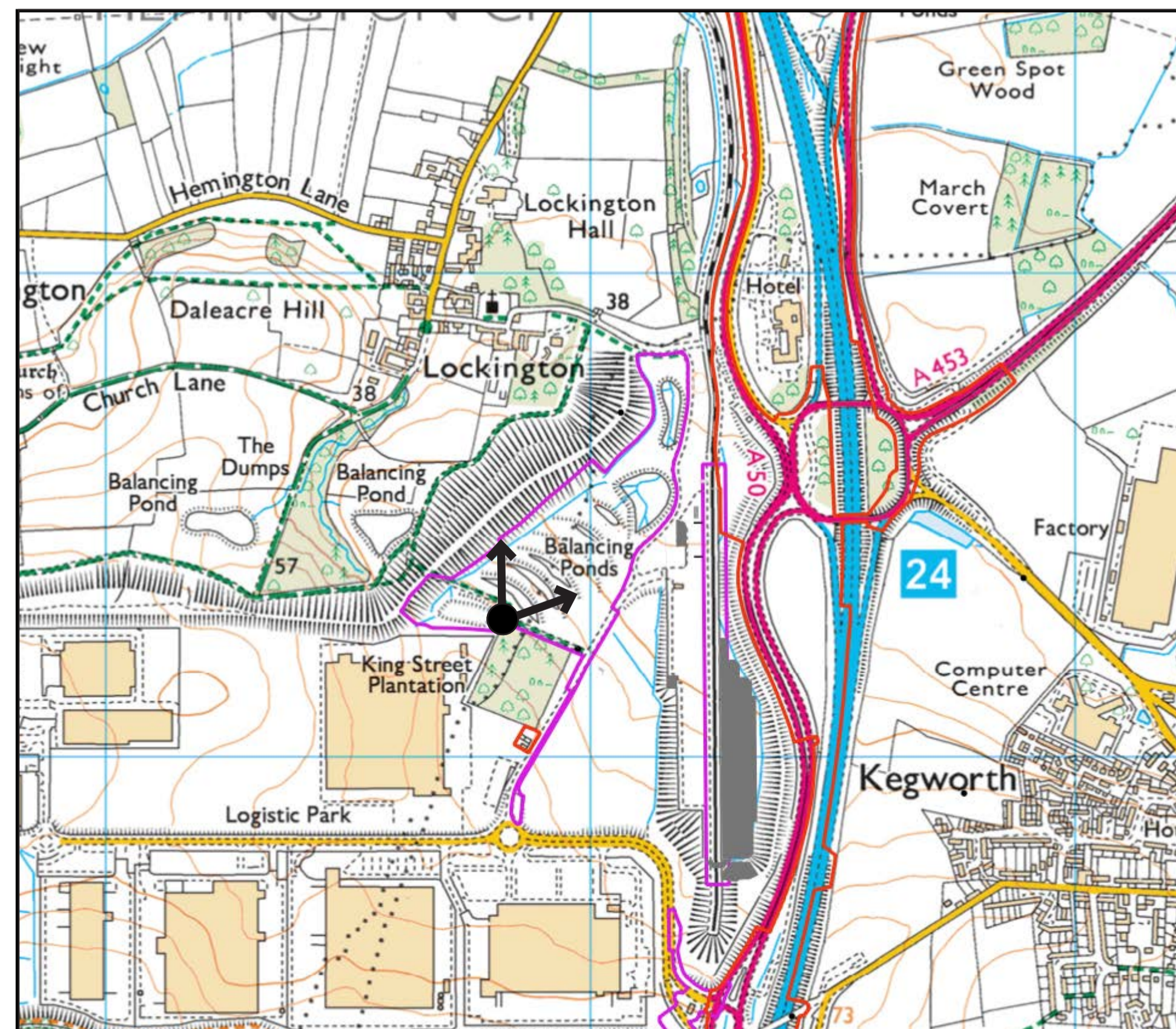
client
SEGRO
 project
East Midlands Gateway 2

title
PHOTOVIEWPOINT EMG1 g - EXISTING VIEW (MCO)
 number **FIGURE 13.11** rev **D**

Plot 16 Unit



Photo Viewpoint EMG1 g: View north from PROW south of Plot 16



Visualisation Type: Type 3
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 11/12/25
Time: 14:36
Camera make & model, sensor format & lens:
 Canon EOS 6D FFS Mk II, Canon 50mm Lens
Horizontal Field of View: 87°
Direction of View: 035° (bearing from North)
Location: 446822, 327285, 61.563m AOD (Eye Level)
Height of camera lens above ground: 1.6m
Distance to proposed site boundary: 0m
Viewing distance: To be viewed at comfortable arm's length

Notes

Source Drawings:
 EMG1-UMC-SI-01-DR-A-0085- Illustrative Masterplan
 EMG2-UMC-SI-01-DR-A-0089 - Illustrative Masterplan
 EMG1-UMC-SI-01-DR-A-0086 - Parameters Plan
 EMG2-UMC-SI-01-DR-A-0088- Parameters Plan
 EMG2-BWB-HGN-ZZ-M2-CH-0600_Finished levels

Type 3 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.

This visualisation shows a 'photowire' representation of the Plot 16 Unit as shown on the Illustrative Masterplan for Plot 16 and depicted to its maximum height in accordance with the development parameters. It shows the position of this illustrative Unit within the view. It does not depict the likely surrounding parking and hard standing areas or any other elements associated with the proposed Unit. It is suitable as a basis to understand the likely visible extent of the proposed development from this location.

date 23/04/26 drwn/chkd HT / TRJ

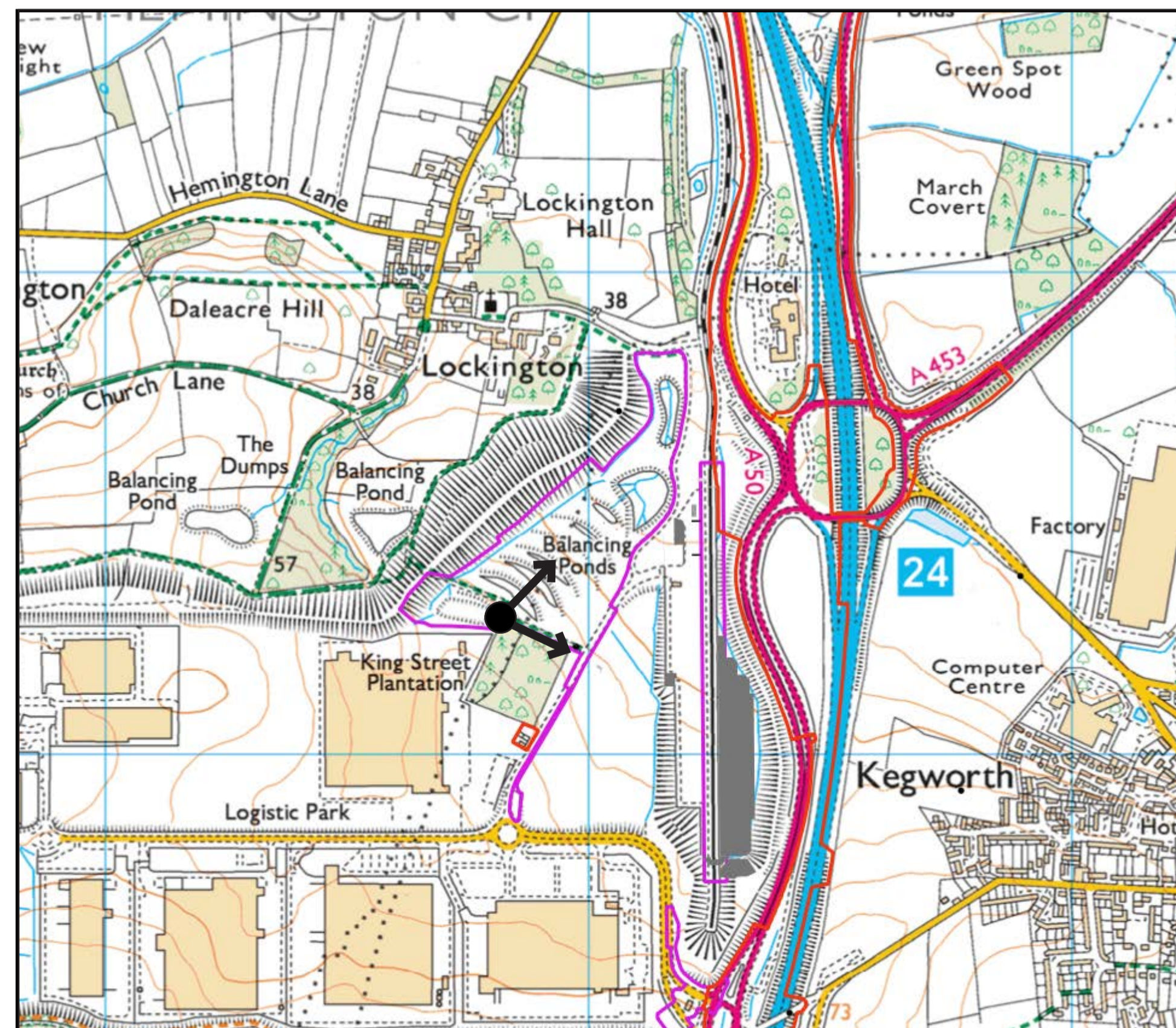
client SEGRO
 project East Midlands Gateway 2

title VP EMG1 g- PHOTOWIRE PLOT 16 (MCO)

number FIGURE 13.12 rev D



Photo Viewpoint EMG1 g: View north from PROW south of Plot 16 (continued)



Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 11/12/25
Time: 14:36
Camera make & model, sensor format & lens:
 Canon EOS 6D FFS Mk II, Canon 50mm Lens
Horizontal Field of View: 87°
Direction of View: 080° (bearing from North)
Location: 446822, 327285, 61.563m AOD (Eye Level)
Height of camera lens above ground: 1.6m
Distance to proposed site boundary: 0m
Viewing distance: To be viewed at comfortable arm's length

date 23/04/26 drwn/chkd HT / TRJ

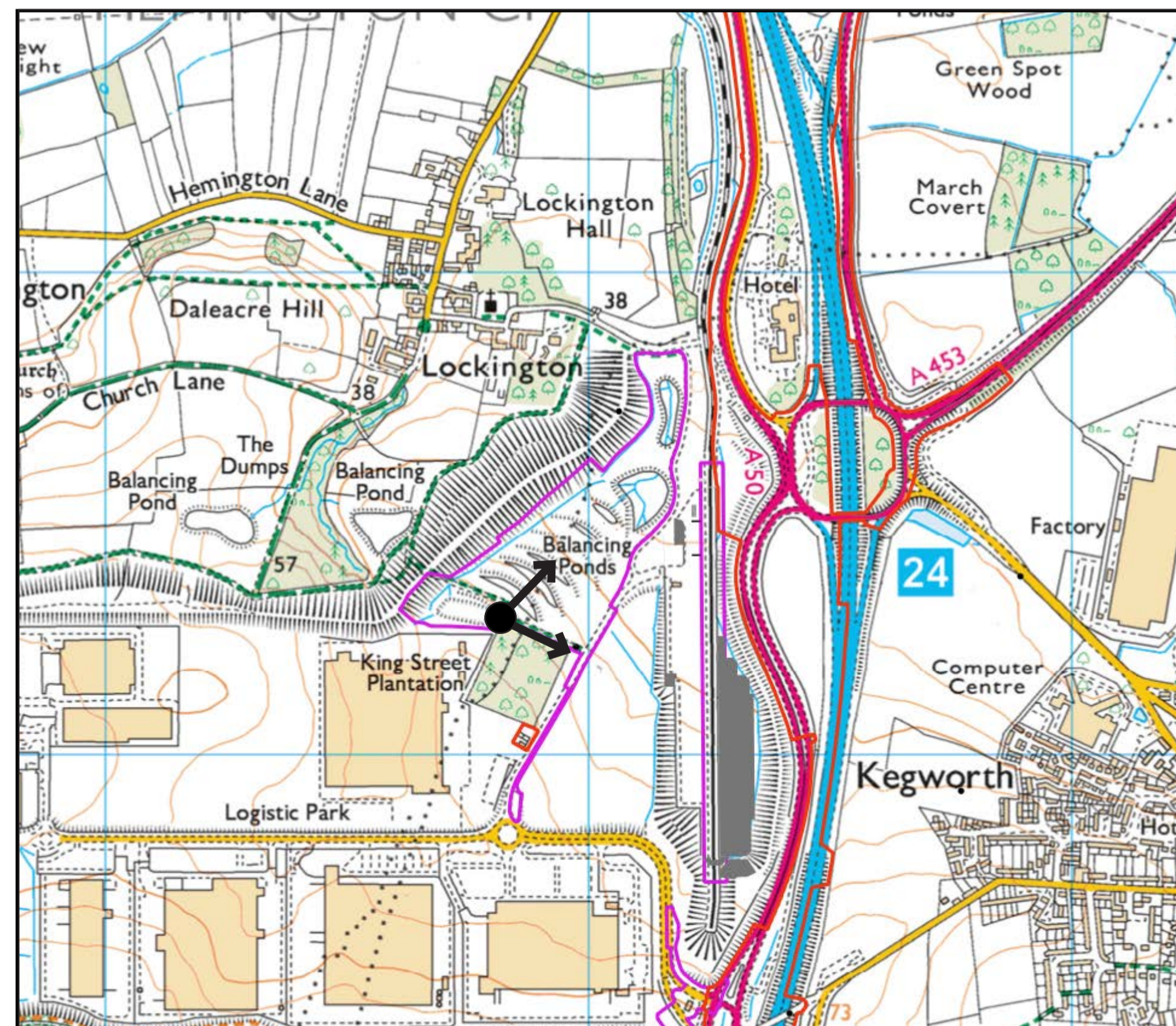
client
SEGRO
 project
East Midlands Gateway 2

title
PHOTOVIEWPOINT EMG1 g - EXISTING VIEW (MCO)
 number **FIGURE 13.13** rev **D**

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Photo Viewpoint EMG1 g: View north from PROW south of Plot 16 (continued)



Visualisation Type: Type 3
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 11/12/25
Time: 14:36
Camera make & model, sensor format & lens: Canon EOS 6D FFS Mk II, Canon 50mm Lens
Horizontal Field of View: 87°
Direction of View: 080° (bearing from North)
Location: 446822, 327285, 61.563m AOD (Eye Level)
Height of camera lens above ground: 1.6m
Distance to proposed site boundary: 0m
Viewing distance: To be viewed at comfortable arm's length

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

Type 3 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.

This visualisation shows a 'photowire' representation of the Plot 16 Unit as shown on the Illustrative Masterplan for Plot 16 and depicted to its maximum height in accordance with the development parameters. It shows the position of this illustrative Unit within the view. It does not depict the likely surrounding parking and hard standing areas or any other elements associated with the proposed Unit. It is suitable as a basis to understand the likely visible extent of the proposed development from this location.

date 23/04/26 drwn/chkd HT / TRJ

client SEGRO
 project East Midlands Gateway 2

title VP EMG1 g - PHOTOWIRE PLOT 16 (MCO)

number FIGURE 13.14 rev D

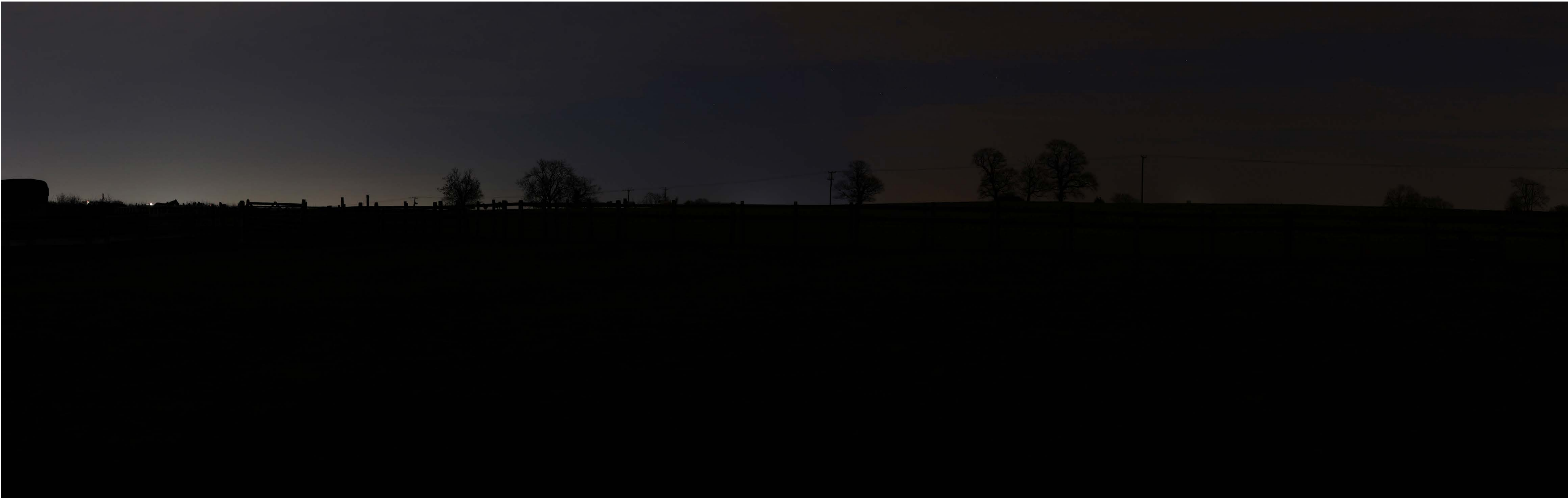
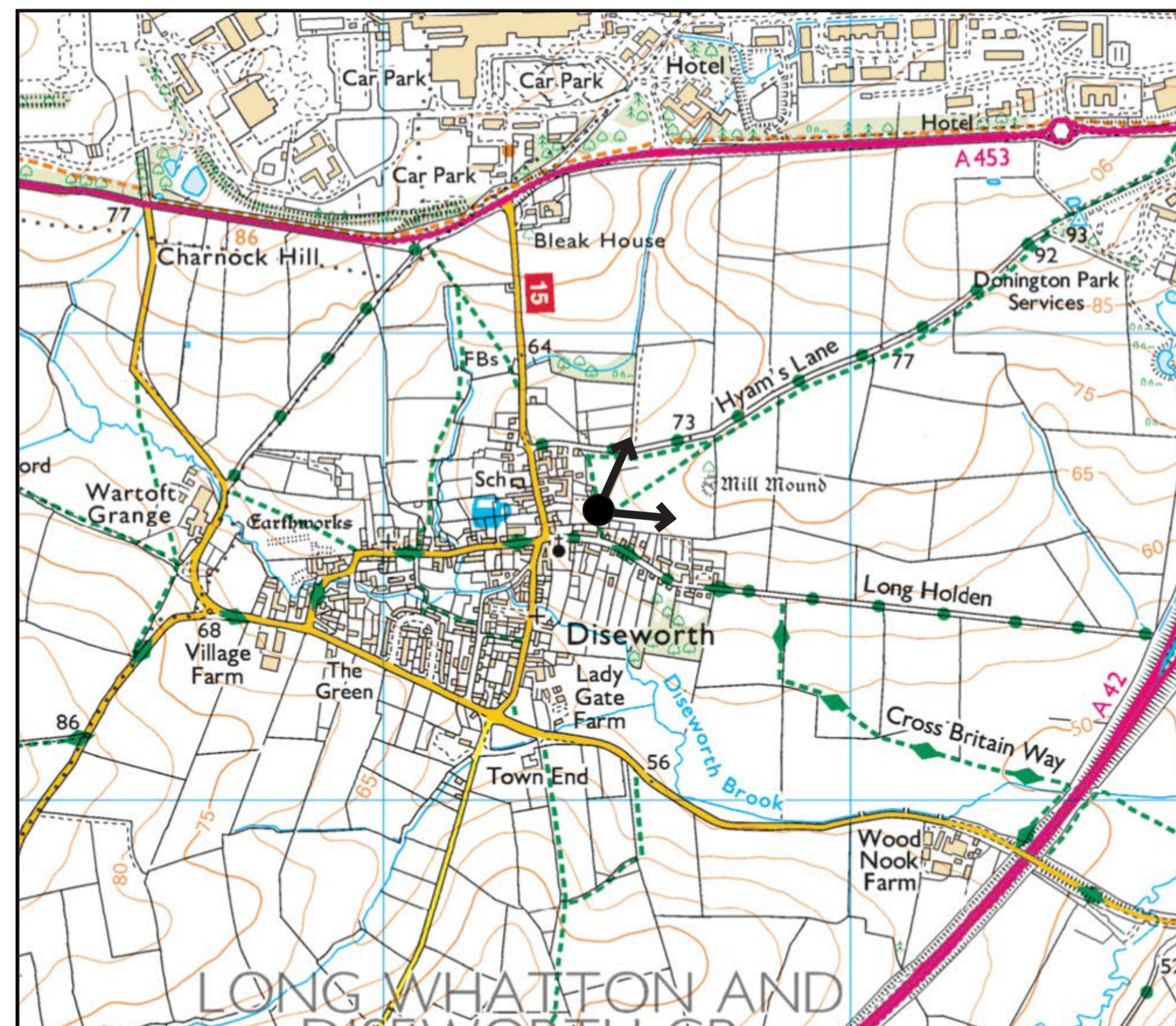


Photo Viewpoint A



Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 16/12/25
Time: 17:08
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 23/04/26 drwn/chkd HT / TRJ

client
SEGRO
 project
East Midlands Gateway 2

title
PHOTOVIEWPOINT A - EXISTING VIEW (DCO)

number
FIGURE 14.1 rev
A

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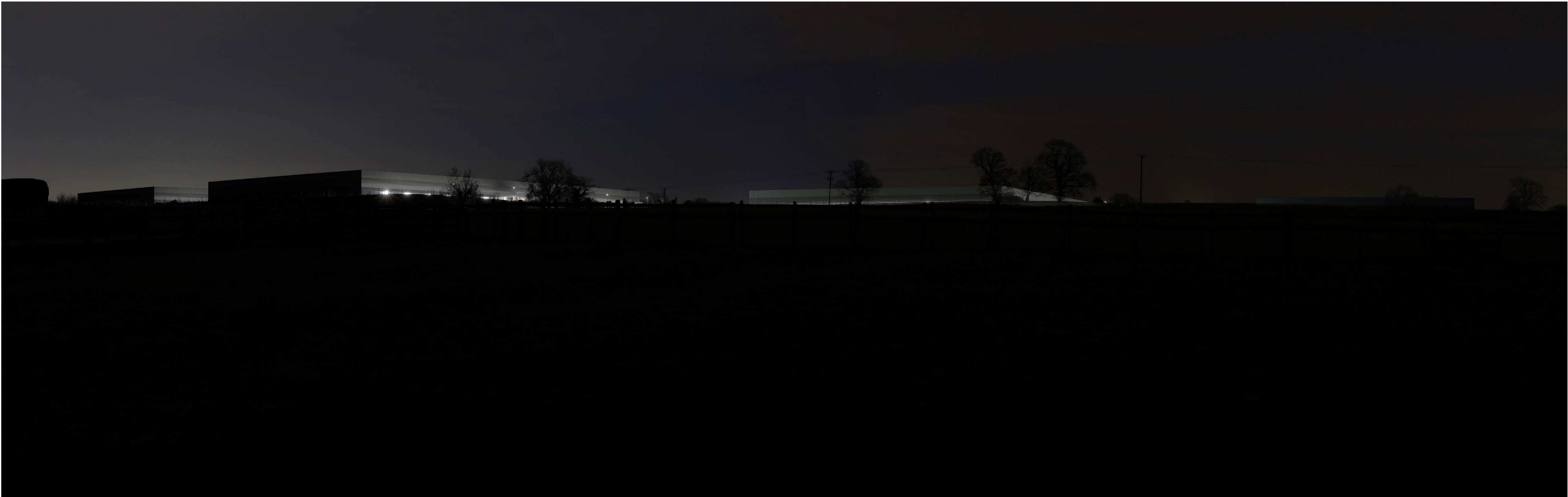
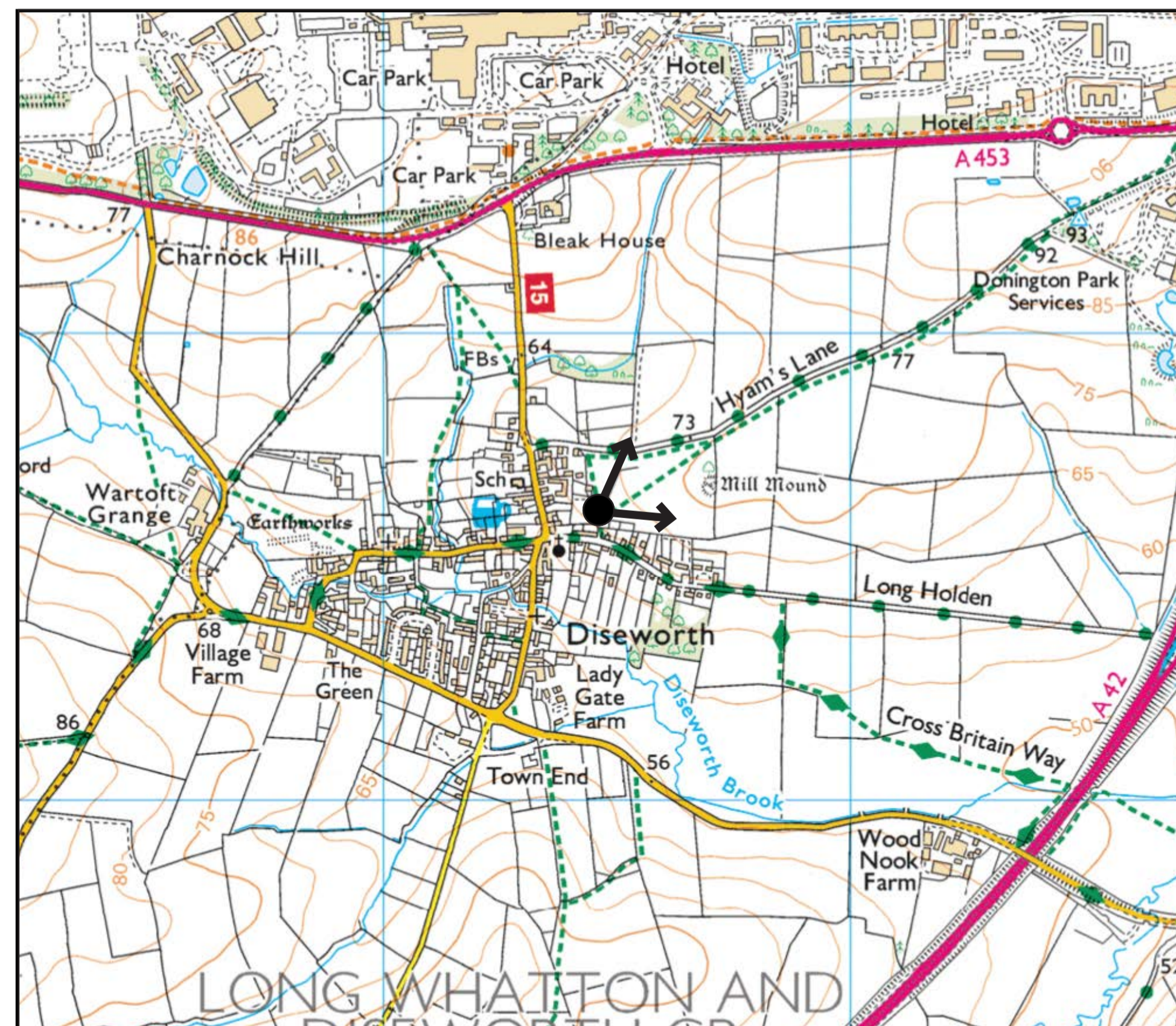


Photo Viewpoint A



Visualisation Type: Type 3
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 16/12/25
Time: 17:08
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.

date 23/04/26 drwn/chkd HT / TRJ

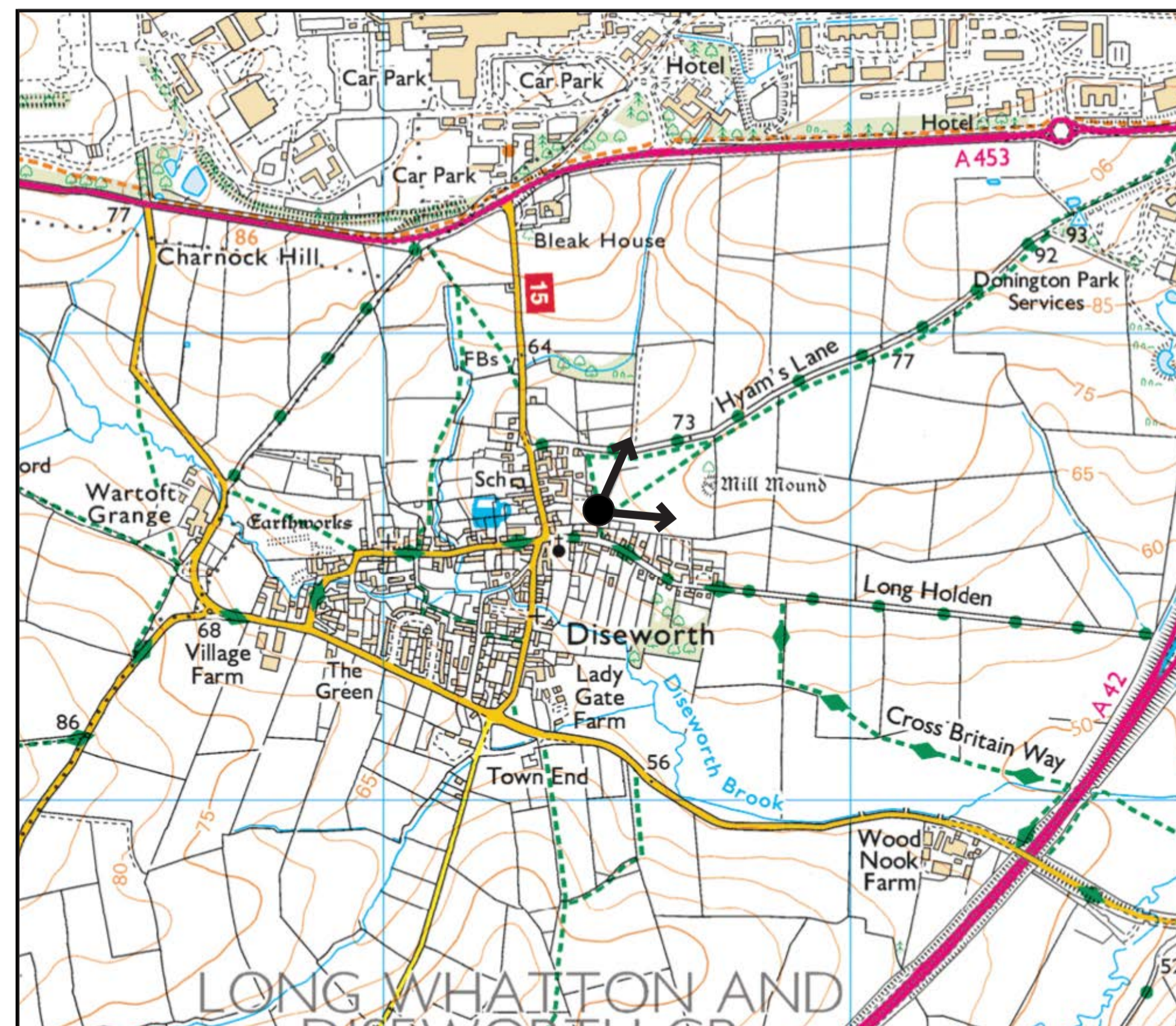
client SEGRO
 project East Midlands Gateway 2

title VP A - PHOTOMONTAGE YEAR 0 (DCO)

number FIGURE 14.2 rev A



Photo Viewpoint A



Visualisation Type: Type 3
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 16/12/25
Time: 17:08
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.

date 23/04/26 drwn/chkd HT / TRJ

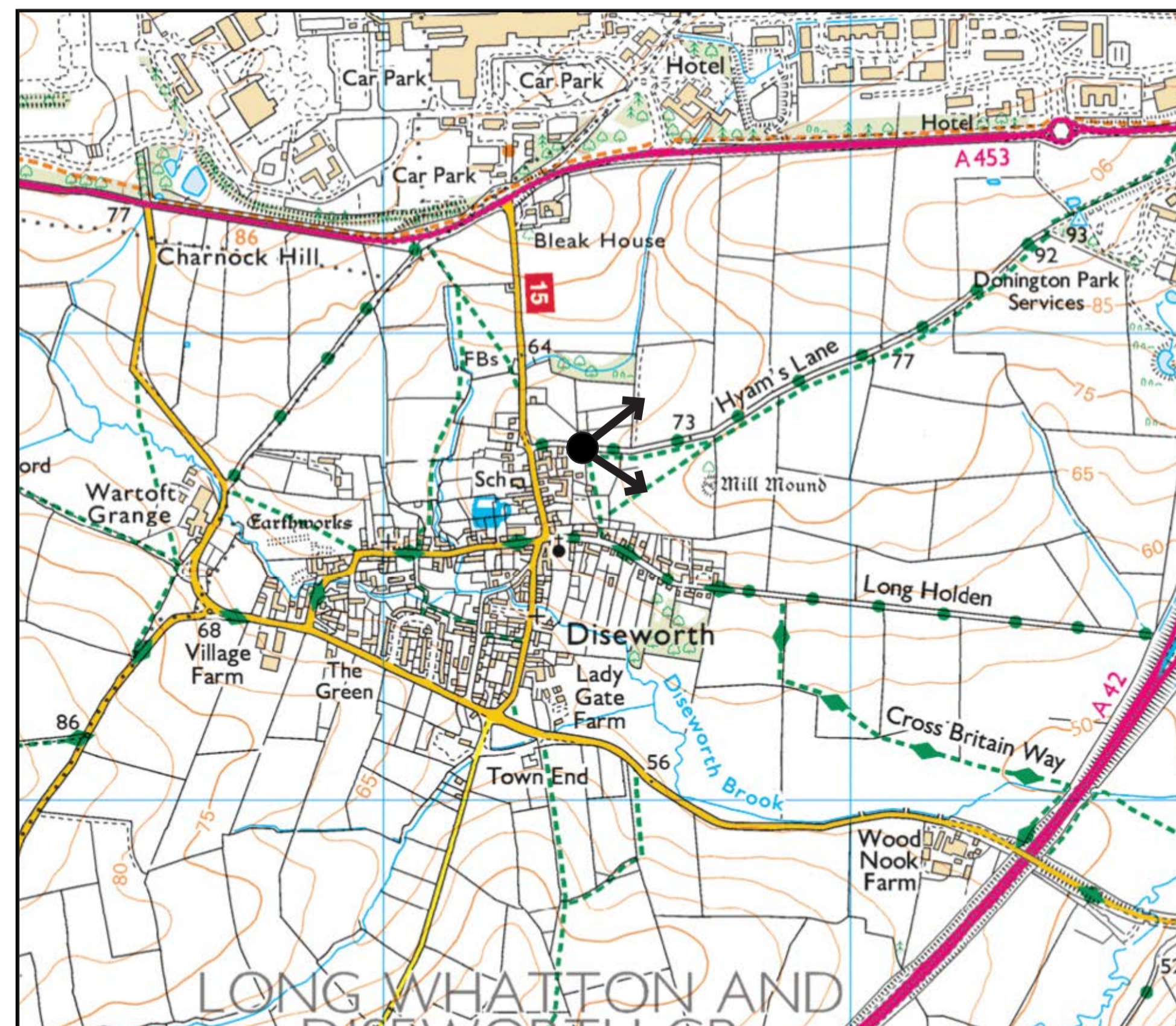
client SEGRO
 project East Midlands Gateway 2

title VP A - PHOTOMONTAGE YEAR 15 (DCO)

number FIGURE 14.3 rev A



Photo Viewpoint B



Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 16/12/25
Time: 16:49
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: 445424.5, 324756.7, 69.049m 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 23/04/26 drwn/chkd HT / TRJ

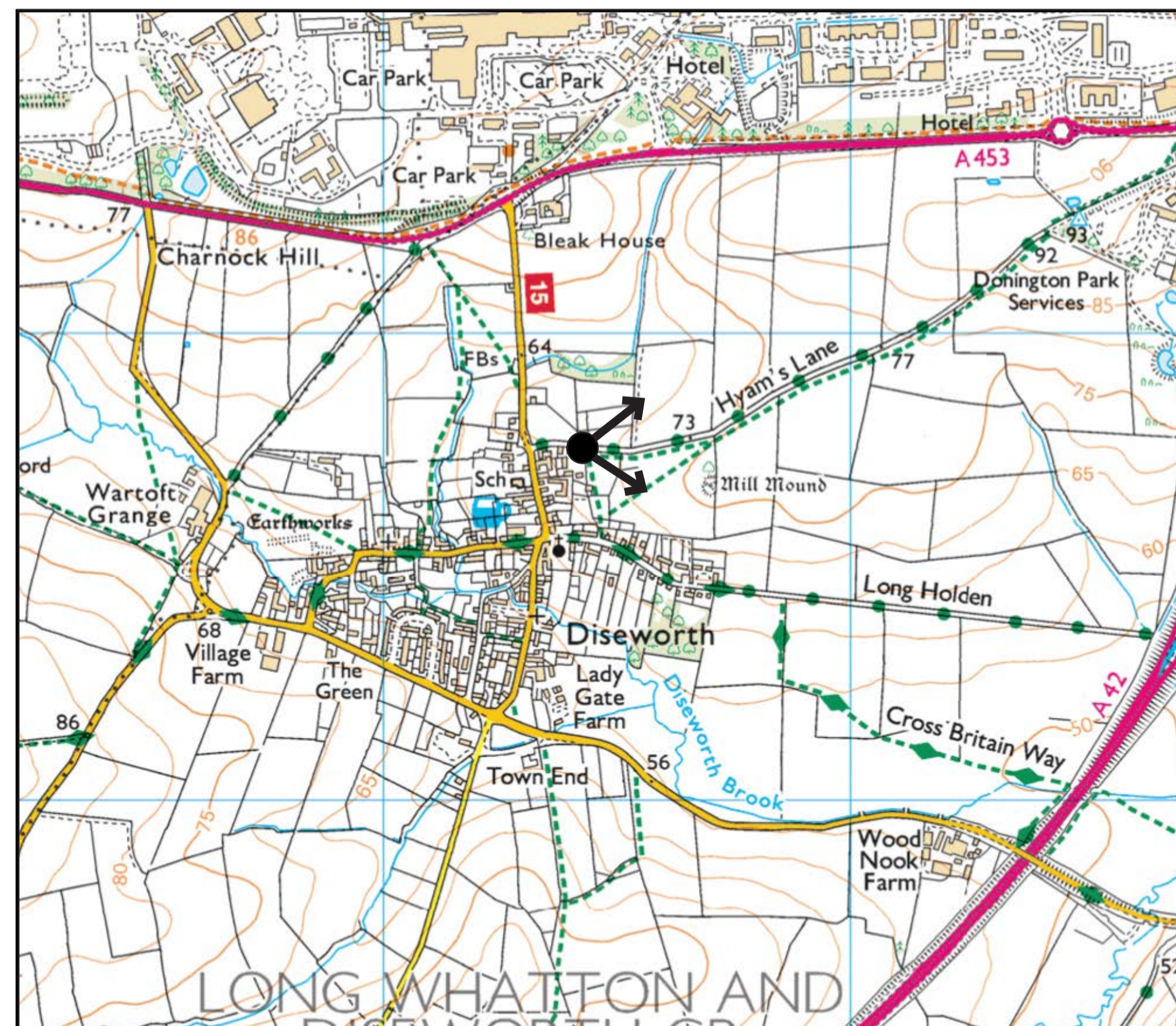
client
SEGRO
 project
East Midlands Gateway 2

title
PHOTOVIEWPOINT B - EXISTING VIEW (DCO)

number
FIGURE 14.4 rev
A



Photo Viewpoint B



Visualisation Type: Type 3
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 16/12/25
Time: 16:49
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: 445424.5, 324756.7, 69.049m 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

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.

date 23/04/26 drwn/chkd HT / TRJ

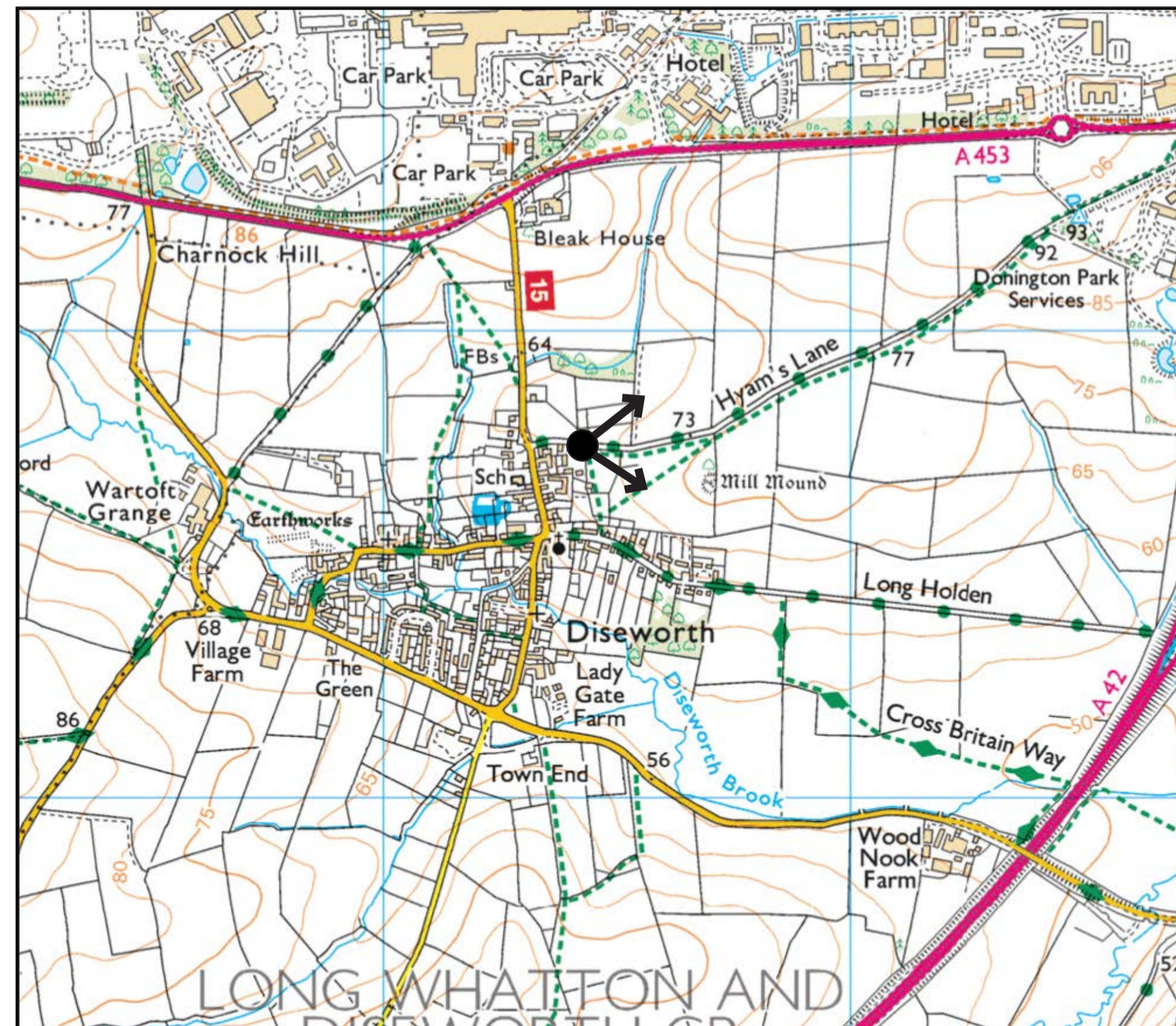
client SEGRO
 project East Midlands Gateway 2

title VP B - PHOTOMONTAGE YEAR 0 (DCO)

number FIGURE 14.5 rev A



Photo Viewpoint B



Visualisation Type: Type 3
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 16/12/25
Time: 16:49
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: 445424.5, 324756.7, 69.049m 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

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.

date 23/04/26 drwn/chkd HT / TRJ

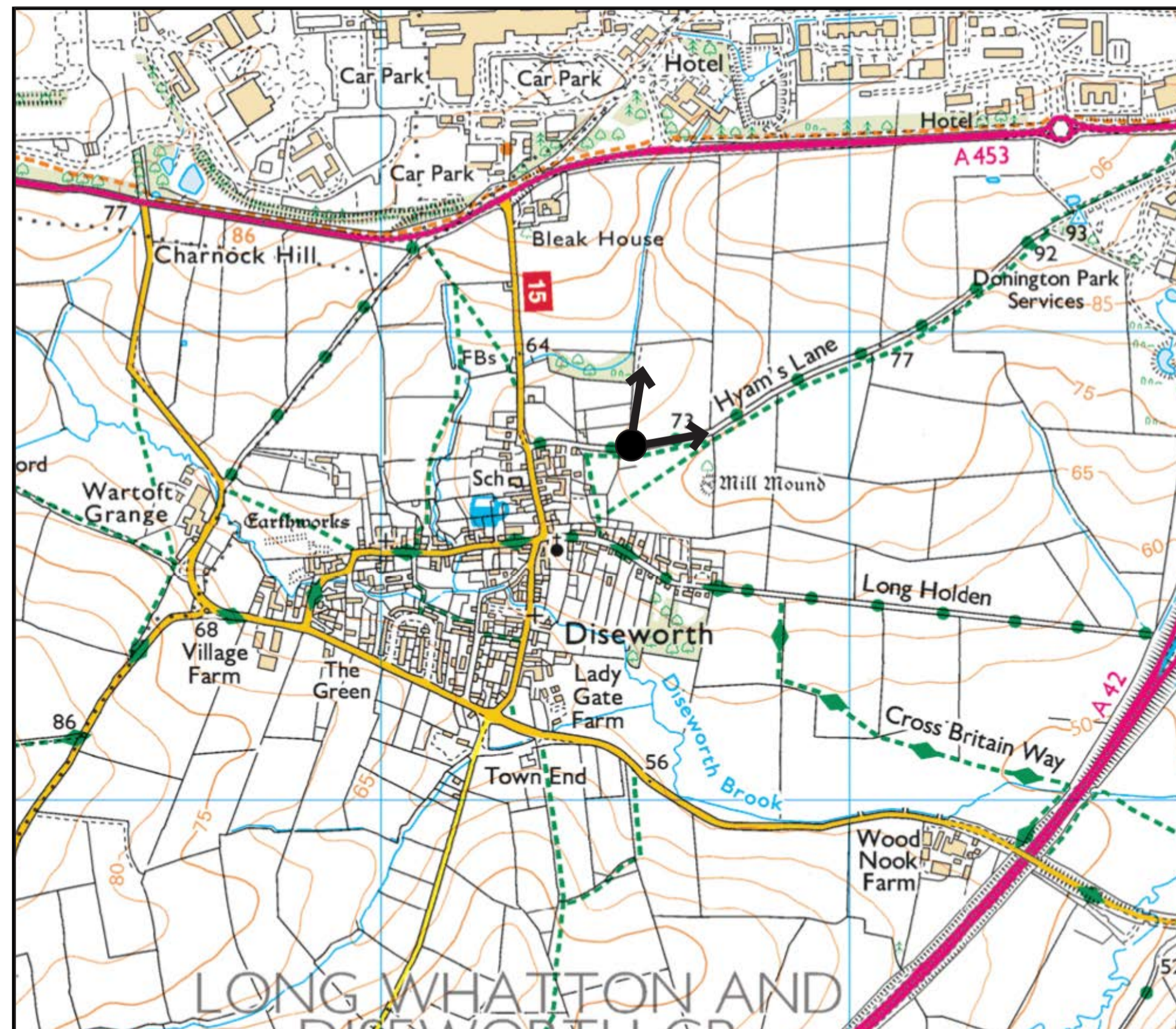
client SEGRO
 project East Midlands Gateway 2

title VP B - PHOTOMONTAGE YEAR 15 (DCO)

number FIGURE 14.6 rev A



Photo Viewpoint C



Visualisation Type: Type 3
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 16/12/25
Time: 16:40
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: 380m
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.

date 23/04/26 drwn/chkd HT / TRJ

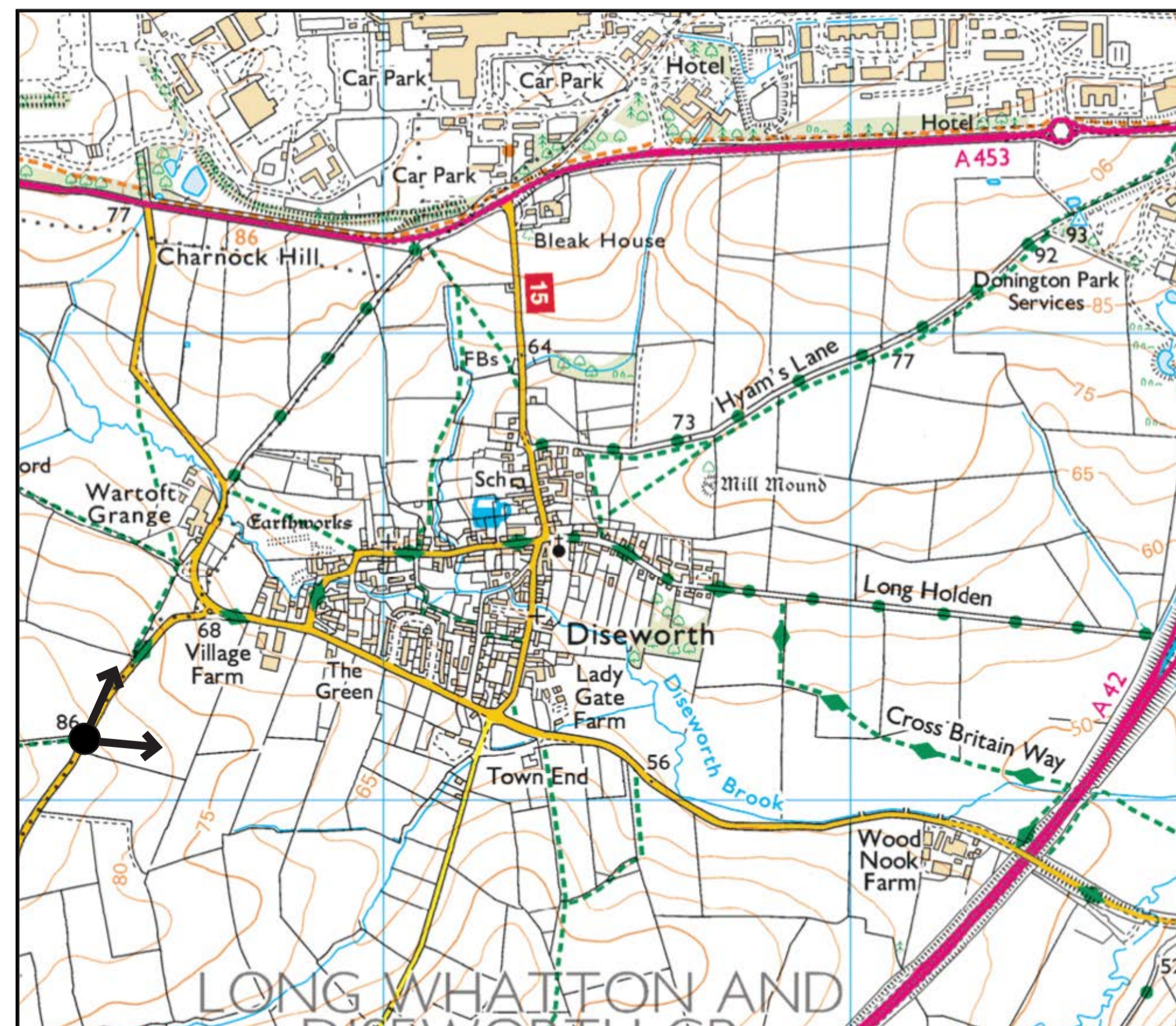
client SEGRO
 project East Midlands Gateway 2

title VP C - PHOTOMONTAGE YEAR 0 (DCO)

number FIGURE 14.8 rev A



Photo Viewpoint I



Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 11/12/25
Time: 18:20
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: 444355.1, 324132.2, 88.403m 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 23/04/26 drwn/chkd HT / TRJ

client
SEGRO
 project
East Midlands Gateway 2

title
PHOTOVIEWPOINT I - EXISTING VIEW (DCO)

number **FIGURE 14.10** rev **A**

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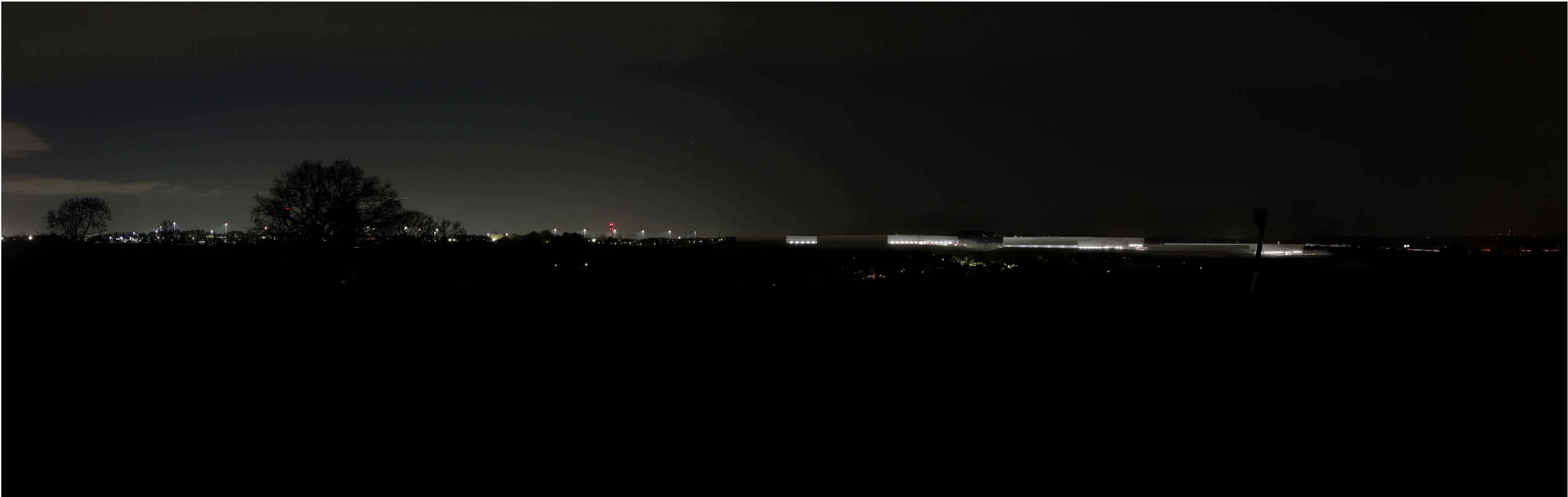
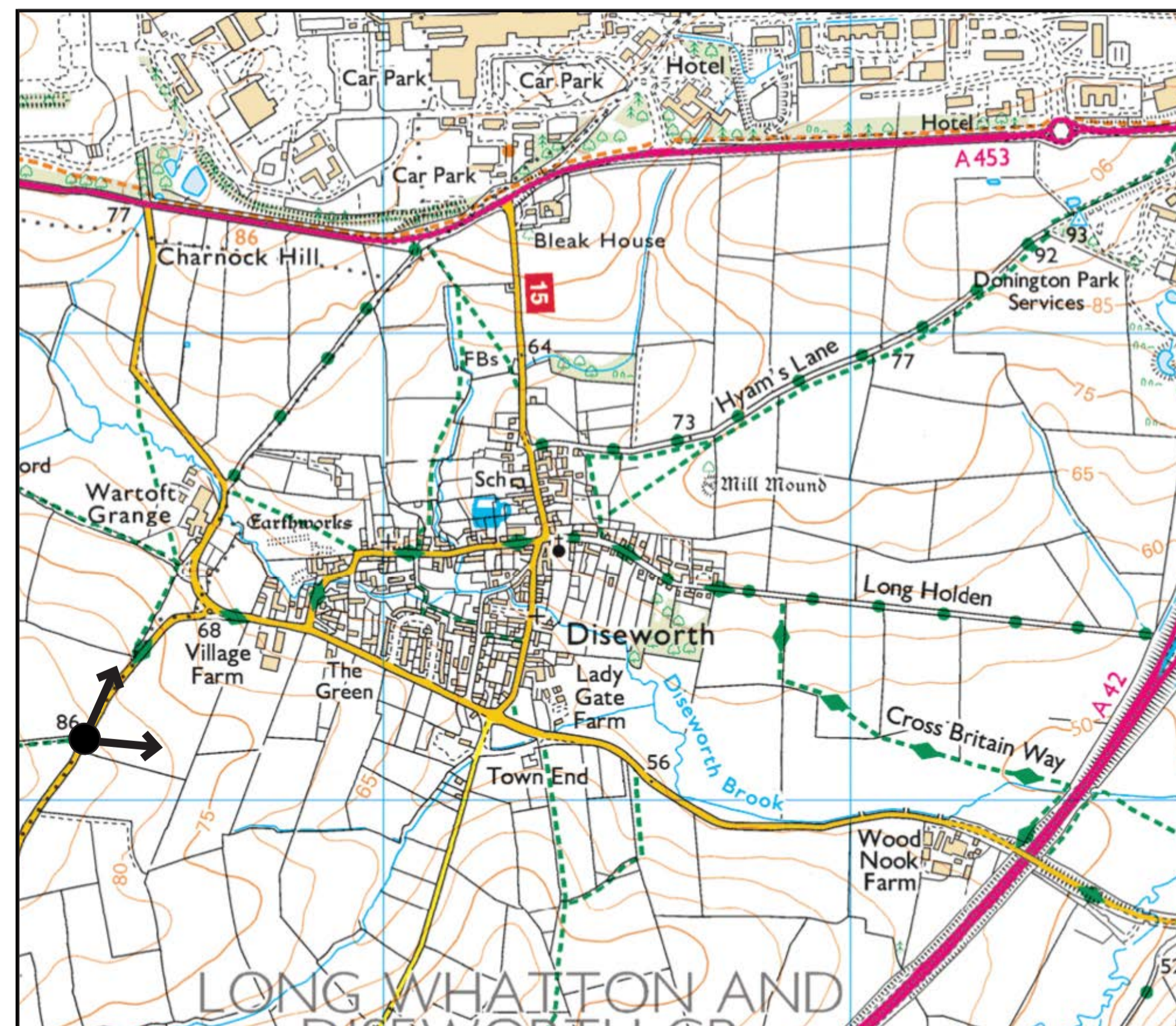


Photo Viewpoint I



Visualisation Type: Type 3
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 11/12/25
Time: 18:20
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: 444355.1, 324132.2, 88.403m 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.

date 23/04/26 drwn/chkd HT / TRJ

client SEGRO
 project East Midlands Gateway 2

title VP I - PHOTOMONTAGE YEAR 0 (DCO)

number FIGURE 14.11 rev A

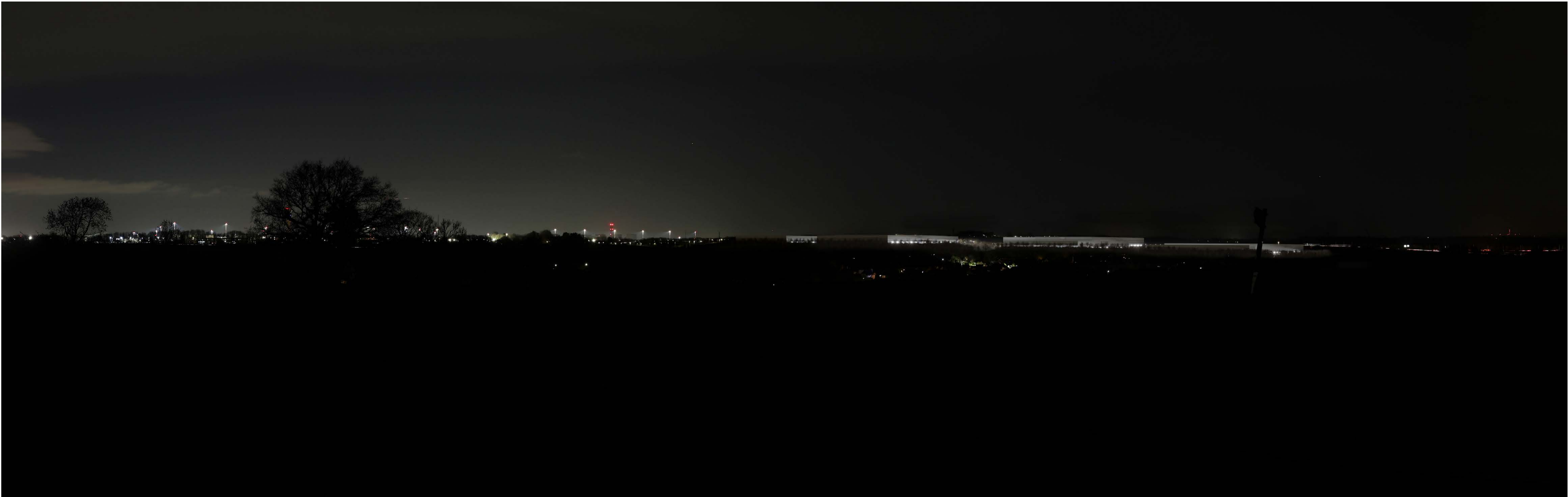
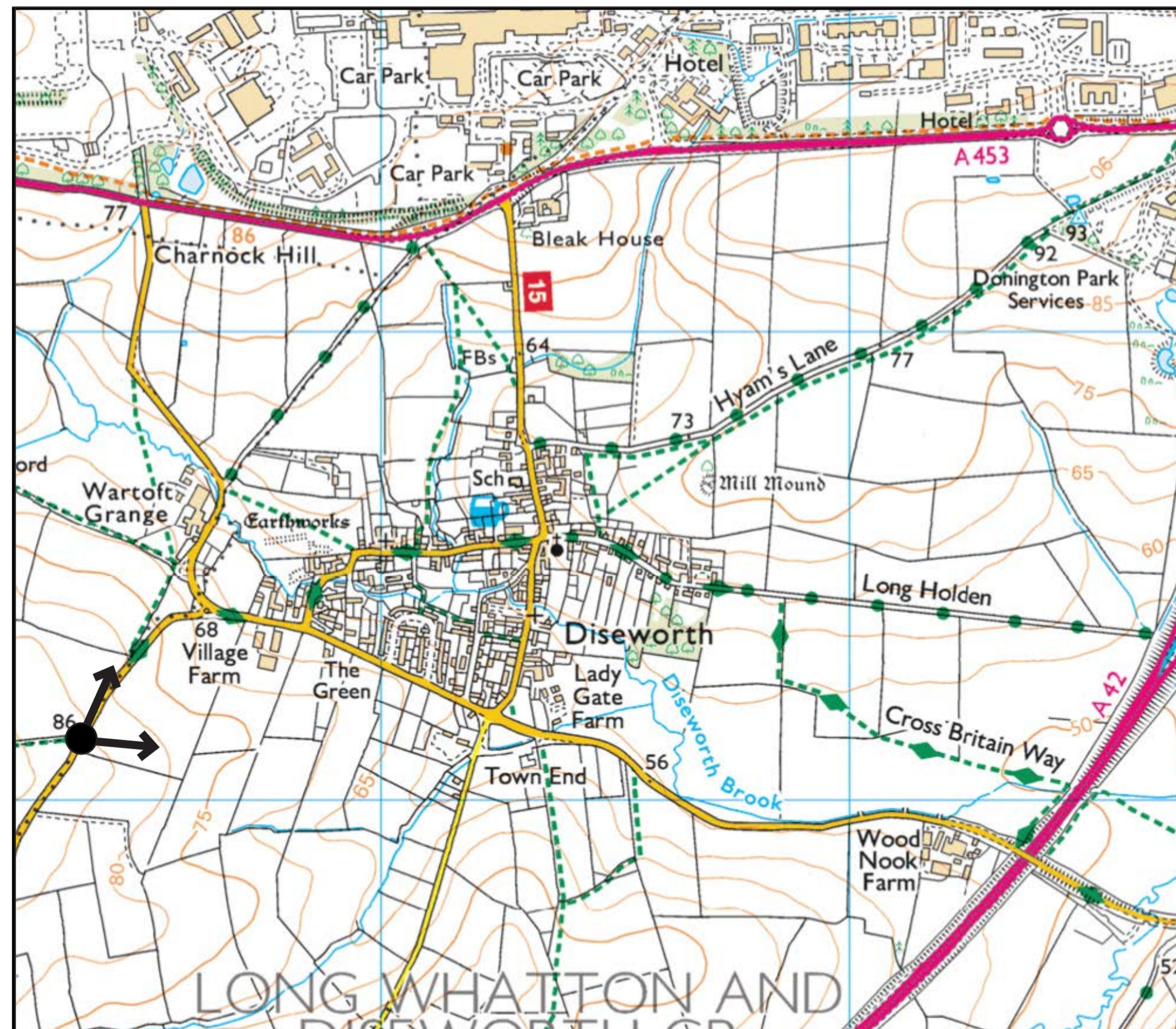


Photo Viewpoint I



Visualisation Type: Type 3
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 11/12/25
Time: 18:20
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: 444355.1, 324132.2, 88.403m 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.

date 23/04/26 drwn/chkd HT / TRJ

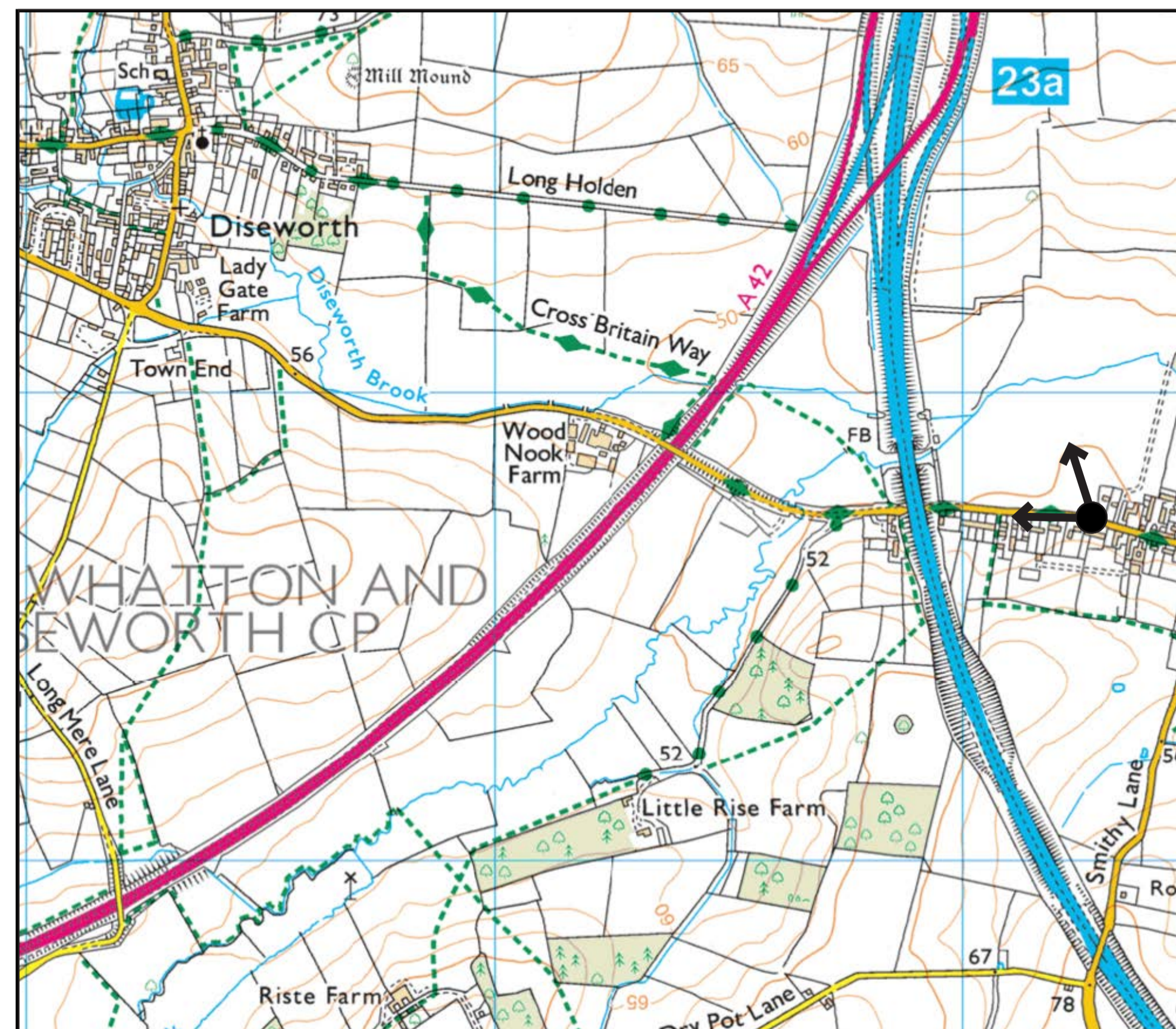
client SEGRO
 project East Midlands Gateway 2

title VP I - PHOTOMONTAGE YEAR 15 (DCO)

number FIGURE 14.12 rev A



Photo Viewpoint N



Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 11/12/25
Time: 17:02
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 23/04/26 drwn/chkd
HT / TRJ

client
SEGRO
 project
East Midlands Gateway 2

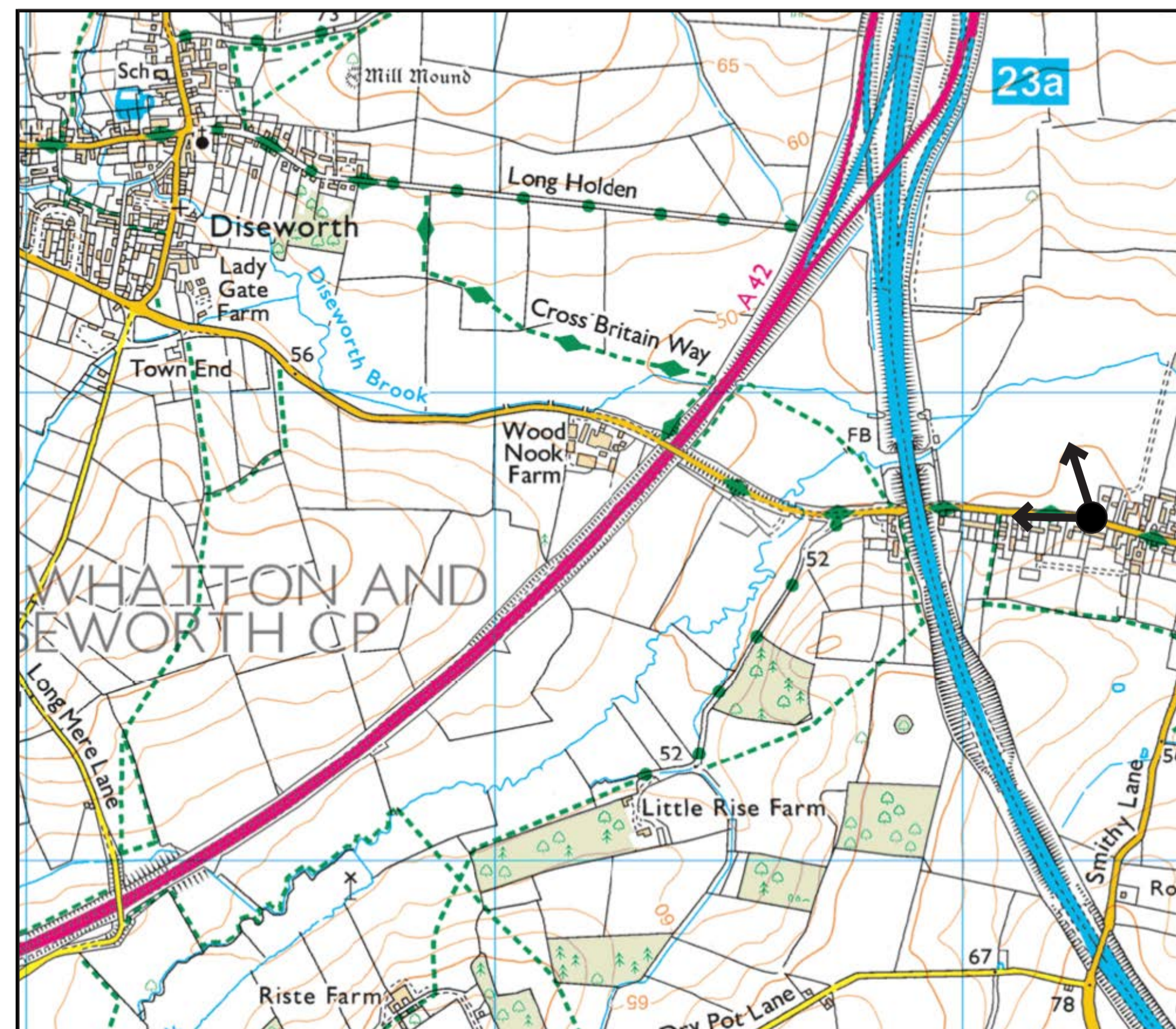
title
PHOTOVIEWPOINT N - EXISTING VIEW (DCO)

number **FIGURE 14.13** rev
A

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Photo Viewpoint N



Visualisation Type: Type 3
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 11/12/25
Time: 17:02
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.

date 23/04/26 drwn/chkd HT / TRJ

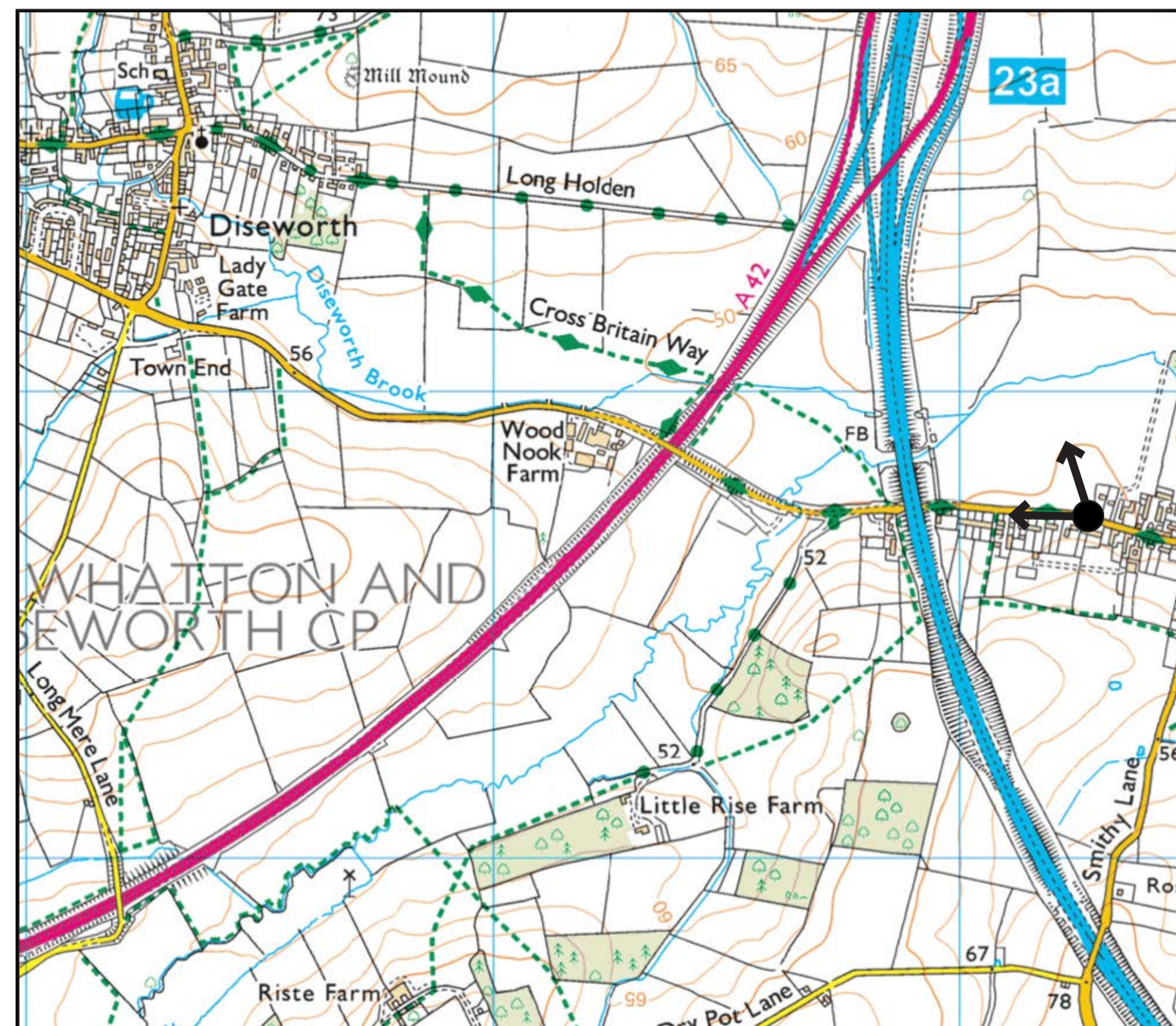
client SEGRO
 project East Midlands Gateway 2

title VP N - PHOTOMONTAGE YEAR 0 (DCO)

number FIGURE 14.14 rev A



Photo Viewpoint N



Visualisation Type: Type 3
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 11/12/25
Time: 17:02
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.

date 23/04/26 drwn/chkd HT / TRJ

client SEGRO
 project East Midlands Gateway 2

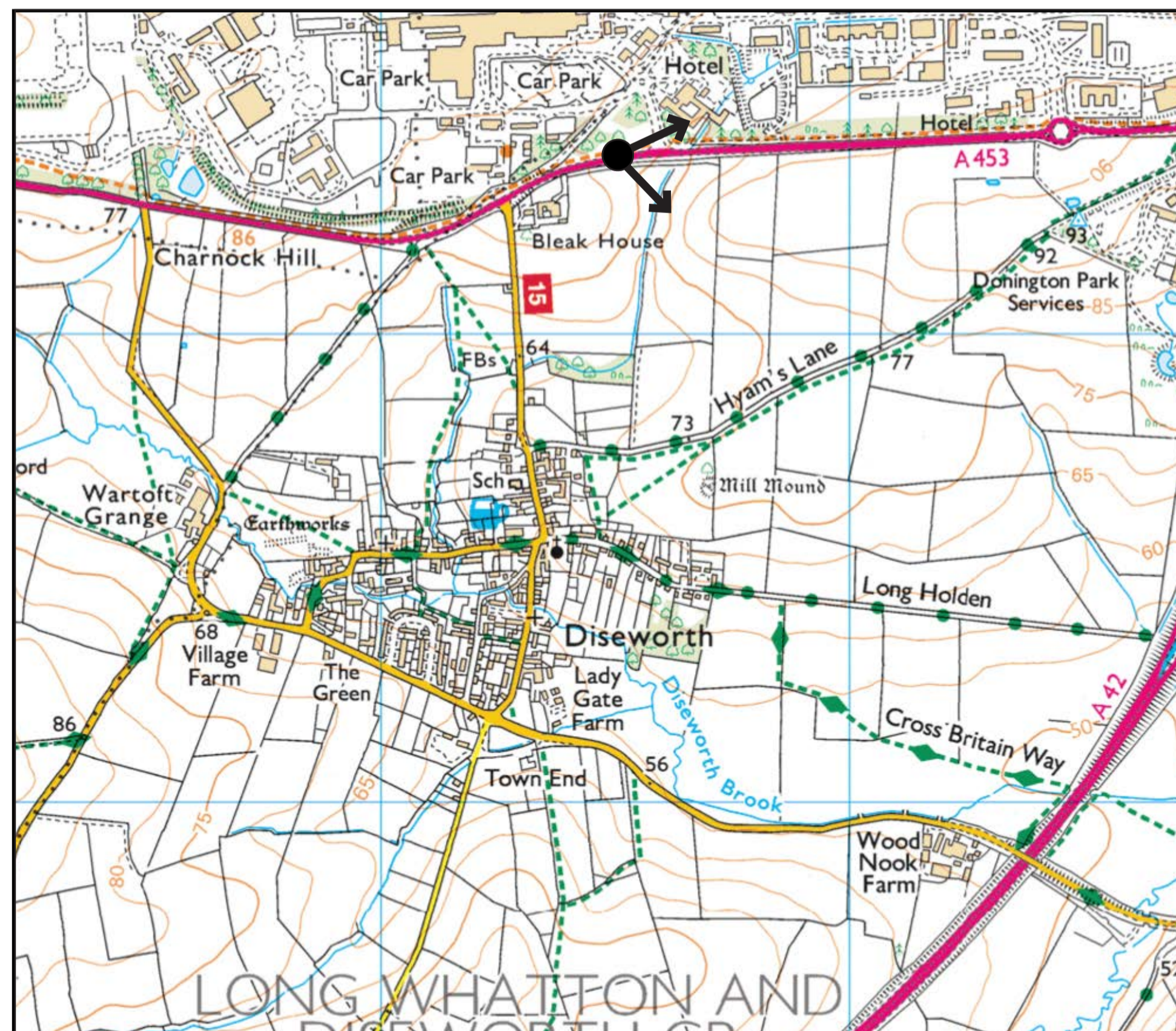
title VP N - PHOTOMONTAGE YEAR 15 (DCO)

number FIGURE 14.15 rev A

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Photo Viewpoint Q



Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 12/01/26
Time: 17:09
Camera make & model, sensor format & lens:
 Canon EOS R6 FFS, Canon 50mm Lens
Horizontal Field of View: 87°
Direction of View: 125° (bearing from North)
Location: 445503.1, 325381.25, 79.625m 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 23/04/26 drwn/chkd HT / TRJ

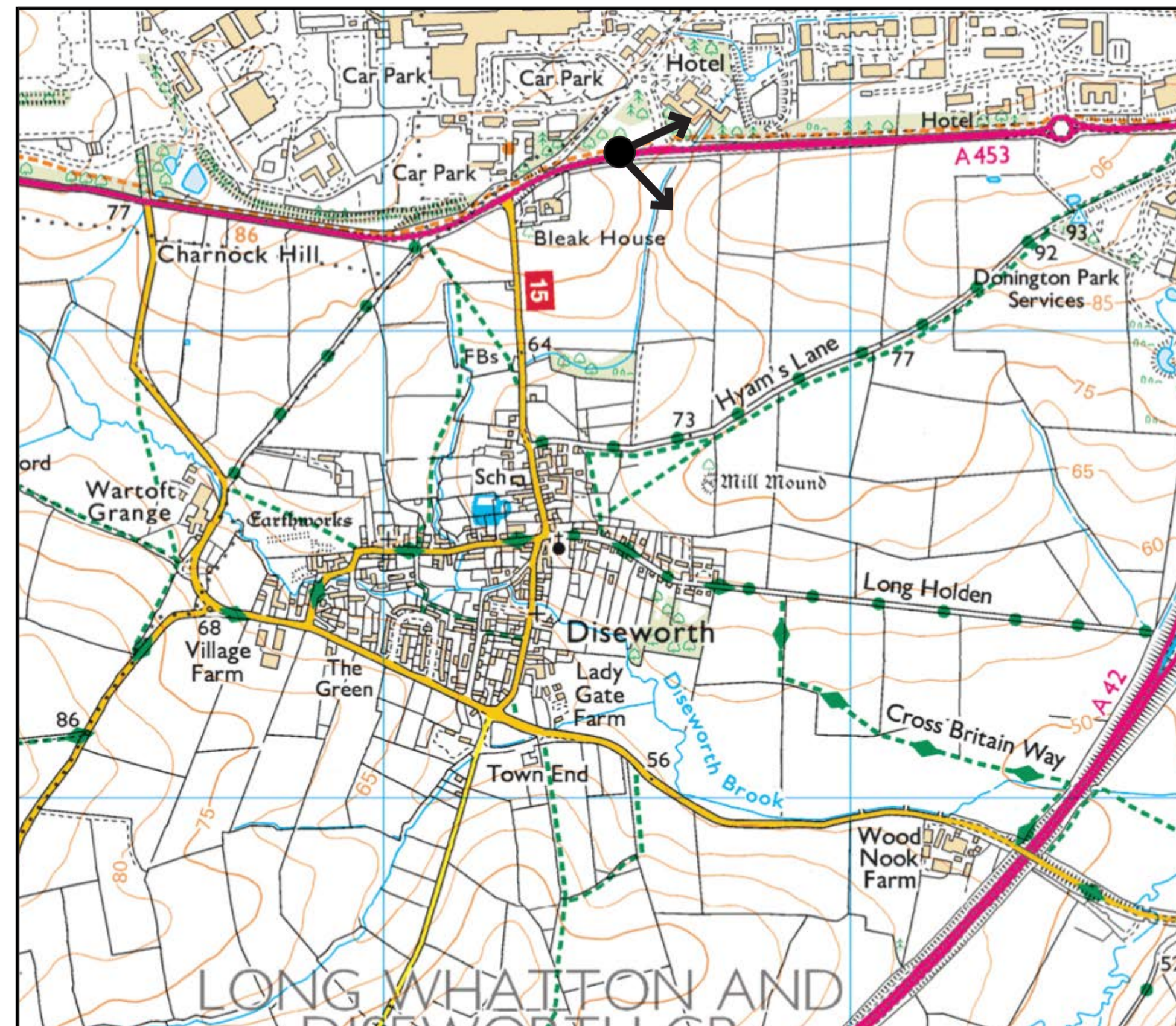
client SEGRO
 project East Midlands Gateway 2

title PHOTOVIEWPOINT Q - EXISTING VIEW (DCO)
 number **FIGURE 14.16** rev **A**

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Photo Viewpoint Q



Visualisation Type: Type 3
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 12/01/26
Time: 17:09
Camera make & model, sensor format & lens:
 Canon EOS R6 FFS, Canon 50mm Lens
Horizontal Field of View: 87°
Direction of View: 125° (bearing from North)
Location: 445503.1, 325381.25, 79.625m 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.

date 23/04/26 drwn/chkd HT / TRJ

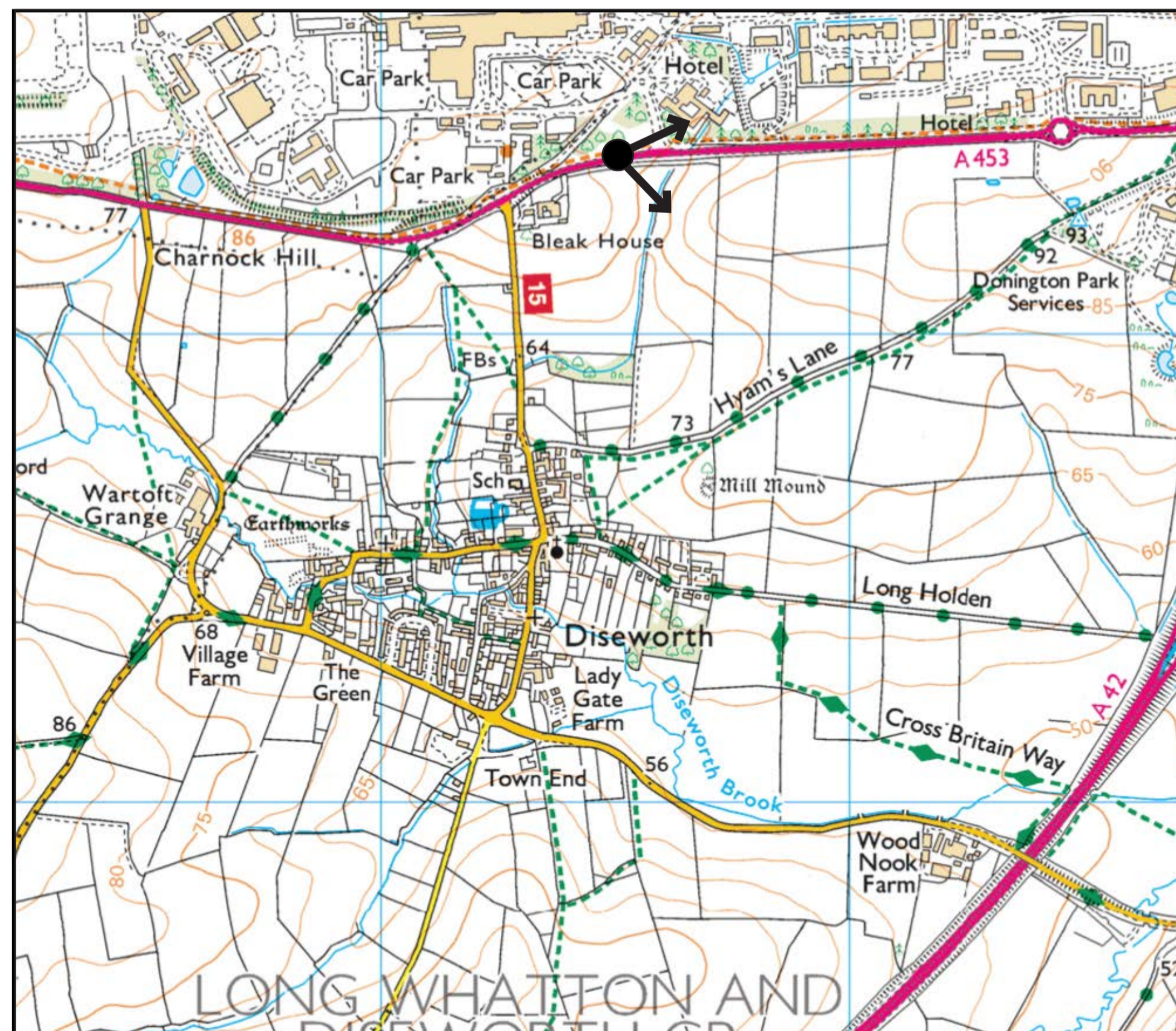
client SEGRO
 project East Midlands Gateway 2

title VP Q - PHOTOMONTAGE YEAR 0 (DCO)

number FIGURE 14.17 rev A



Photo Viewpoint Q



Visualisation Type: Type 3
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 12/01/26
Time: 17:09
Camera make & model, sensor format & lens:
 Canon EOS R6 FFS, Canon 50mm Lens
Horizontal Field of View: 87°
Direction of View: 125° (bearing from North)
Location: 445503.1, 325381.25, 79.625m 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.

date 23/04/26 drwn/chkd HT / TRJ

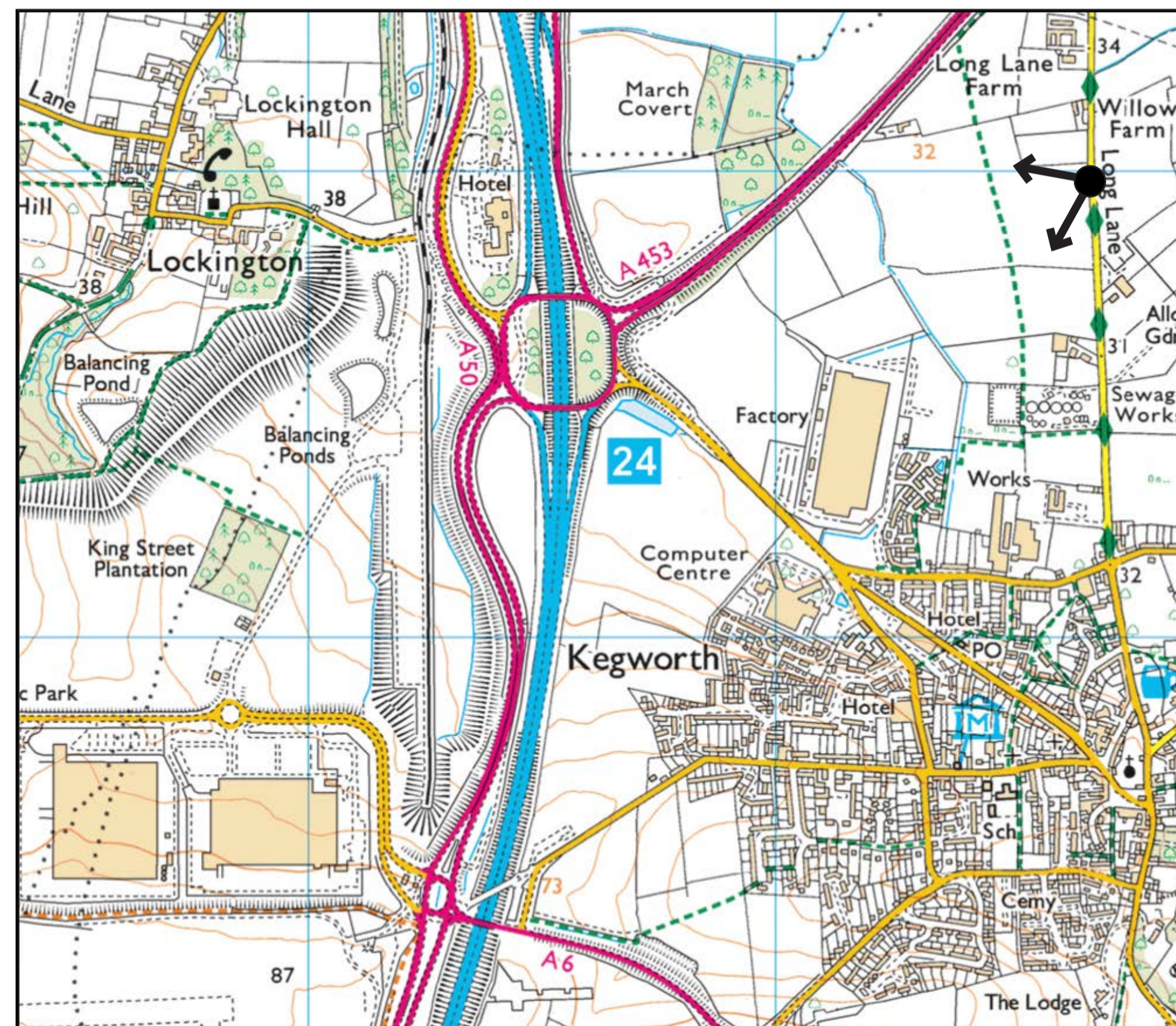
client SEGRO
 project East Midlands Gateway 2

title VP Q - PHOTOMONTAGE YEAR 15 (DCO)
 number FIGURE 14.18 rev A

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Photo Viewpoint EMG1 e



Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 11/12/25
Time: 17:43
Camera make & model, sensor format & lens:
 Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 87°
Direction of View: 255° (bearing from North)
Location: 448669, 327978, 32.437m AOD (Eye Level)
Height of camera lens above ground: 1.6m
Distance to proposed building: 1.70km
Viewing distance: To be viewed at comfortable arm's length

date 23/04/26 drwn/chkd HT / TRJ

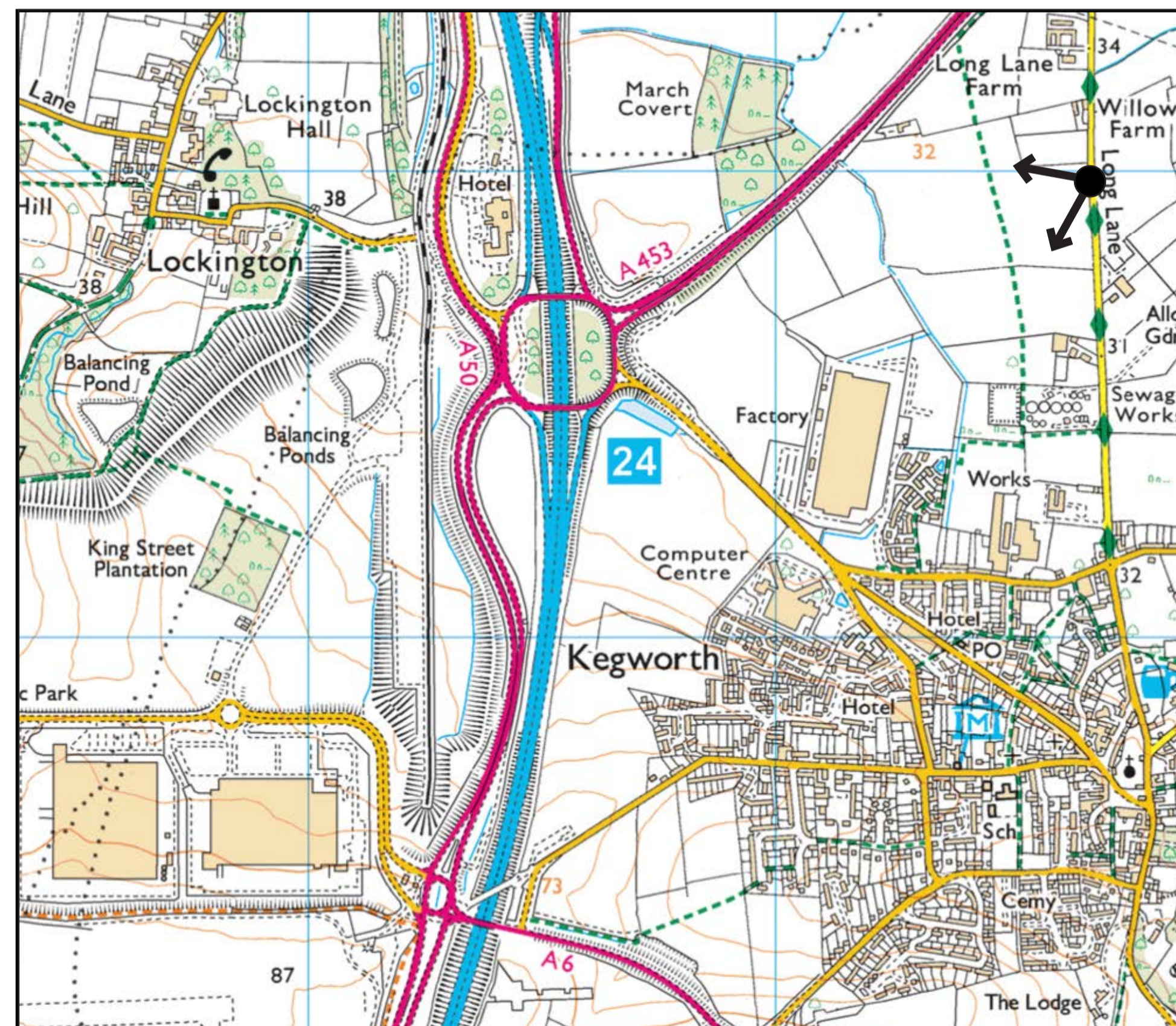
client
SEGRO
 project
East Midlands Gateway 2

title
PHOTOVIEWPOINT EMG1 e - EXISTING VIEW (MCO)
 number **FIGURE 15.1** rev **A**

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Photo Viewpoint EMG1 e



Visualisation Type: Type 3
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 11/12/25
Time: 17:43
Camera make & model, sensor format & lens:
 Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 87°
Direction of View: 255° (bearing from North)
Location: 448669, 327978, 32.437m AOD (Eye Level)
Height of camera lens above ground: 1.6m
Distance to proposed building: 1.70km
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

This type 3 (viewpoint location has not been surveyed) visualisation has 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.

date 23/04/26 drwn/chkd HT / TRJ

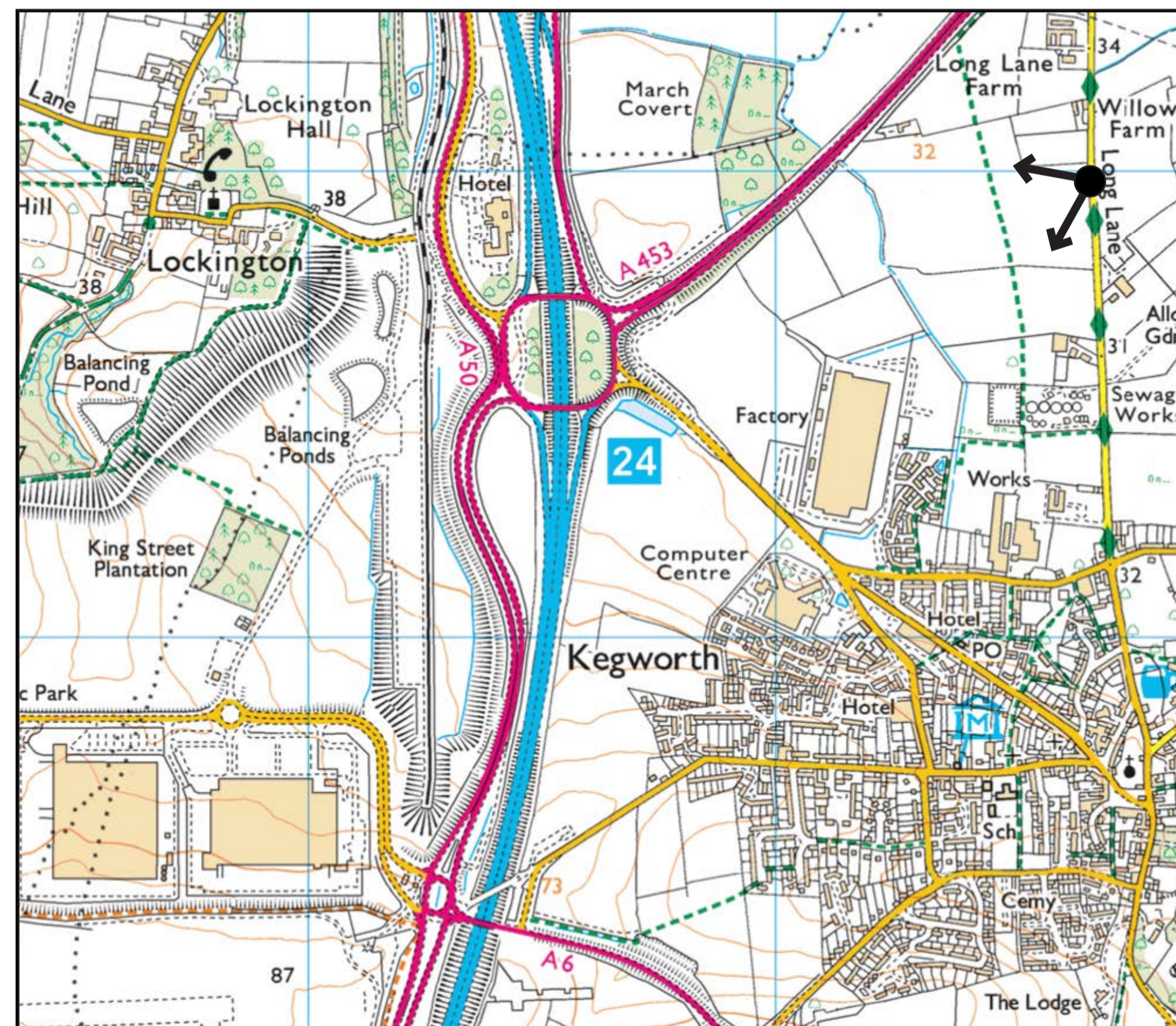
client SEGRO
 project East Midlands Gateway 2

title VP EMG1 e - PHOTOMONTAGE YEAR 0 (MCO)

number **FIGURE 15.2** rev **A**



Photo Viewpoint EMG1 e



Visualisation Type: Type 3
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 11/12/25
Time: 17:43
Camera make & model, sensor format & lens:
 Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 87°
Direction of View: 255° (bearing from North)
Location: 448669, 327978, 32.437m AOD (Eye Level)
Height of camera lens above ground: 1.6m
Distance to proposed building: 1.70km
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

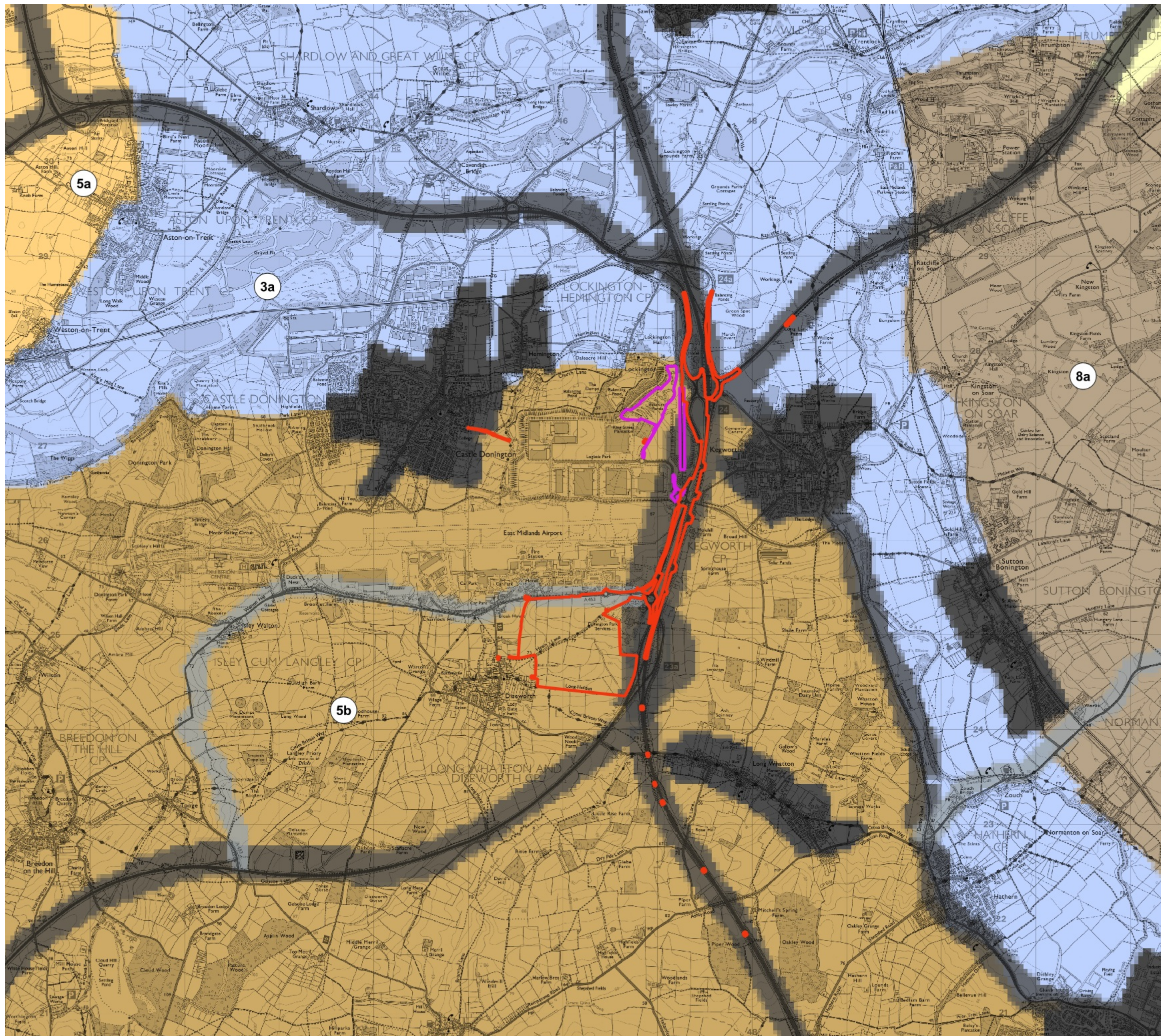
This type 3 (viewpoint location has not been surveyed) visualisation has been prepared in accordance with Visual Representation of Development Proposals Technical Guidance Note 06/19, Landscape Institute, and Guidelines for Landscape and Visual Impact Assessment 3rd edition (GLVIA3.) Printing note: To give the correct viewing distance the sheet should be printed at A1. To be viewed at comfortable arms length.

date 23/04/26 drwn/chkd HT / TRJ

client SEGRO
 project East Midlands Gateway 2

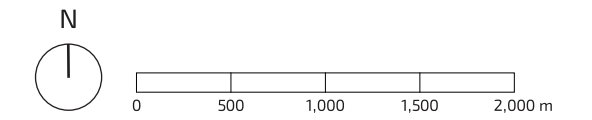
title VP EMG1 e - PHOTOMONTAGE YEAR 15 (MCO)

number FIGURE 15.3 rev A



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KEY

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

East Midlands Regional Landscape Character Assessment (2010)

- 3a: Floodplain Valleys
- 5a: Village Farmlands
- 5b: Wooded Village Farmlands
- 8a: Clay Wolds
- Built up Area

date 24/03/26 drwn/chld
HT/TRJ

client **SEGRO**
project

East Midlands Gateway 2

title **Landscape Character (Regional)** scale 1:40,000 @ A3
number **FIGURE 16** rev -