

East Midlands Gateway 2 Design Approach Document

AUGUST 2026

DCO 5.3 / MCO 5.3

Part 1 of 2

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

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**East Midlands Gateway 2
Design Approach Document**

Introduction

1 Introduction

Scope and Content

- 1.1. This Design Approach Document has been prepared in support of applications for a second phase of East Midlands Gateway Logistics Park (EMG1) which is a Strategic Rail Freight Interchange (SRFI) located to the north of East Midlands Airport. EMG1 is a nationally significant infrastructure development comprising a rail freight terminal and warehousing which is approaching substantial completion. The scheme is known as East Midlands Gateway 2 or EMG2.
- 1.2. This Document seeks to explain the design approach that underpins the proposals. It begins with reference to the assessment work that has informed the preparation of the proposals and goes on to explain how the proposals have evolved in response to this work and to consultation and how design principles have been established. It then explains the key components of the scheme in terms of the scheme parameters and illustrative masterplans. It outlines the detailed design principles that will inform the detailed design process post consent. It concludes by outlining the approach to the phasing and delivery of the proposals and sets out a design code to guide the future detailed design of each development plot.
- 1.3. The purpose of the Design Approach Document is to provide supporting information to the applications. It draws heavily on and should be read in conjunction with the other technical and supporting documents that are submitted with the applications.
- 1.4. For the terms used in this document reference should be made to the glossary in the Guide to the Application (Document DCO 1.3 / MCO 1.3).

Development Proposals

- 1.5. The East Midlands Gateway 2 scheme is a second phase to EMG1 and comprises three interrelated component parts:

Development Consent Order Application (edged red on Fig1.1)

EMG2 Works	Logistics and advanced manufacturing development located on the EMG2 Main Site south of East Midlands Airport and the A453, and west of the M1 motorway. Together with an upgrade to the EMG1 substation and provision of a community park.
Highway Works	Works to the highway network: the A453 EMG2 access junction works; significant improvements at Junction 24 of the M1 (referred to as the J24 Improvements) and works to the wider highway network including active travel works.

Material Change Order Application (edged purple on Fig 1.1)

EMG1 Works	Additional warehousing development on Plot 16 together with works to increase the permitted height of the cranes at the EMG1 rail-freight terminal, improvements to the public transport interchange, site management building and the EMG1 access works.
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This DAD covers the EMG2 Works and the EMG1 works. A separate design approach document specifically covers the design approach to the proposed Highway Works (see Appendix 1).

and north of EMA along the M1 corridor. It also includes land to the north of EMA within the existing East Midlands Gateway Logistics Park to accommodate the EMG1 Works.

Location and Context

- 1.6. The development is located in the district of North West Leicestershire on land close to East Midlands Airport (EMA). It includes the EMG2 Main Site situated south of the airport together with land required for associated Highway Works to the east

THE EMG2 MAIN SITE AND COMMUNITY PARK LAND

- 1.7. The EMG2 Main Site and community park comprises land immediately south of EMA and to the east of the village of Diseworth. It is located immediately west of Junction 23A of the M1 motorway and approximately 3 km south of Junction 24.

- 1.8.** The surrounding context to the EMG2 Main Site is heavily influenced to the north and east by the existing commercial development and highway infrastructure. This includes the Airport and associated infrastructure, EMG1 beyond that, the motorway services to the east, Pegasus Business Park and the A453, A42 and M1 roads. To the south the context is more rural except for the urbanising influence of the A42 at the south east corner.
- 1.9.** The EMG2 Main Site (87.6ha) and community park (14.3ha) currently comprises undeveloped, predominantly arable, land with hedgerows and trees dividing the various fields. The topography is generally sloping towards the south and overall has a significant fall of approximately 35m from its northern boundary to its southern boundary. An unclassified single track road with an unbound gravel surface, known as Hyams Lane, dissects the Main Site from south-west to north-east. It is bound by hedgerows to both sides. A public right of way (footpath L45/1) generally follows the route of Hyams Lane. There are overhead power cables crossing the western fields in a north to south direction and there is also a drain to the south-east.
- 1.10.** The land comprising the EMG2 Main Site and community park is bound to the north by Ashby Road (A453) with EMA beyond. Donington motorway services and a small copse of trees is located immediately adjacent to the north-east. Wooded areas and an area of mixed scrub surround the services and border to the east. To the south-east lies the A42 and the M1. To the south is Long Holden, another unclassified road which stops at the A42 boundary to the east. To the south-west is the village of Diseworth. The historic core of Diseworth is designated as a conservation area and includes individually listed buildings.

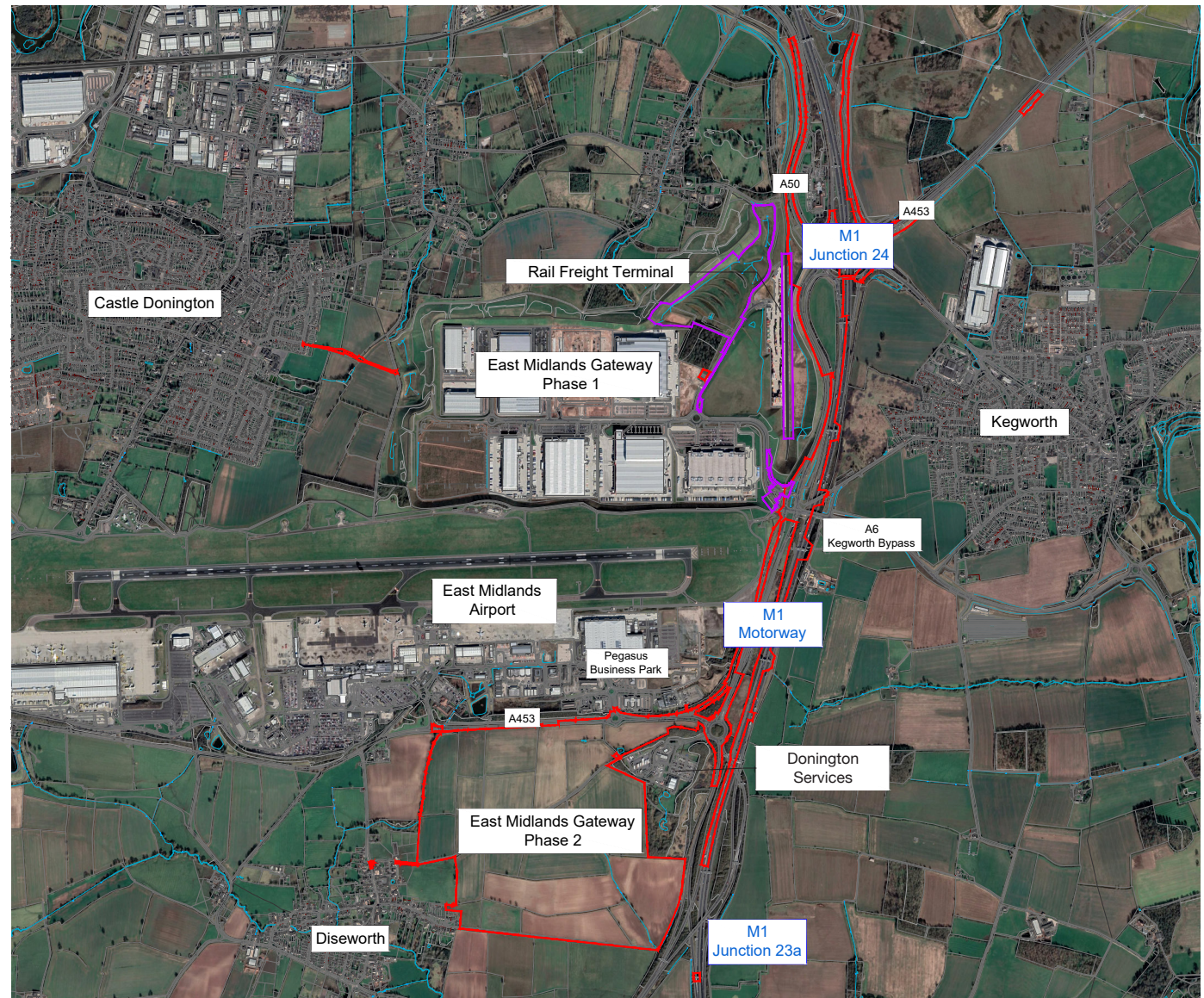


Figure 1.1 Development Location

1 Introduction

LAND FOR HIGHWAY WORKS

- 1.11.** EMG2 includes land required for the Highway Works. The principal areas are:
- Along a section of the M1 motorway northbound between Junction 23a and Junction 24, alongside the northbound off-slip to Junction 24 and alongside the A50 where it joins with Junction 24. This section of the M1 comprises a dual four lane carriageway with hard shoulders and a central reservation with crash barriers, and adjoining areas of existing landscaping.
 - Widening the A50 eastbound link to Junction 24, to the east of the M1 southbound, from two lanes to three lanes.
- 1.12.** Other areas of land affected by the Highway Works are areas of existing highway around the entrance to EMG1 on the A453, and land alongside the A453 between the Main Site and EMG1 to provide a cycleway.
- 1.13.** The Highway Works to the SRN are a highway NSIP in their own right.

LAND FOR THE EMG1 WORKS

- 1.14.** The EMG1 Works include elements of land within parts of the original EMG1 site. These EMG1 Works comprise larger cranes servicing the rail freight terminal itself, an adjoining undeveloped area extending to 6.08 ha (referred to as Plot 16), and land within and around the existing public transport interchange and site management building at the EMG1 site entrance.

1 Introduction | **2** Site Analysis | **3** Scheme Evolution | **4** Overarching Design Principles | **5** Detailed Design Principles
6 Construction Components and Scheme Delivery | **7** Design Code | **8** Appendix 1: Highway Works Design Approach Document

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Site Analysis



2 Site Analysis

The Design Team

- 2.1.** The evolution of EMG2 has been a collaborative, multi-disciplinary approach with input from a full team of specialist consultants covering a range of topic areas. A core team including planners, master planners, architects and landscape architects have met regularly with Segro's Project Directors, to discuss all aspects of scheme design and finalise the approach to design and scheme parameters as set out in the application submissions. The design process has involved input from the following consultant team:

Consultant	Discipline and Chapters
Delta Planning	Planning
Oxalis Planning	Planning
UMC Architects	Building Design and Masterplanning
BWB	Traffic and Transport, Infrastructure and civils design, Flood risk and drainage, Materials and Waste
iTP	Sustainable travel
Vanguardia/Buro Happold	Noise and vibration and Air Quality
FPCR	Ecology and Biodiversity and Landscape and Visual Impacts
DFL	Lighting
RPS	Cultural heritage and Climate Change
Fairhurst	Site investigation and ground engineering
LRA	Agricultural soils
Utility Connections	Utilities
Savills	Socio-economics, Population and human health, Major Accidents and Disasters

Policy Context

- 2.2.** The planning policy context for the development will be set out in detail in the Planning Statement. The main conclusions particularly where they relate to design will be outlined here for ease of reference.
- 2.3.** The National Policy Statement for National Networks (NPSNN) includes design criteria for national networks. The NPSNN is directly relevant to the highway NSIP in the DCO application and the MCO application. It confirms that visual appearance should be a key factor in considering the design of new infrastructure, as well as functionality, fitness for purpose, sustainability and cost. Good design should produce sustainable infrastructure sensitive to place and matched by an appearance that demonstrates good aesthetics as far as possible. It goes on to state that good design should meet the objectives of the scheme by eliminating or substantially mitigating identified problems by improving operational conditions and minimising adverse impacts. Networks should also be as aesthetically sensitive and resilient as they can reasonably be.
- 2.4.** Similar to the NPSNN the National Planning Policy Framework sets out criteria for achieving well-designed places. It explains that good design is a key aspect of sustainable development and requires planning decisions to ensure that developments:
- Will function well and add to the quality of an area over the lifetime of the development;
 - Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
 - Are sympathetic to local character and history;
 - Establish a strong sense of place and create attractive, welcoming and distinctive places;
 - Optimises the potential of a site to accommodate a suitable mix of development and support local facilities and transport networks;

- Create places that are safe, inclusive and accessible and which provide health and well-being.

2.5. Advice on the approach to the design of nationally significant infrastructure is provided by the Planning Inspectorate in the form of Advice on Good Design, and the National Infrastructure Commission Design Group in a number of publications, including Design Principles for National Infrastructure, and Project Level Design Principles both of which focus on applying design principles using four high-level principles of climate, people, place and value. There is also the Government's National Model Design Code which provides a helpful tool for establishing design codes to help guide a project post consent.

Environment

2.6. The NPSNN recognises that applicants may only have a limited choice in the physical appearance of some network infrastructure but that there may be opportunities for good design in terms of siting and design measures relative to existing landscape and historical character and function, landscape permeability, landform and vegetation.

2.7. The location of the EMG2 Works has been identified in response to the policy and evidence base including its Freeport Designation and proposed allocation in the emerging Local Plan. Its locational advantages close to EMG1 have been critical in its identification. The approach to defining the application sites, its boundaries, scale, form and structure and ultimately the design of the proposed scheme, have responded to this policy base but also to the assessment of the area and to market demand and commercial considerations.



Figure 2.1 Illustrative Landscape Masterplan Context (Wider)

2 Site Analysis

2.8. The applications are supported by an Environmental Impact Assessment (EIA) providing comprehensive information across the full range of technical studies and assessments including:

- Ecology and Tree surveys;
- Landscape;
- Drainage and Flood Risk Assessment;
- Heritage and Archaeology;
- Air Quality and Noise Assessments;
- Lighting;
- Ground conditions and soil assessments;
- Social Economic assessments;
- Climate Change;
- Population and human health;
- Transport;
- Waste.

2.9. Details of and the conclusions reached by the environmental assessment work is set out in the Environmental Statement and not repeated in detail here. The following sections set out the analysis of the land affected drawing on conclusion from the assessment work which has informed the overarching approach to the scheme. Other supporting studies will set out the details of matters which have informed the approach to the design of the scheme including in relation to market demand, and construction management. The assessment and design process has been iterative, with the design of the scheme having responded directly to the assessment work and consultation responses and then ultimately the final Environmental Statement assessing the effects of the defined application scheme.

Opportunities and Constraints - EMG2 Works

2.10. Having regard to the policy, environmental and economic matters, key opportunities and constraints can be identified that have informed the design of the EMG2 Works. These are listed below and illustrated on the plans at figures 2.2, 2.3 and 2.4.

2.11. OPPORTUNITIES:

- Immediate proximity to EMG1 and its successful rail terminal;
- Proximity to EMG1 and EMA and the range of existing public transport services;
- To help maximise the use of rail in the logistics supply chain through additional warehousing (customers) and terminal efficiencies (crane heights);
- To maximise the benefits of the Freeport designation;
- Direct access to the strategic road networks;
- Potential for flexible building sizes including large individual buildings;
- Extensive landscaping to screen the site and contribute to the open space network;
- To deliver biodiversity enhancements;
- To bring about strategic highway improvements to increase capacity on the network, particularly M1 J23a and J24;
- To deliver logistics and manufacturing space to meet market needs;
- To utilise existing topography and landscape features together with new landscaping and scheme layout to minimise noise, visual and lighting effects.

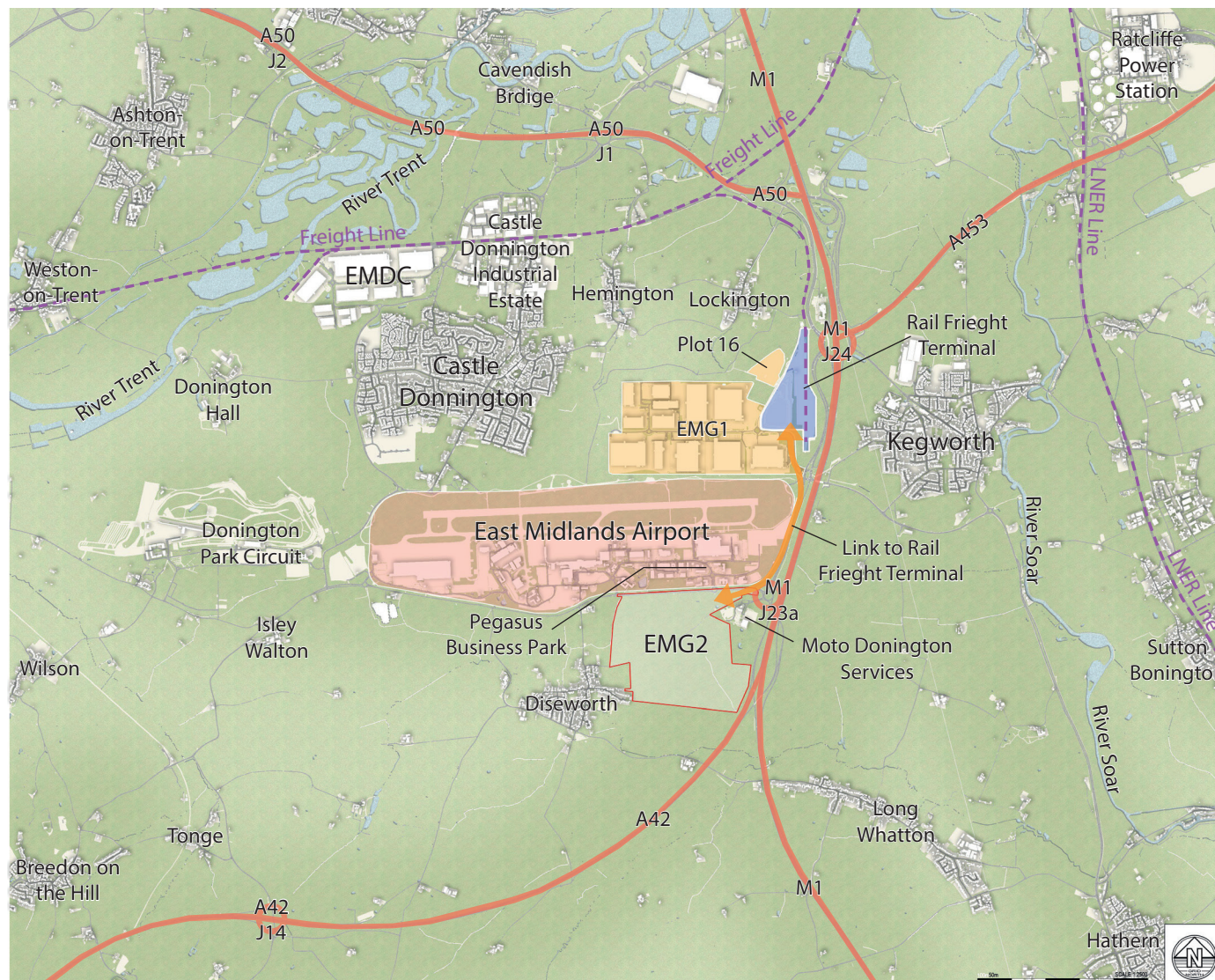


Figure 2.2 Context Plan

2 Site Analysis

2.12. CONSTRAINTS (without mitigation):

- Potential environmental effects on existing nearby properties and open countryside which limits the location of built development and operational activity, and determines key design characteristics;
- Visual, noise, and lighting effects without appropriate screening;
- The need to respond appropriately to ecological features and landscape condition;
- Traffic congestion, consideration of traffic generation to and from the site and potential impact upon local villages and communities;
- Effects on air quality management;
- Public footpaths and rights of way cross the site, including Hyams Lane
- Access from existing A453 trunk road which experiences existing high traffic flows and congestion due to the restricted capacity of the M1 junctions 23a and 24;
- Topography of the site with differences in ground levels across the site;
- Existing trees and hedgerows that are present on the site and adjacent areas;
- Existing wildlife and habitat areas within the site.

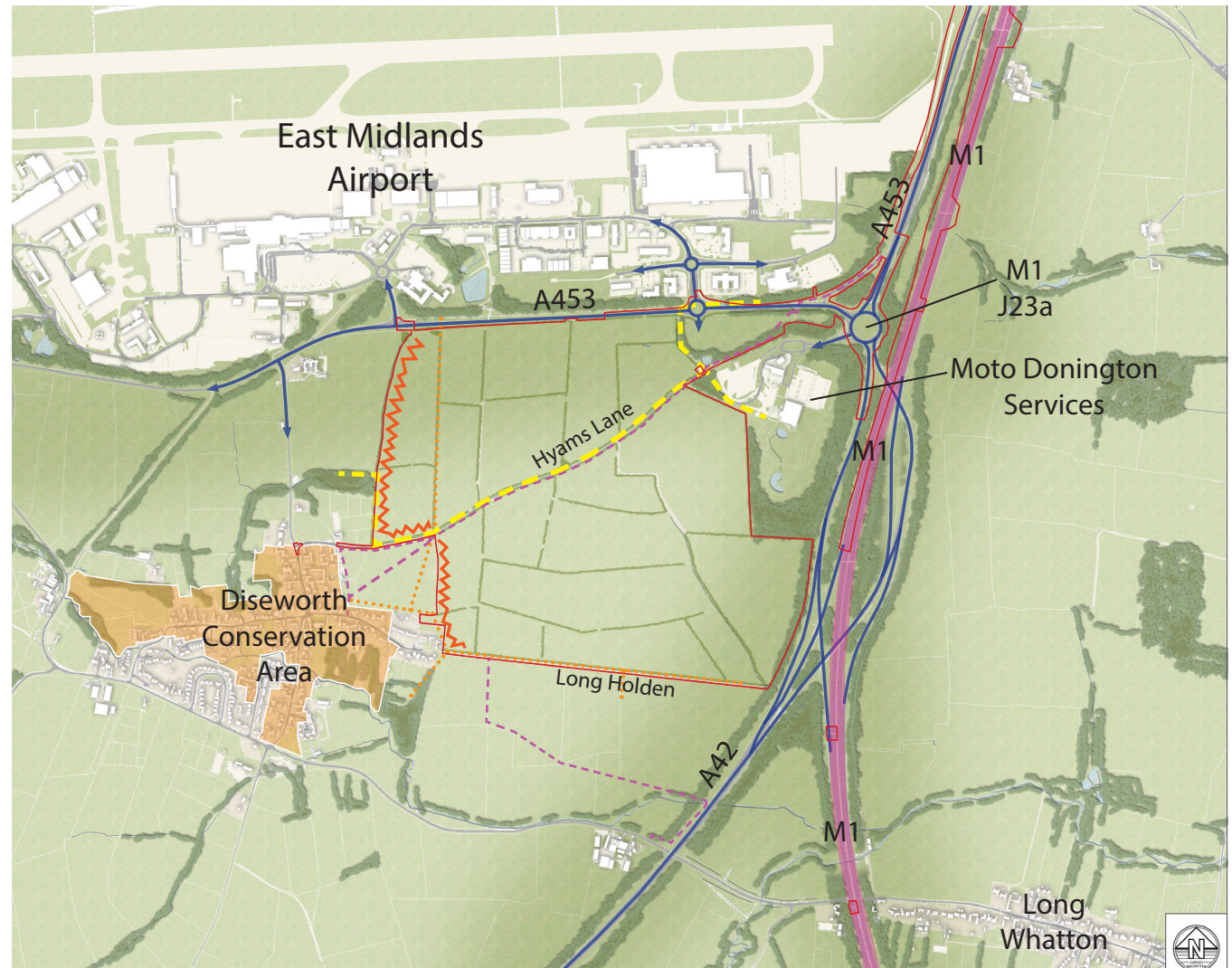


Figure 2.3 Constraints Plan

OPPORTUNITIES

2.13. Concept design layouts have been developed responding to the constraints and opportunities, as described above and having regard to guidance and policies. From these conceptual schematic layouts the design has evolved to establish the parameters for development at the site, identifying the site potential and establishing the extent of suitable and sustainable development for the site.



Figure 2.4 Opportunities Plan

2 Site Analysis

Opportunities and Constraints – Plot 16 (Part of EMG1 Works)

2.14. The assessment and early masterplanning of EMG1 was undertaken over a number of years with the main structure of the scheme being developed in 2010. From then the approach to the scheme responded to assessment work, consultation and scheme evolution. A key part of the scheme evolution revolved around discussions with HS2 limited who began to propose a line for HS2 from Birmingham through the East Midlands northwards.

One of the proposals was for the line to pass under EMA and emerging in the centre of EMG1 scheme. Through discussions with HS2 limited the tunnel was proposed to be extended so that the HS2 line would emerge in the north eastern part of the EMG1 site – roughly where plot 16 now lies.

In order to accommodate this potential infrastructure proposal the earthworks were proposed to be amended with the earth bunding move northwards and westwards in this location. The evolution of the scheme at this time can be seen in the evolving masterplans below from 2012 to 2013.

2.15. The proposed line of HS2 was subsequently amended so that it ran south of the Airport and east of the M1 west of Kegworth. The area of Plot 16 was specifically masterplanned so that it was not essential for strategic landscape or earthworks. It is therefore now considered to be a suitable location for additional built development. The existing earthworks to its north and northwest can be retained as developed and landscaped, and the woodland to its south fully maintained.

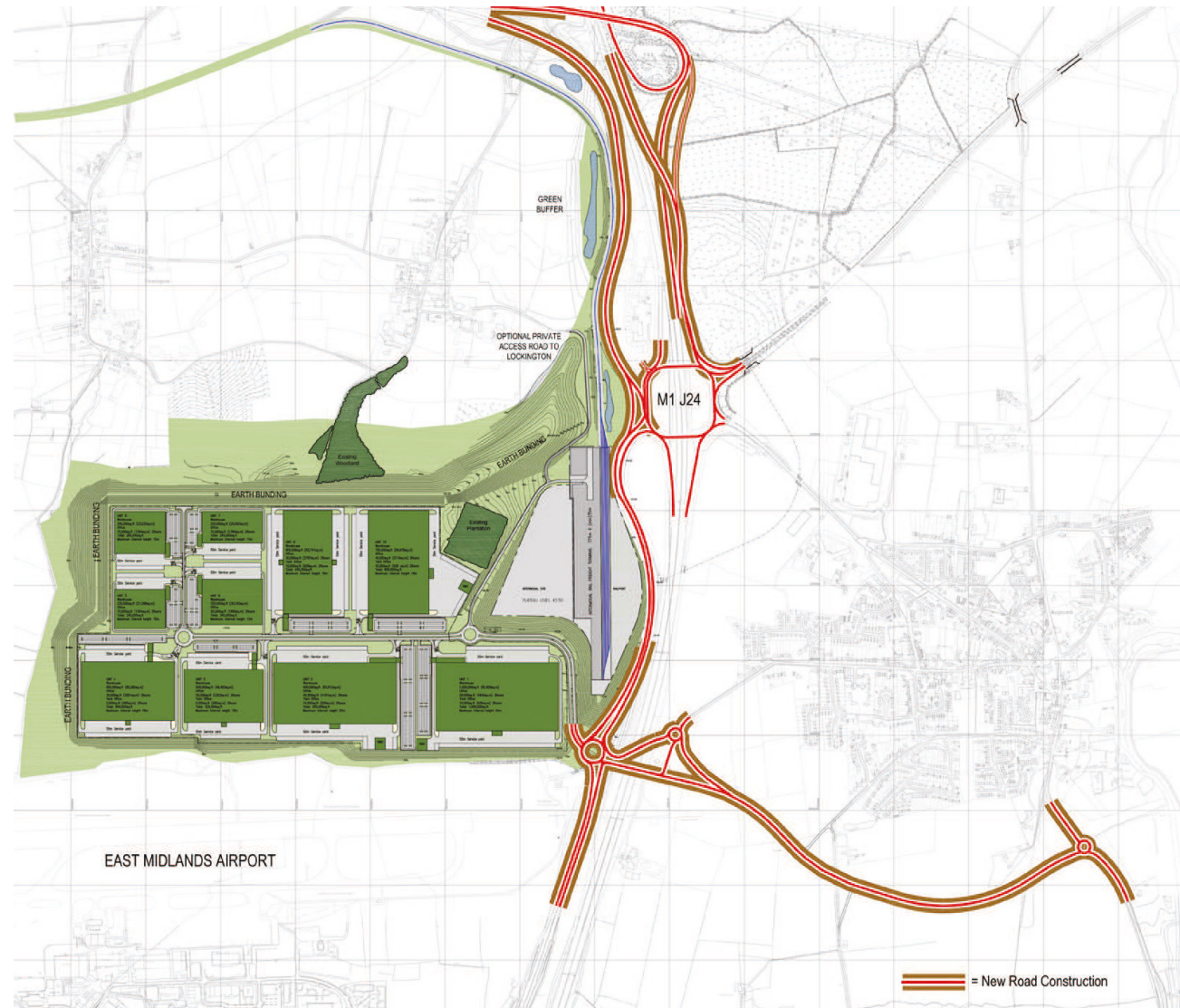


Figure 2.5
Illustrative Masterplan June 2012

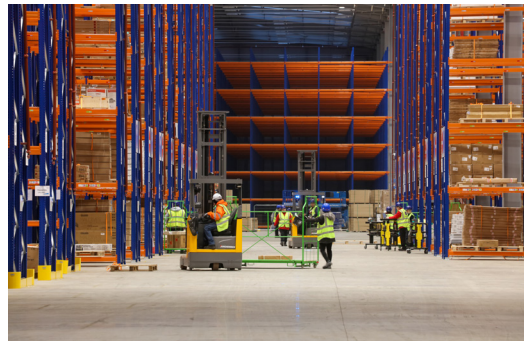


Figure 2.6
Illustrative Masterplan October 2013

2 Site Analysis

Scheme Vision

- 2.16.** The overarching vision for the EMG2 Works is to establish a successful, nationally significant, extension to the EMG1 Strategic Rail Freight Terminal, facilitating investment, job creation and economic growth and greater use of rail in the supply chain.
- 2.17.** The scheme will be well landscaped, with its effects on the environment and local communities minimised and appropriately mitigated. The quality of landscaping and building design will create a sense of place appropriate for a commercial scheme of national significance. The buildings will be constructed to the highest standards and the scheme overall will enable occupiers to operate on a net zero basis. The capacity of the surrounding road network will be improved and employees will be able to travel to work on a high frequency, high quality public transport system. The scheme will facilitate greater public access to green spaces and the wider network of pedestrian and cycle links will be improved. The scheme will also deliver important and significant uplift in biodiversity.



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Scheme Evolution



3 Scheme Evolution

- 3.1.** This section sets out how the EMG2 Works and EMG1 Works have evolved from initial identification through the iterative process of scheme development, assessment, consultation and scheme finalisation.

Site Identification

- 3.2.** The EMG2 Main Site proposal seeks to respond to the extensive market demand for large format logistics and manufacturing facilities that can be rail served. The proposals respond to the successful delivery and operation of EMG1, particularly its rail terminal, and seeks to integrate with that facility to support economic growth and facilitate the use of rail in the supply chain process.
- 3.3.** The scheme is a direct response to national policy in this regard, which through the NPSNN, strongly supports the growth and expansion of Strategic Rail Freight Interchanges across the UK, and through the NPPF supports the delivery of logistics space to meet identified needs. The scheme also responds to the inclusion of the site as part of the East Midlands Freeport.

Scheme Development

- 3.4.** The design approach to the layout and masterplanning of the EMG2 Works evolved in response to the work to analyse and assess the site and has followed an iterative process of engagement, scheme refinement, further assessment, and further refinement.
- 3.5.** The scheme has therefore evolved through a large number of design changes. The key stages of scheme evolution and refinement are explained below through a series of masterplan stages.

Main site scheme evolution



Project Start

Q4 -2019

ORIGINAL CONCEPT MASTERPLAN

Key Design principals:

- Good mix of unit sizes and capacities to accommodate future End User Occupiers
- Green buffer zones along key boundaries
- Green corridors linking wider green spaces
- Active corporate facing office and car park frontages to internal estate roads
- Larger units located to the south of the site
- Hyams Lane partially upgraded in the north-east corner to facilitate estate road access

Q4 -2022

ILLUSTRATIVE MASTERPLAN

26

Design changes from earlier concept plans and ongoing assessment work:

- Zone 7 in the north-east corner added to the proposals together with a new bus terminal
- Hyams Lane retained in-situ and estate road reconfigured accordingly
- Western green buffer space widened and adjacent development zones reduced

accordingly

- Pedestrian and cycle connectivity strategy established with new PROW proposed to improve connectivity
- New Publicly accessible open space proposed in an existing field in the south-west corner of the site
- Units in the south-west corner reconfigured to ensure operational yard spaces are positioned away from the western boundary
- North to south estate road moved centrally to allow for larger units to be positioned on the eastern boundary.

3 Scheme Evolution



Q2 - 2023

ILLUSTRATIVE MASTERPLAN 37

Design changes from previous plans to respond to early consultee comments and ongoing assessment work:

- Western green buffer space further widened and adjacent development zones reduced accordingly
- Hyams Lane crossing arrangement explored with a new elevated highway/footpath bridge over Hyams Lane
- Drainage strategy explored with attenuation and swales proposed to the western and southern boundaries



Q2 - 2024

ILLUSTRATIVE MASTERPLAN 60

Design changes from previous plans to respond to early consultee comments and ongoing assessment work:

- Elevated bridge over Hyams Lane replaced with a new at grade level brideway crossing.
- Unit arrangements reconfigured to adapt to new earthworks model seeking to position unit floor and ridge levels as low as possible.
- Internal estate road arrangement simplified.
- Commitment to providing a no build zone to allow for an increased landscape buffer proposed in the south-west corner of Unit 5a.



Q3 - 2024

ILLUSTRATIVE MASTERPLAN 67

Design changes from previous plans to respond to consultee comments and ongoing assessment work:

- New HGV lay down parking area added to zone 7 in the north-east corner
- Potential secondary access road from A453 omitted and central internal roundabout added to improve traffic flows within the site
- Green buffer zone on southern boundary increased with the width of Unit 1 reducing accordingly

Q4 - 2024

ILLUSTRATIVE MASTERPLAN 78

Design changes from previous plans to respond to latest consultee comments and ongoing assessment work:

- Existing network of fields and hedgerows parallel with western boundary retained
- Western green buffer zone moved eastwards to retain existing field and

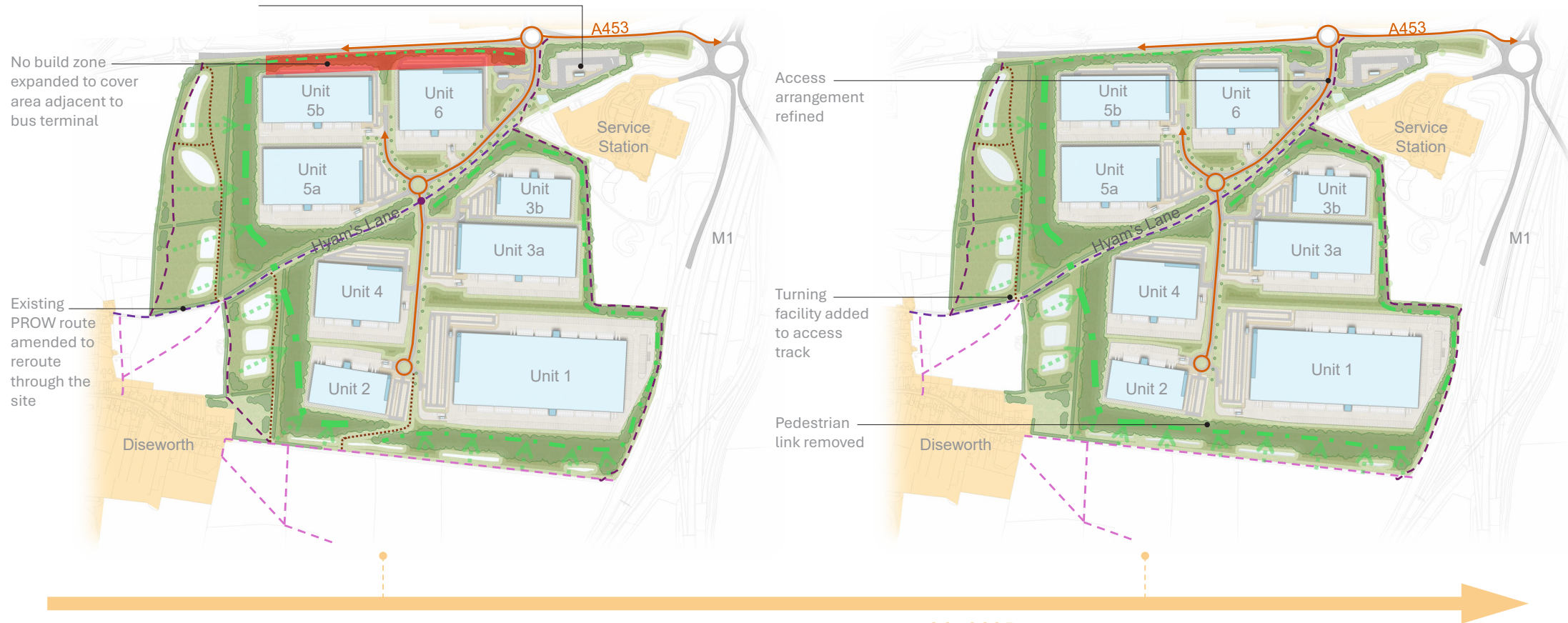
hedgerows whilst maintaining the proposed screening. The adjacent proposed development reduced accordingly.

- The retained fields to become conservation grassland, community orchard and picnic area.
- SUD's features (Dry) incorporated within the existing retained fields with improved public connectivity proposed via informal footpaths through the area
- Commitment to providing a no build zone to allow for an increased landscape buffer parallel the A453 and

units 5b and 6 pushed southwards accordingly.

- Units 5b and 6 reconfigured to position an active corporate office and car park frontage to the north facing the A453
- SUD's feature (swales) incorporated along the southern boundary
- Green buffer zone parallel with the southern boundary increase in width with Units 1 and 2 reducing accordingly
- Plot 4 consolidated into one unit with amended access to work with plateaus.

3 Scheme Evolution



Plot 16 Scheme Evolution

3.6. Because of the established context to Plot 16, the opportunities for different design and layout approaches are limited. The parameters for Plot 16 remain as set out at inception and

the changes to the illustrative layout include adjustments to parking, drainage and the position of the office component of the warehouse.

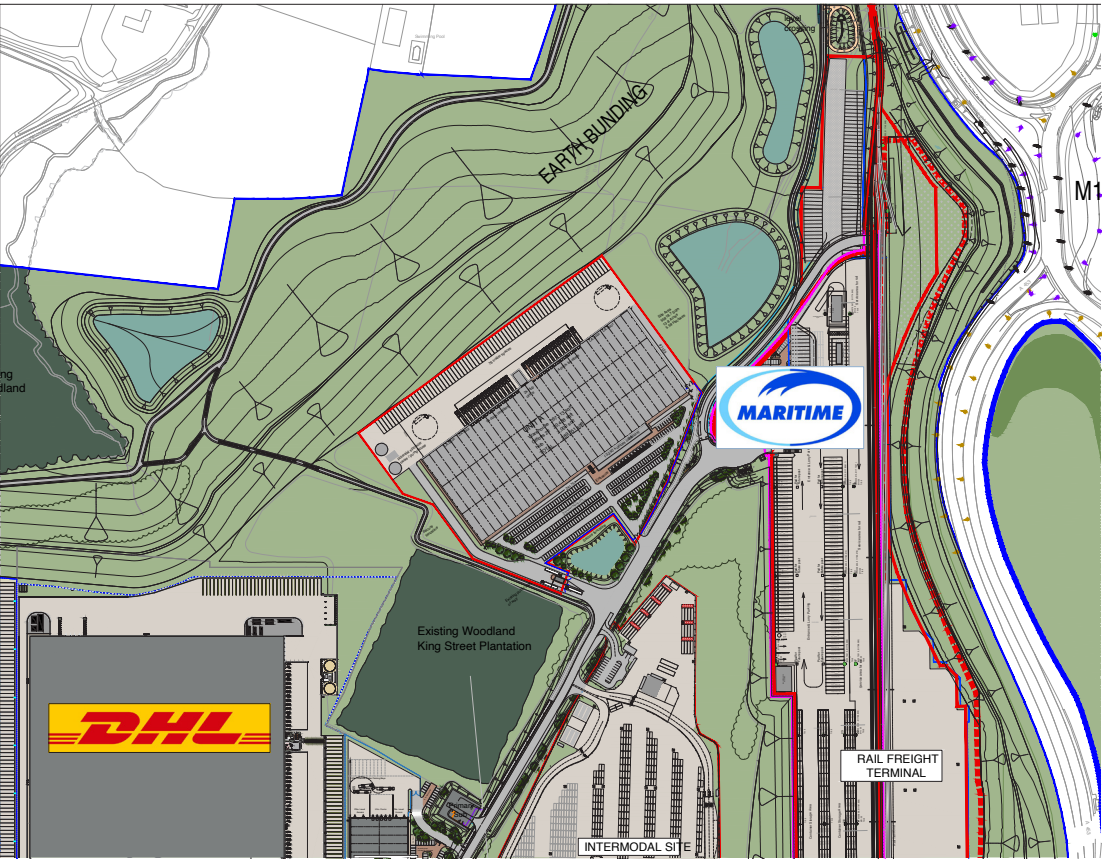


Figure 3.1 2021 Masterplan

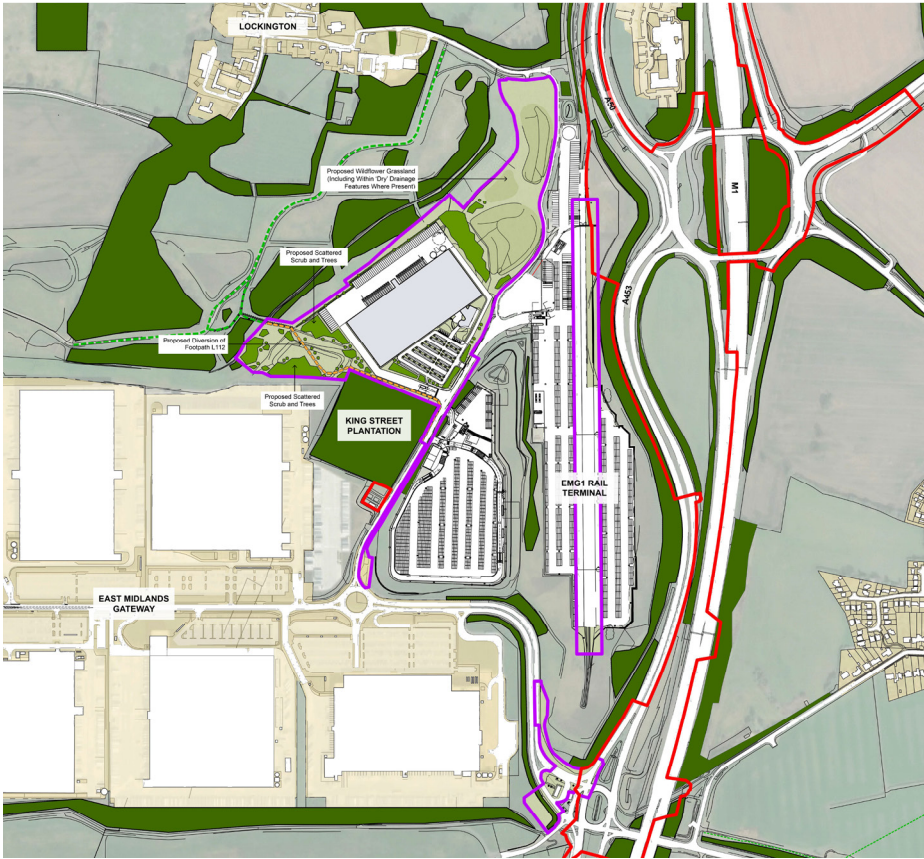


Figure 3.2 Illustrative Masterplan

Legend	
	Proposed Tree / Scattered Scrub
	Proposed Hedgerows
	Proposed Grassland
	Proposed Sustainable Drainage (Dry) Features (Indicative)
	Existing Public Rights of Way (PROW)
	Proposed Footways / Redirected PROW

3 Scheme Evolution

Engagement

- 3.7** The EMG2 proposals have been developed and finalised over a long period of time and with extensive engagement. Initial design work began in 2019 and early engagement with key bodies began in 2019/2020.
- 3.8** An extensive statutory consultation process was undertaken in early 2025, and a further consultation process was undertaken in the summer of 2025. The Consultation Report will provide details of the consultation processes, methods and outcomes and how they have influenced and informed the proposals.
- 3.9** The process of extensive engagement has informed all aspects of the design of the scheme, from the approach to the layout, landscaping and access to the EMG2 Works Site to the highway improvements and the design of the Community Park. The key stages of the evolution of the scheme are explained in the plans and description on the preceding pages.

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Overarching design principles

4

4 Overarching design principles

Policy and Operational Objectives

- 4.1.** A starting point for the design of large scale, nationally significant logistics and manufacturing schemes, are the commercial requirements essential to meet the demands of occupiers. These requirements are reflected in both the NPPF and the NPSNN. It includes ensuring there is appropriate access to the strategic road network and appropriate proximity to and means of integrating with, the rail network via a rail freight interchange. The need for flexible building plots, including very large scale warehouses is also a key commercial requirement and an important factor recognised by Government policy. In this regard the site size and overarching structure has been informed by the need to ensure that new buildings can be provided which meet the requirements of potential occupiers and that overall the scheme is of a sufficient scale to meet commercial requirements and maximise the benefits of the sites Freeport status.
- 4.2.** Section 2 of this Statement outlines the key environmental factors that have informed the boundaries of and scale, form, layout and design of the proposals. The key issues are outlined as main opportunities and constraints, which when combined with the policy and commercial considerations outlined above and together with the iterative process of design, assessment and consultation has helped to fix the parameters of the EMG1 Works and EMG2 Works.

Climate

- 4.3.** A fundamental aim of EMG2 is to help support the country's move to a more sustainable method of moving goods by locating new nationally significant manufacturing and warehouse space

close to an established rail freight terminal where it can integrate with the terminal in a way that enables occupiers to maximise the use of rail in their supply chain process.

- 4.4.** One of SEGRO's strategic priorities, as part of its Responsible SEGRO framework, is "Championing Low Carbon Growth". Emissions associated with the construction phase of both the proposed buildings and infrastructure will be reduced where practicable through low carbon procurement (i.e. using lower embodied carbon materials such as recycled steel, and cement substitutes) and encouraging low carbon construction practices.
- 4.5.** Buildings will also be designed such that they have the ability for occupiers to be net zero in operation. This will be achieved through wide ranging energy efficiency initiatives including targeting an Energy Performance Certificate (EPC) rating of 'A+' and BREEAM 'Outstanding' as part of SEGRO base build specification and on-site installation of solar PV generating renewable energy for occupiers, and enabling decarbonisation in parallel with grid electricity.
- 4.6.** The EMG2 Works will include a range of measures to retain and enhance biodiversity and the existing landscape. Hyams Lane will be retained and around the site landscaped green space will provide the opportunities for extensive planting.
- 4.7.** The area on the western side of the EMG2 Main Site will be retained as green space with a range of measures to improve habitats and provide for public access in a community park. Overall the scheme will deliver a significant net gain in biodiversity.

People

- 4.8.** The EMG2 Works will incorporate a strong entrance and access strategy, with high quality formal landscaped routes providing a strong sense of place and coherent scheme structure.
- 4.9.** The EMG2 Works will include green space around the EMG2 Main Site which provides access to open spaces which can be used by employees on the site and adjacent communities. The overall quality of the built and natural environment will create a healthy and pleasant place to work.
- 4.10.** Regular and on-going engagement will inform the final design of the EMG2 Works, the construction process and future operation. A community liaison group will be established to ensure that the scheme is a good neighbour and benefits for local communities are maximised.

Places

- 4.11.** The combination of landscape design and a coordinated approach to building design will create a clear sense of identity to the EMG2 Works. Building orientation will respond to environmental constraints and maximise the contribution articulated office components can make to key nodes within the scheme. A Design code (see section 7) will be established to guide the future detailed design of each development plan and ensure a co-ordinated approach to the scheme and place making.
- 4.12.** Opportunities will be taken to enhance ecology and deliver a significant gain in biodiversity.

Value

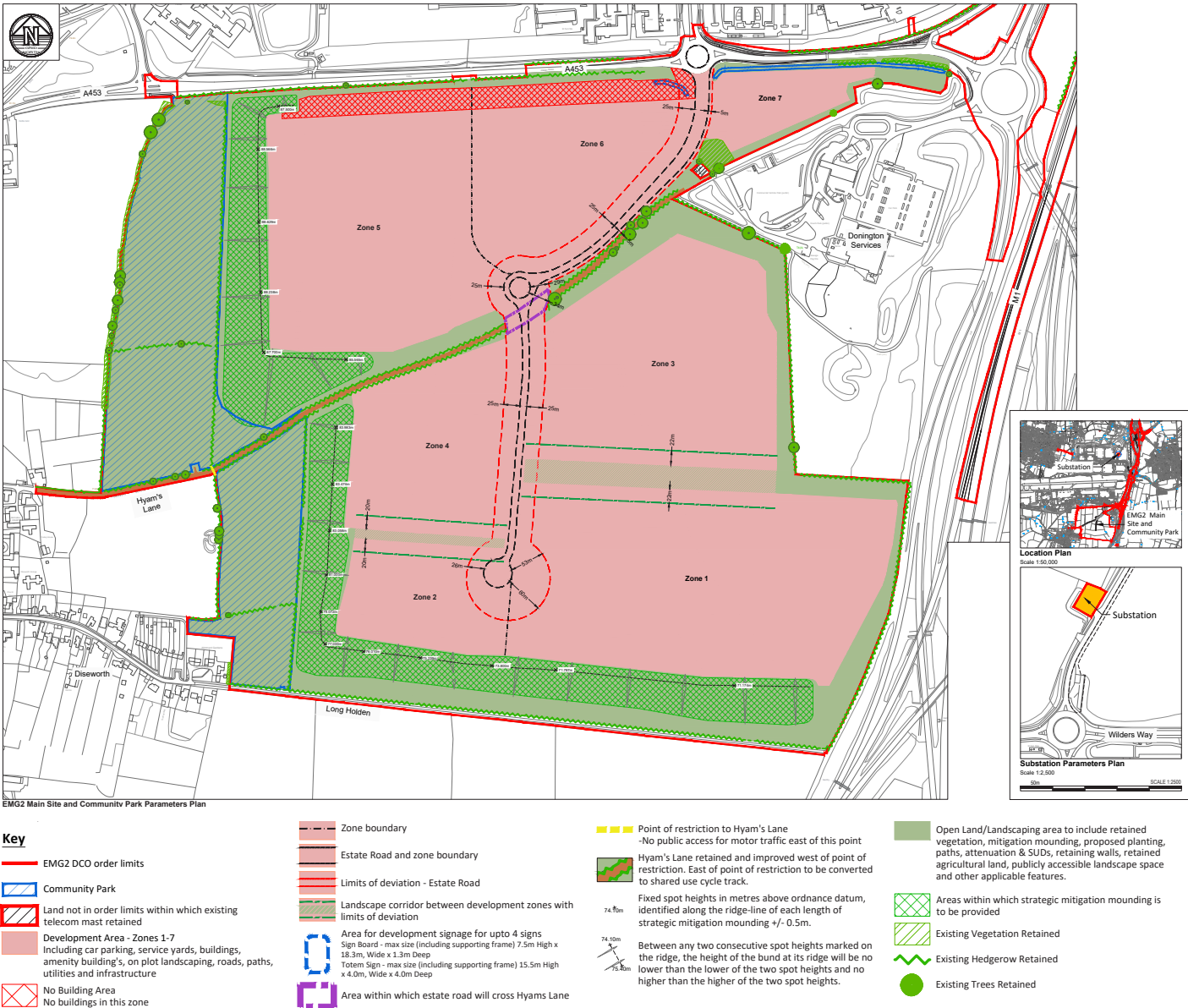
- 4.13.** The final approach to the design of the EMG2 Works will seek to achieve an appropriate balance between maximising economic, environmental and social benefits and managing harm to the environment.
- 4.14.** The EMG2 Works will integrate with existing developments in the area to establish a high quality public transport service that benefits the site and wider area. Improvements to pedestrian and cycle links will contribute to accessibility and encourage sustainable travel.
- 4.15.** The approach to strategic highway improvements will integrate with the potential for further improvements and will in themselves deliver benefits to the capacity of the highway network.

Development Parameters

- 4.16.** The design principles for the EMG2 Works and EMG1 Works have evolved from the identification of key policy requirements and commercial demand, the conclusions of the extensive analysis of the sites and the evolution of the scheme in response to consultation and stakeholder engagement. The overarching design principles outlined in this section are fixed through the Parameters Plans and illustrated through the illustrative Masterplans.
- 4.17.** The parameters for the EMG2 Works and EMG1 Works are set out on the Parameters Plans and in the detailed description of development set out in Chapter 3 of the Environmental Statement. The following paragraphs set out a summary of the main components of the works.

4 Overarching design principles

Figure 4.1 Parameters Plan EMG2 Works



EMG 2 Works - Development Schedule

Development Zone	Number of Units erected pursuant to the DCO	Maximum amount of floorspace to be erected pursuant to the DCO per zone (m ²)	Finished floor level (in metres above ordnance datum) (Allowable deviation +/- 1.5m)	Maximum Ridge Height (in metres above ordnance datum)
Zone 1	1 to 2	75,000	67.250	91.250
Zone 2	1 to 4	20,000	70.600	88.600
Zone 3	1 to 4	60,000	79.400	103.400
Zone 4	1 to 2	45,000	76.050	94.050
Zone 5	1 to 4	75,000	84.200	102.200
Zone 6	1 to 4	40,000	88.000	106.000
Zone 7	1 to 4	5,000	89.500	96.500
Maximum Total Floor Space*		300,000		

In addition to the limits set out in the schedule above the following units and floor space are permitted

Bus terminal and office within Zone 6	1-2	500	88.000	95.000
HGV parking and amenity building within Zone 7	1-2	500	89.500	96.500
Substation	1	75	64.000	69.000

* This total floor space is the maximum floor space (excluding mezzanine space) that will be developed across Zones 1-7 notwithstanding that the maximum floor space stated for each Zone combined would exceed this figure i.e. it is the overall floor space cap for Zones 1-7 excluding mezzanine floor space. In addition to this total floor space figure, up to 200,000 sqm of floor space can be provided in the form of mezzanine floor space to units within the development.

Note: Maximum Buildings heights are fixed by the maximum ridge height in metres above ordnance datum compared to the finished floor levels. The finished floor levels shown in the table above can vary 1.5m up or down. For example, if the finished floor levels are constructed at the level shown in the table without variation the maximum building heights in Zones 2, 4, 5 and 6 would be 18m and in zones 1 and 3 would be 24m being the difference between the maximum ridge height specified in the fifth column of the table and the finished floor level in the fourth column of the table.

Please Note:

- The Maximum ridge height specified excludes any associated fire escape stairwells or key clamp roof top handrails etc.
- all areas specified are gross internal areas (GIA) unless otherwise stated.

EMG2 Works

4.18. The EMG2 Works Parameters Plan (Document DCO 2.5) establishes the following key parameters and development uses within the EMG2 Main Site:

- A maximum of 300,000 sq.m. of floorspace (GIA) overall, with an additional allowance of 200,000 sq.m. in the form of internal mezzanines across the site. The development will primarily comprise logistics buildings with up to 20% of the floorspace capable of being used for advanced manufacturing;
- A series of Development Zones to the north and south of Hyams Lane where new buildings are proposed to be located together with supporting infrastructure;
- Maximum amount of floorspace for each Development Zone and range of units to be erected within each zone (see Development Schedule on previous page);
- Maximum external building heights for each Development Zone to ensure the overall height of the development is fixed (see Development Schedule on previous page);
- Vehicular access from the A453 via a new arm off the Hunter Road roundabout with a possible alternative principal access (new roundabout) further to the west along the A453;
- A bus interchange terminal at the site entrance which replicates and builds upon the successful sustainable travel strategy for the EMG1 site;
- A secure, dedicated, HGV parking area (of approximately 95 spaces) to meet the needs of HGVs visiting the EMG2 Main Site;
- Structural landscaping areas and buffers including new and retained landscaped features. This includes a significant landscaped earthwork mound on the western and southern part of the site. The landscape areas would include SuDS features;
- Provision of a new estate road serving the Development Zones. 'Limits of deviation' are identified on the EMG2 Works Parameters Plan providing a degree of flexibility for the eventual detailed layout and alignment of this road, whilst still providing an appropriate level of certainty regarding its positioning. A zone is also identified where the estate road will cross Hyams Lane;
- Retention of Hyams Lane with its surface upgraded to provide enhanced pedestrian/cycle connectivity through the EMG2 Main Site; and
- A new Community Park located to the west of the EMG2 Main Site.

4 Overarching design principles

The Highway Works

4.19. A package of highways works is proposed some of which are an NSIP in their own right. The works include site access, substantial improvements around J24 of the M1 as well as more minor works on the local highways network and pedestrian/cycle route enhancements. The full extent of the highway works are shown on the Highways Plans (Document DCO 2.8) and the Components of the Proposed Development Plan (Document Ref. DCO 2.7 and MCO 2.7) and are described further as follows:

- A453 access junction works to the EMG2 Main Site);
- Hyams Lane works;
- Works to the M1 northbound;
- Construction of link road from the M1 northbound to the A50 westbound;
- Works to the A50 westbound;
- Works to the link road from the M1 southbound and A50 eastbound to M1 Junction 24;
- Works to the west side of the M1 Junction 24 roundabout and A453 northbound approach;
- Works to the east side of the M1 Junction 24 roundabout and A453 southbound approach;
- Improvements to the EMG1 access junction;
- Construction of the Active Travel Link between the EMG1 access junction and the A453 west of Finger Farm roundabout;

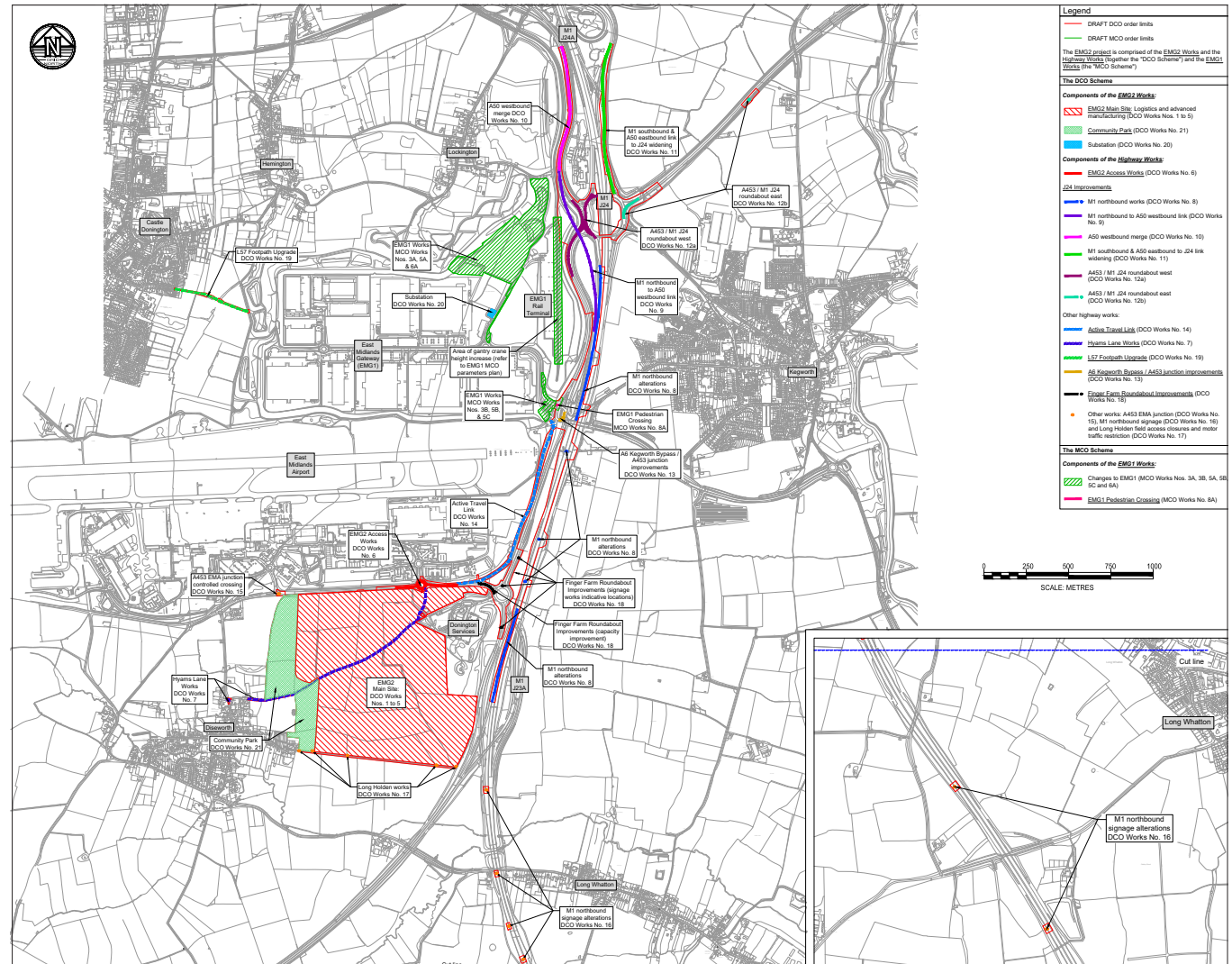


Figure 4.2 Highway Works Plans

- Provision of a controlled crossing of the A453 at the East Midland Airport signalised access junction;
- Works to Long Holden;
- Works to the A42/A453 Finger Farm roundabout; and
- Upgrade to public footpath L57 to a cycle track (DCO Works No. 19).

4.20. In summary the rights of way works are:

- The existing public right of way (PROW L45) that follows the southern boundary of Hyams Lane will become integrated into the upgraded Hyams Lane;
- A new footpath from the western end of Hyams Lane and PROW L45 northwards through the Community Park connecting to the A453 Ashby Road by the Airport entrance junction. This will link to the A453/EMA junction controlled crossing. Currently there is no off-road pedestrian access for this route;
- A new bridleway from the western end of Hyams Lane and PROW L45 southwards through the proposed Community Park connecting to Long Holden and PROW L48. Connecting these two PROWs will create a valuable new publicly accessible route all the way from PROW L48 to the airport and will create a loop for use by equestrians;
- A new footpath from the eastern end of Hyams Lane, and PROW L45 southwards connecting to Long Holden via the eastern edge of the EMG2 Main Site (via a permissive route around the eastern edge), creating a further valuable new publicly accessible route and a circular walk around the southern part of the EMG2 Main Site; and
- Restricting access to Long Holden to preserve its character; and
- Restricting access to Hyams Lane to preserve its character.

4 Overarching design principles

EMG1 Works (The Material Change Application)

4.21. The EMG1 Works are shown on the EMG1 Works Parameters Plan (document MCO 2.5) and include the following:

- Construction of a new rail-served warehouse building on land adjacent to the rail-freight terminal referred to as Plot 16 together with associated access and drainage and landscaping (see Development Schedule on this page).
- Alterations to the existing rail-freight terminal to improve its operation and efficiency;
- An expansion of the EMG1 Management Suite by the EMG1 site entrance to cater for the additional demand on management facilities resulting from EMG1);
- Enhancements to the Public Transport Interchange by way of the installation of EV charging infrastructure for buses and provision of a drop-off layby adjacent to the transport hub; and
- Provision of a signalised crossing over the EMG1 exit road approach to the access junction to EMG1 connecting to the drop-off layby.

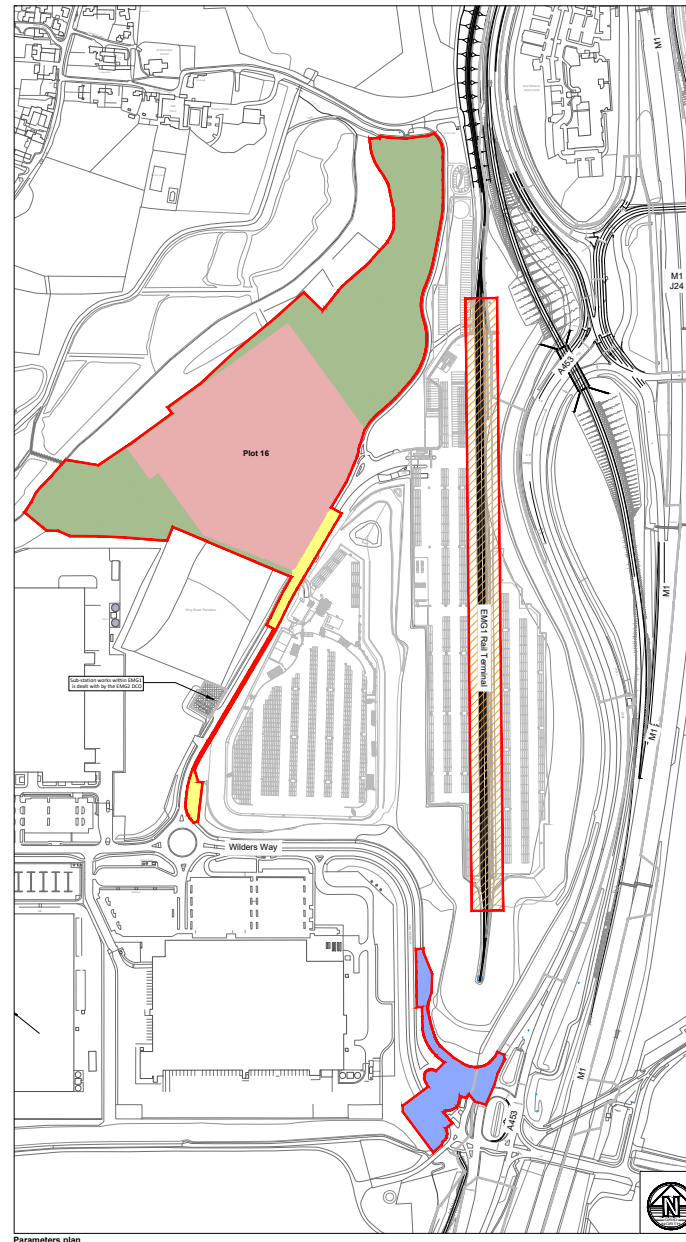


Figure 4.3 Parameters Plan of EMG1 Works

EMG 1 Works - Development Schedule				
Development Zone	Number of Units erected pursuant to the MCO	Maximum amount of floorspace to be erected pursuant to the MCO per zone (m ²)	Finished floor level (in metres above ordnance datum) [Allowable deviation +/- 1.5m]	Maximum Ridge Height (in metres above ordnance datum)
Plot 16	1 to 2	26,500	53.000	71.000
Maximum Total Floor Space for plot 16*		26,500		
* This total floor space is the maximum floor space (excluding mezzanine space) that will be developed across Plot 16, in addition to this total floor space figure, up to 3,500 sqm of floor space can be provided in the form of mezzanine floor space. Note: Maximum Buildings height is fixed by the maximum ridge height in metres above ordnance datum compared to the finished floor level. The finished floor level shown in the table above can vary 1.5m up or down. For example, if the finished floor level is constructed at the level shown in the table without variation the maximum building height plot 16 would be 18m being the difference between the maximum ridge height specified in the fifth column of the table and the finished floor level in the fourth column of the table.				
In addition to the limits set out in the schedule above the following units and floor space are permitted				
Access works (management suite extension)	1	500	Management suite extension at existing levels	
* This total floor space is the maximum floor space (excluding mezzanine space) that will be developed across Plot 16, in addition to this total floor space figure, up to 3,500 sqm of floor space can be provided in the form of mezzanine floor space. Note: Maximum Buildings height is fixed by the maximum ridge height in metres above ordnance datum compared to the finished floor level. The finished floor level shown in the table above can vary 1.5m up or down. For example, if the finished floor level is constructed at the level shown in the table without variation the maximum building height plot 16 would be 18m being the difference between the maximum ridge height specified in the fifth column of the table and the finished floor level in the fourth column of the table.				
Please Note:				
- The Maximum ridge height specified excludes any associated fire escape stairwells or key clamp roof top handrails etc. - all areas specified are gross internal area's (GIA's) unless otherwise stated.				

Key

- EMG1 MCO order limits 47.36 ac 19.16 ha
- Gantry crane height increase (24m Maximum height)
- Development Area Plot 16 Including car parking, service yards, buildings, amenity building's on plot landscaping, roads, paths, utilities and infrastructure
- Plot 16 Access and drainage works
- EMG1 access works, shuttle bus parking, drop off lay-by, footway connection and extended management suite
- Open Land/Landscaping area to include retained vegetation, mitigation mounding, proposed planting, paths, attenuation & SUDs, retaining walls, publicly accessible landscape space and other applicable features.

East Midlands Gateway 2 Design Approach Document

AUGUST 2026

DCO 5.3 / MCO 5.3

Part 2 of 2

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

East Midlands Gateway 2
Design Approach Document

Detailed design principles

5

5 Detailed design principles

5.1. This section helps to explain, using illustrative material, the approach to the design of the EMG2 Works. It is based on the application of the principles established in the EMG2 Works Parameters Plan (Document DCO 2.5) with assumptions on the mix of unit sizes and orientation and detailed landscape design. It is structured as follows:

- Structural landscape design;
- Biodiversity;
- Drainage;
- Noise;
- Lighting;
- Accessibility;
- Rail and road access;
- Building design principles;
- Climate.

The overarching Illustrative masterplan is shown in Figure 5.1;

5.2. The approach to design codes for detailed building design and plot landscaping is set out in section 7.0 Design Code.

Figure 5.1 Illustrative Masterplan Image of EMG2 Works



Structural Landscape Design

- 5.3.** The existing landscape resource and its context has been considered through the assessment, masterplanning and design process. This has extended from preliminary landscape and visual appraisals through to the production of the guiding design principles and the Landscape Framework proposals. This iterative process has entailed close collaboration between landscape, architectural, urban design, engineering, ecological, heritage and other professionals, including statutory bodies and the local planning authorities.
- 5.4.** An Illustrative Landscape Masterplan has been prepared. This has been developed to help integrate the development proposals into the setting of the site to create an attractive and functional working environment.
- 5.5.** There are a number of key landscape and related green infrastructure design issues to be addressed by the proposals for the EMG1 Works. These can be summarised as follows:
- Positively assimilating the proposed development within the site landscape and topography, including detailed attention to the necessary ground modelling and earthworks proposals and proposed building plateaus;
 - Establishing and strengthening connections and green corridors; both within and around the built development and with the surrounding landscape;
 - Improving accessibility to the green spaces to be conserved or created as part of the proposals; with opportunities to improve health through informal recreation and physical activity eg walking and cycling;
 - Securing and maximising biodiversity interest, through conservation, enhancement and creation of habitats and green spaces;



Figure 5.2 Illustrative Masterplan - Western edge of scheme

5 Detailed design principles

- Integrating Sustainable Drainage (SUD's) features and measures that will deliver valuable biodiversity and amenity benefits wherever practicable;
- Establishing and managing a significant and robust landscape framework to form an appropriate and cohesive “green structure” to the built development and create a suitable buffer to Diseworth.

- 5.6.** In terms of the approach to Landscape planting, largely native trees and shrubs would be used to reflect those in the existing locality and the design of the wider Landscape Framework. A mix of planting sizes and densities would be adopted to satisfy the differing objectives, principally those of screening and filtering in the short and longer terms and of establishing well balanced woodland and planting habitats.
- 5.7.** All of the landscape areas and features will be managed and maintained in the long term. This will be achieved through the implementation of a comprehensive Landscape and Ecological

Management Plan (LEMP) to ensure the successful establishment and continued thriving of the landscape framework proposals.

- 5.8.** The earthworks and landscape strategy is designed to make the views of the EMG2 Main Site as sympathetic as possible. The development is set back from the village of Diseworth with existing field parcels retained and enhanced. The combination of this approach to scheme layout, the existing topography, new earthworks and new woodland planting will establish an effective visual screen from the village of Diseworth. See Figure 5.3
- 5.9.** The majority of existing mature trees and hedgerows along Hyams Lane will be retained, as will those along the A453 and planting along the M1 motorway corridor will be reinforced with new mounding and planting to screen views from this direction.
- 5.10.** The following selection of cross sections help to illustrate how the landscape proposals will help to screen the development.

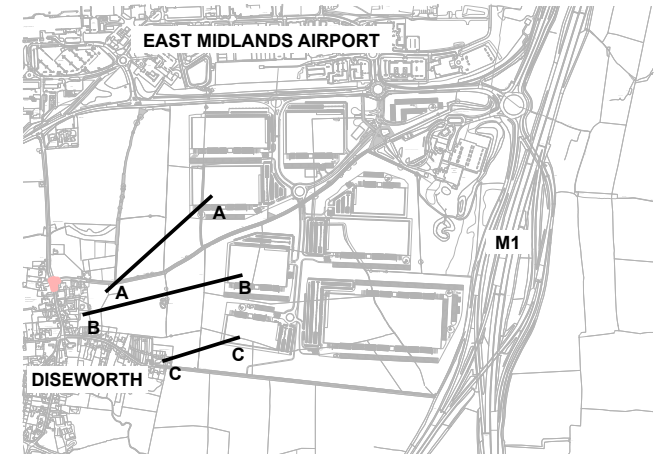


Figure 5.3 Cross section locations

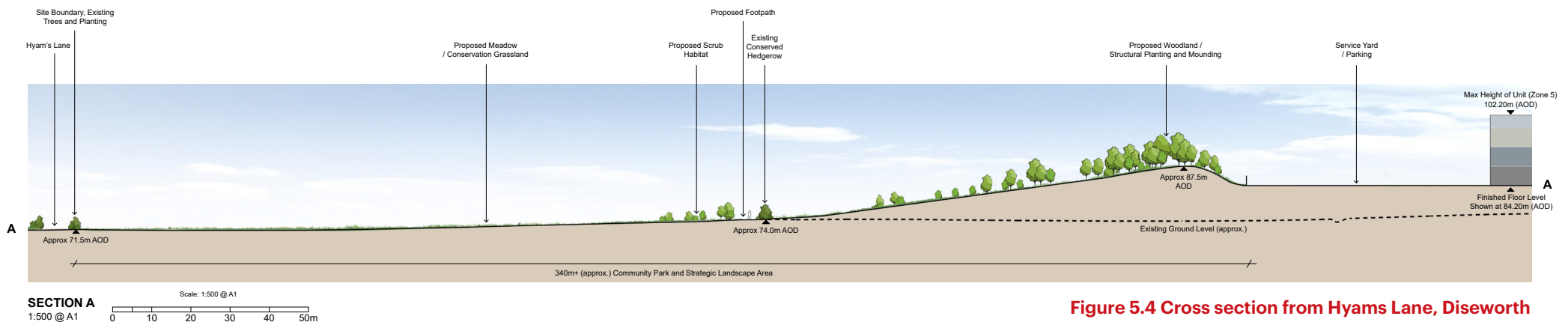


Figure 5.4 Cross section from Hyams Lane, Diseworth

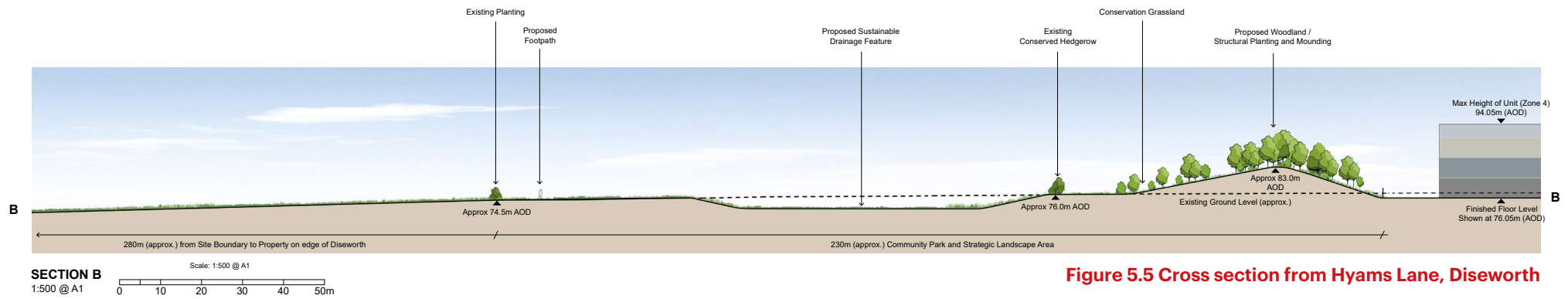


Figure 5.5 Cross section from Hyams Lane, Diseworth

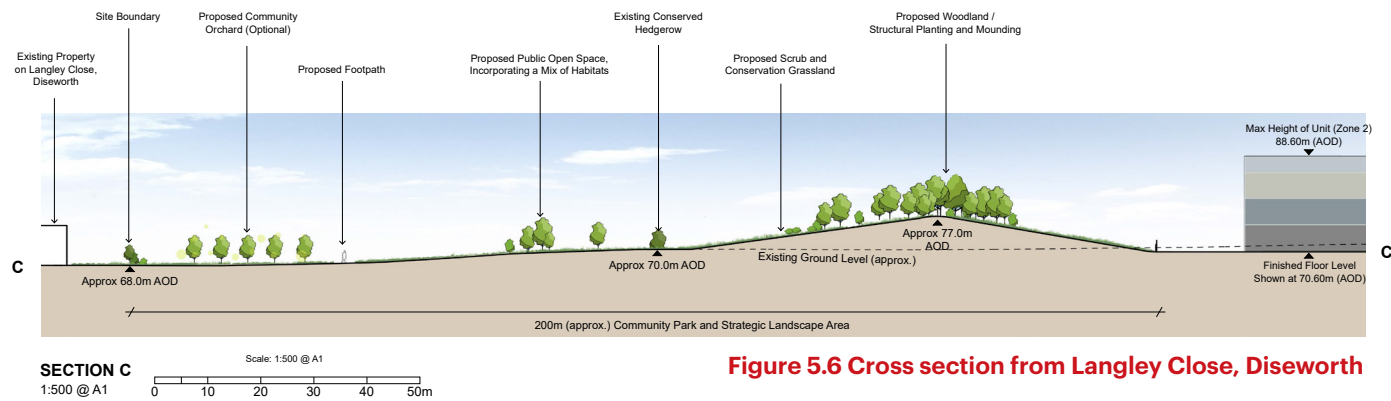


Figure 5.6 Cross section from Langley Close, Diseworth

5 Detailed design principles

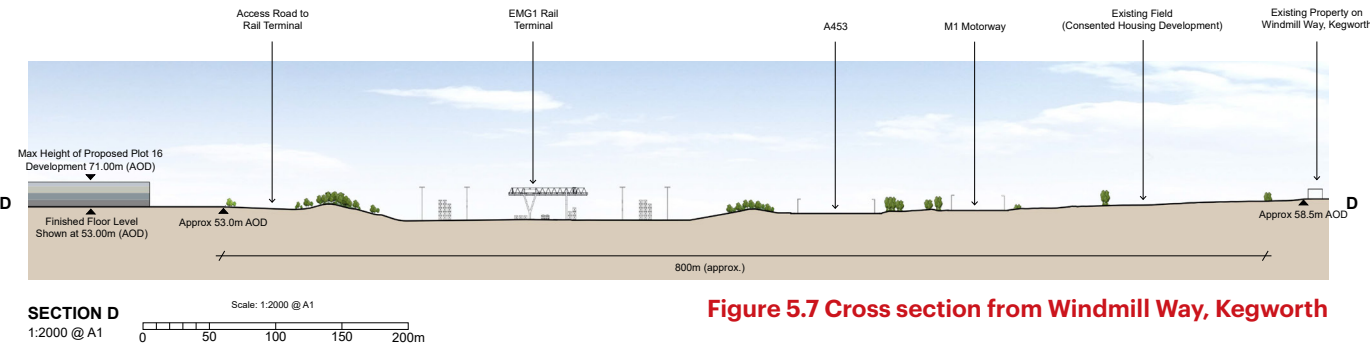


Figure 5.7 Cross section from Windmill Way, Kegworth

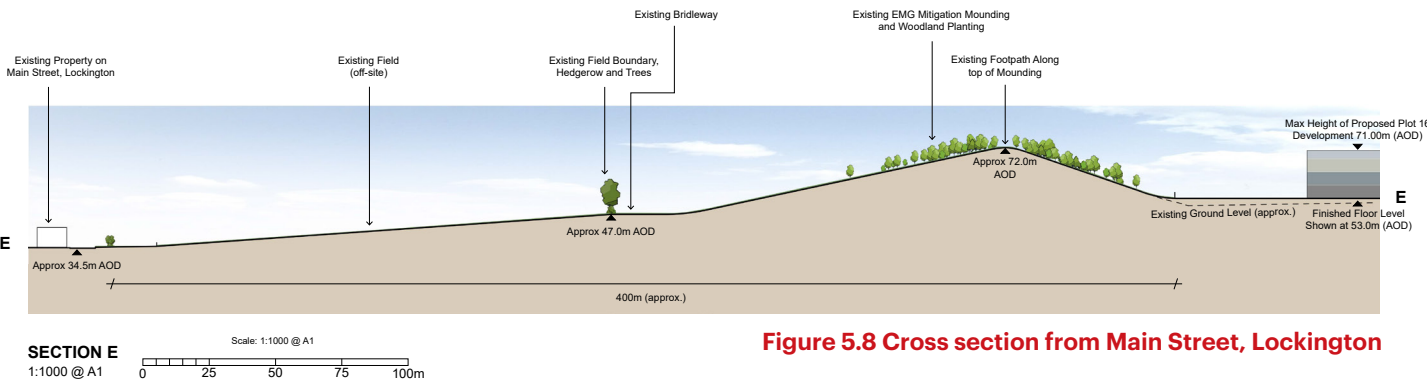


Figure 5.8 Cross section from Main Street, Lockington

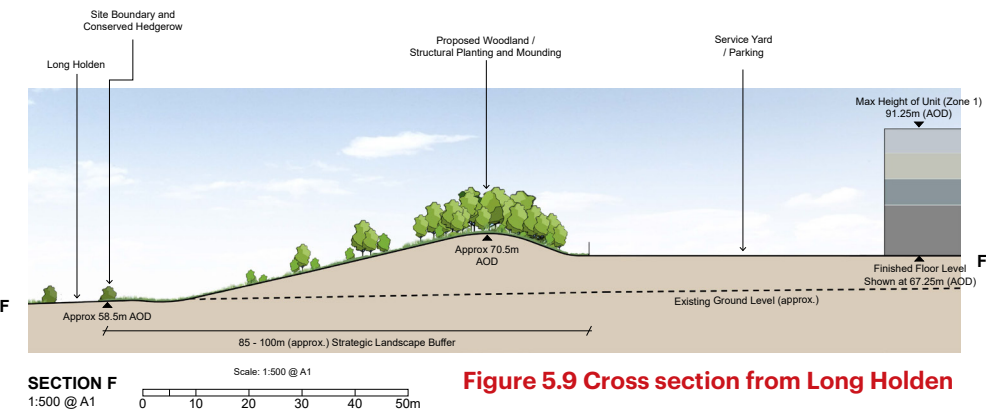


Figure 5.9 Cross section from Long Holden

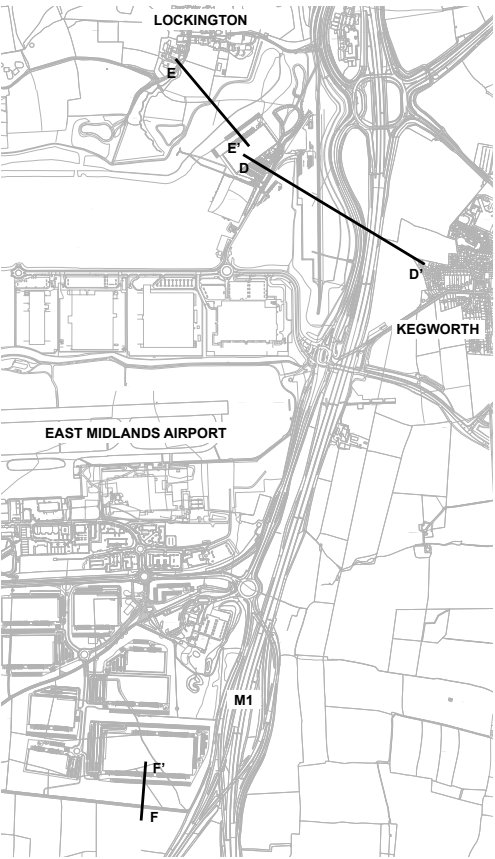


Figure 5.10 Cross section locations

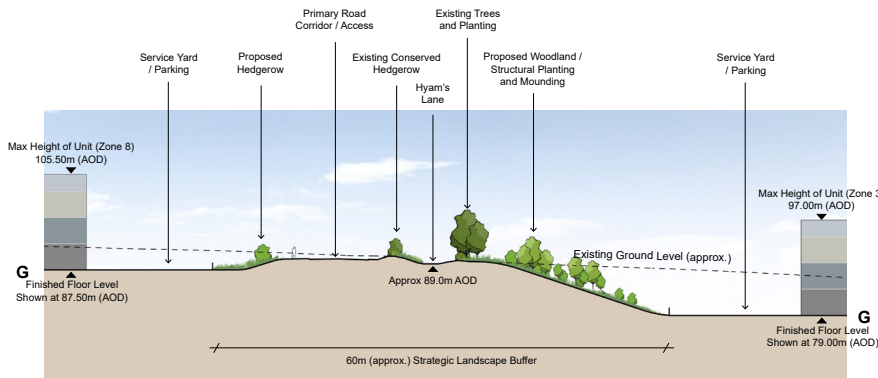


Figure 5.11 Cross section from Hyams Lane

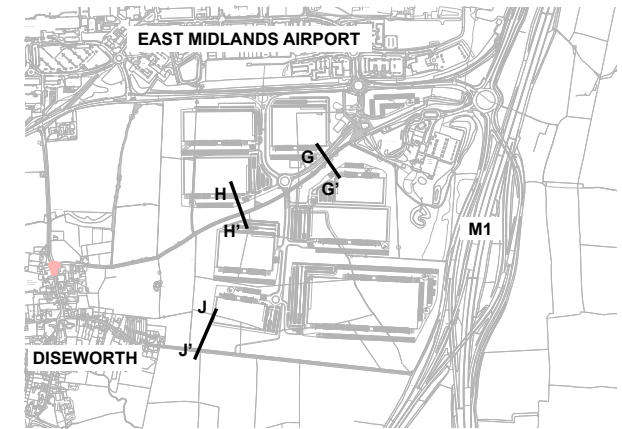


Figure 5.14 Cross section locations

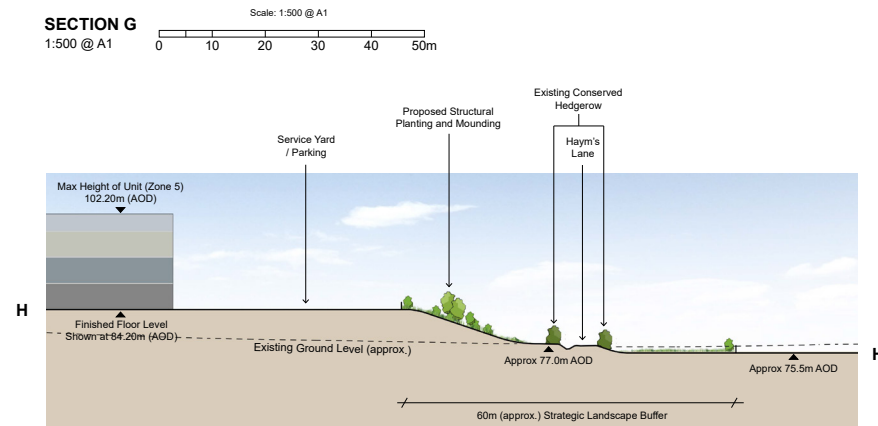


Figure 5.12 Cross section from Hyams Lane

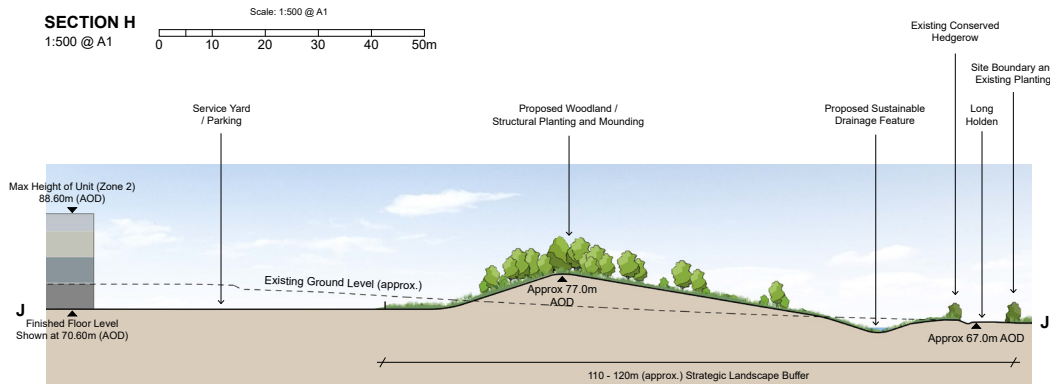


Figure 5.13 Cross section from Long Holden

5 Detailed design principles

Biodiversity

- 5.11.** Significant landscaping works are to be undertaken as part of the EMG2 Works, and this offers the opportunity to provide new habitats of ecological interest, including new woodland, scrub and hedgerows, new wildflower meadows, and new waterbodies designed according to ecological principles to encourage wildlife.
- 5.12.** New habitats are proposed within the proposed community park adjacent to the western edge of the EMG2 Main Site as well as around other boundaries of the main site and within land between EMG1 and Castle Donington.
- 5.13.** Overall the proposed development provides an opportunity to establish new habitats of nature conservation interest and to deliver net gains for wildlife in the locality.



Detailed Community Park Design

5.14. The EMG2 Works include the provision of a Community Park on the western side of the EMG2 Main Site adjacent to the village of Diseworth. The Park extends to approximately 14 hectares in size and varies in width from 100 to 170 metres wide. It is intended to provide a new community asset, as an area of accessible landscaped space between the village and the EMG2 Main site. The scheme for the community park has evolved following engagement with the local community and a detailed landscape design has been prepared and is submitted for approval.

5.15. The design approach to the Park seeks to provide accessibility for the local community and visitors along with wildlife and ecology enhancements. Key features include:

- Attenuation basins with wetland/ wildflower grassland areas and ecology and habitat enhancements including tree planting with thicket/ scrub planting located along the western fringes of the park.
- Gates/ barriers to provide access control as necessary appropriate to locality.
- Interpretation boards and signage to assist pedestrian navigation.
- Surfaced footways/ rights of ways to provide convenient public access through the park.
- Benches/ picnic tables at appropriate locations to provide recreational facilities along with appropriate bin/ refuse provision.

- Community orchard space with potential for location of outdoor teaching space, providing an educational resource available to Diseworth C of E Primary School or other local schools or community groups.
- Informal parking off Hyams Lane with access control measures and opportunity for expansion if necessary to provide off road parking for visitors to the Community Park and avoid potential additional parking within the village.

The species mixes proposed within the planting and seeding areas are consistent with EMG 1, to compliment these establishing landscape areas.

Landscape Key

- Existing Trees/ Hedgerows to be retained (Refer to FPCR tree removal, retention & protection drawings)
- Native Mature Standard Trees 14-20m stem girth
- Mature Trees 3.5-4m height
- Rejuvenated Trees 1.5-1.8m height
- Proposed Thicket / Scrub Mix Planting Transplants 600-800mm OC planted at 1m centres
- Proposed Native Hedgerow Transplants 600-800mm OC planted 2 rows 500mm apart at 400mm staggered centres
- Proposed Drainage Basins/ Wetland Habitat
- Proposed Drainage Basins/ Pond Edge Mix
- Proposed Wildflower Grassland Habitat
- Proposed Amenity Grass Areas
- Gravel path with timber edge and associated land drain (To Engineers Specification)
- Proposed Pedestrian Routes Gravel path with timber edge and associated land drain (To Engineers Specification)
- Proposed Public Footpaths (Right of Way) Gravel path with timber edge and associated land drain (To Engineers Specification)
- Proposed Public Bridleway Gravel path with timber edge and associated land drain (To Engineers Specification)
- Existing Public Right of Way
- OPTIONAL LEVELS (To Engineers Specification)
- Indicative Landscape Sections Refer to 'Landscape Context Section' drawing number EMG2-SCA-ELS-XX-CP-1-2013-23-01 and 02
- Community Park Boundary
- Site Boundary

Figure 5.15
Community Park



5 Detailed design principles

Drainage

- 5.16.** The drainage strategy will intercept the rainwater falling on the EMG2 Main Site (both during construction and operation), before discharging it to the local watercourse in the south-eastern corner at a rate that mimics the existing runoff rate from the site. In larger storm events this will represent a reduction in runoff, thereby providing a reduction in downstream flood risk. The scheme therefore has the potential to reduce flood risk within Diseworth or Long Whatton.
- 5.17.** The drainage scheme will also be designed to provide water quality treatment to the surface water runoff. This will comprise a series of swales and dry basins along the western and southern boundaries of the EMG2 Main Site.
- 5.18.** Drainage for the EMG1 Works and the Highway Works will for the most part integrate with the existing drainage infrastructure and will follow similar sustainable drainage principles.

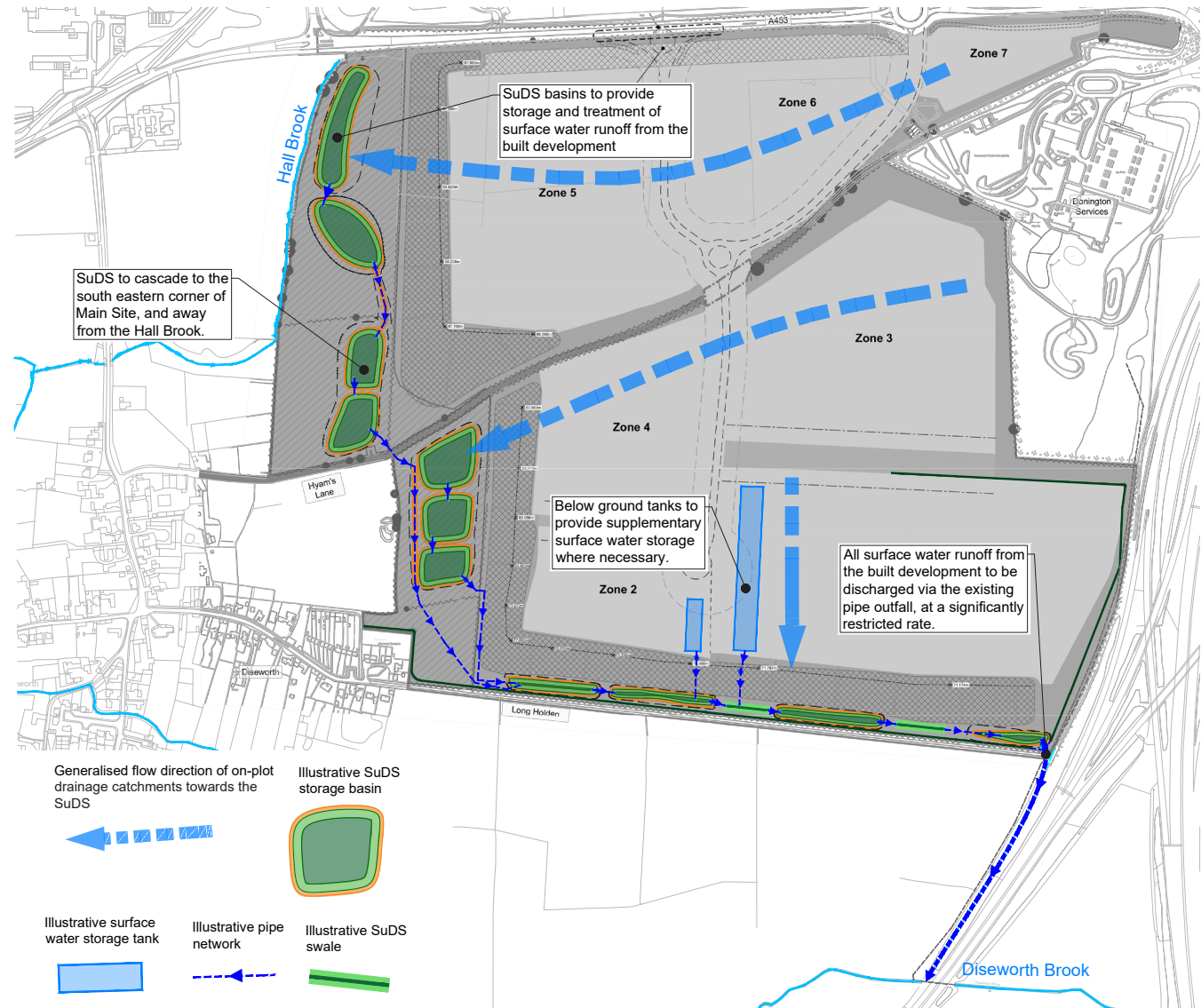


Figure 5.16 Drainage plan

Noise

5.19. Surveys have been undertaken to determine the existing noise and vibration conditions at sensitive receptors around the proposed development. These include locations within and on the edge of Diseworth.

5.20. The noise environment at the EMG2 Main Site and Plot 16 is strongly influenced by existing infrastructure in the area, including East Midlands Airport and Donington Park motor racing circuit together with the highway infrastructure of the A453, M1 and A42.

5.21. The scheme design for the EMG2 Main Site includes inherent mitigation measures built into the development. This includes earth bunding around the sites. The noise assessment shows that these will assist in minimising adverse noise effects.

5.22. There will be an increase in traffic on the local road network associated with vehicles travelling to and from the scheme. When added to the existing baseline flows on these roads, these

vehicles are anticipated to result in a relatively modest increase in road traffic noise which is unlikely to be particularly noticeable at most nearby receptors. The modelling results indicate that most receptors are predicted to experience no more than a negligible impact.

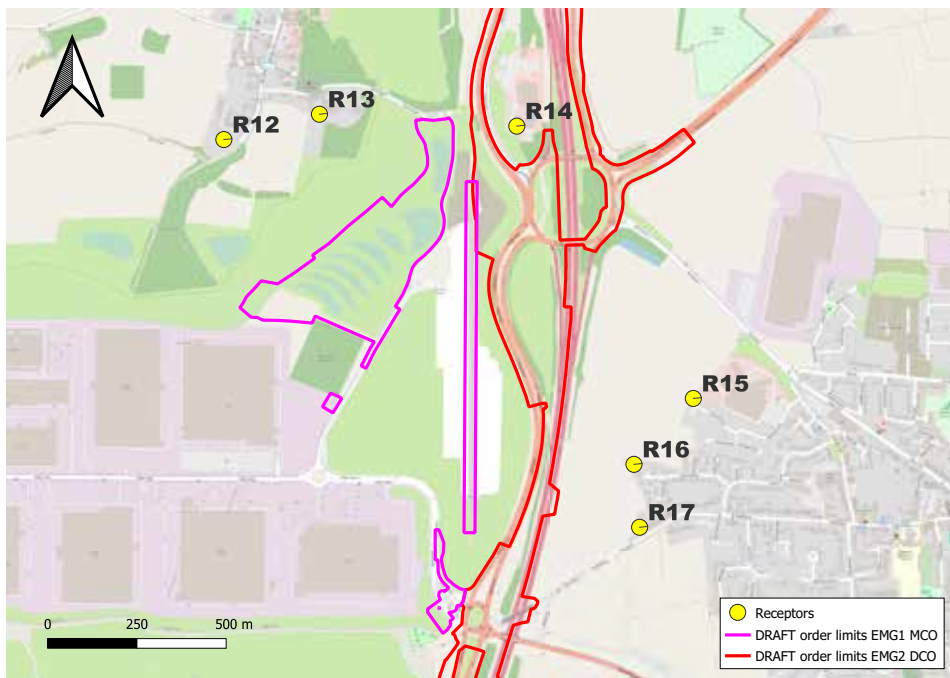


Figure 5.17 Closest noise receptor points to EMG1 Works and J24 Works

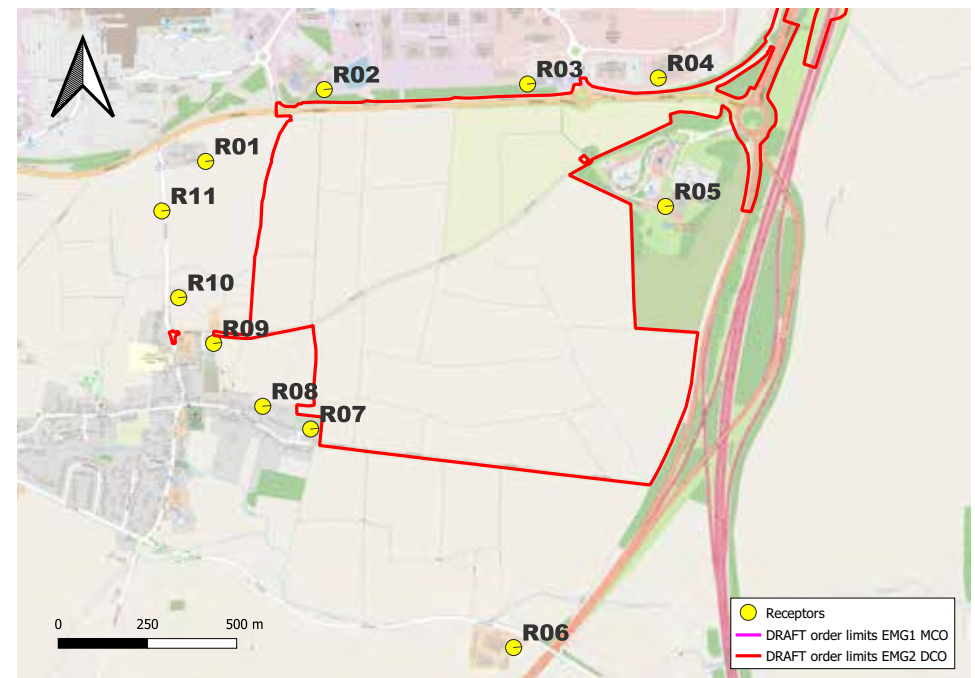


Figure 5.18 Closest Noise receptors to EMG2 Main Site

5 Detailed design principles

Lighting

- 5.23.** A lighting assessment and strategy has been undertaken as part of the Environment Statement. The Lighting Strategy will determine the final and detailed lighting installed on the EMG2 Main Site once the position and number of buildings are known. The Lighting Strategy will inform decisions about the placing and type of lighting features installed to ensure that the proposed development will have minimal direct effects on neighbouring communities.
- 5.24.** Part of the assessment process has included an assessment of the existing lighting context and any light pollution evident in views from the surrounding area. This shows that many nearby communities already experience 'sky-glow' and other lighting effects from the Airport and road corridors, and from the villages themselves.
- 5.25.** In accordance with industry standards and recommended best practice the Lighting Strategy is designed to prevent glare and light spill to locations off-site, including upward light that can contribute to sky glow. Furthermore, the landscaping and earthworks strategy for the main site and existing features on the EMG1 work site will screen much of the lighting from being directly visible from outside the site and so will form part of the mitigation for lighting as well as other potential visual effects.

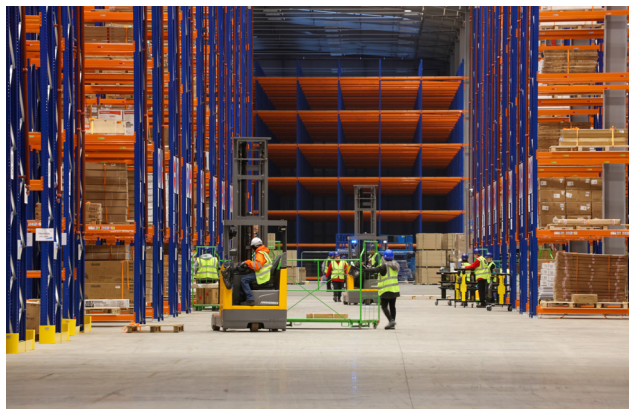


Accessibility

- 5.26.** The sustainable transport strategy that has been put in place at EMG1 has far surpassed expectation in encouraging and delivering a shift away from the private car to other modes of transport. 16% of journeys are made by bus and 22% of journeys are made via car share. The strategy for the EMG2 scheme is to build on the success of the approach already in place at EMG1 together with an approach that integrates with other development proposals being brought forward in the area.

WALKING AND CYCLING

- 5.27.** The aim is to provide the necessary new or upgraded infrastructure and services to facilitate last mile journeys to and within the proposed development by foot, bike or bus. The measure proposed in relation to walking and cycling include:
- The existing public right of way (PROW L45) that follows the southern boundary of Hyams Lane will become integrated into the upgraded Hyams Lane;
 - A new footpath from the western end of Hyams Lane and PROW L45 northwards through the Community Park connecting to the A453 Ashby Road by the Airport entrance junction. This will link to the A453/EMA junction controlled crossing. Currently there is no off-road pedestrian access for this route;
 - A new bridleway from the western end of Hyams Lane and PROW L45 southwards through the proposed Community Park connecting to Long Holden and PROW L48. Connecting these two PROWs will create a valuable new publicly accessible route all the way from PROW L48 to the airport and will create a loop for use by equestrians;
 - A new footpath from the eastern end of Hyams Lane, and PROW L45 southwards connecting to Long Holden via the eastern edge of the EMG2 Main Site (via a permissive route around the eastern edge), creating a further valuable new publicly accessible route and a circular walk around the southern part of the EMG2 Main Site; and
 - Restricting access to Long Holden by changing its status from an all-purpose highway to a bridleway which more accurately reflects its character and will allow access to be controlled.



- 5.28.** The active travel link close to the eastern end of the EMA runway has been designed to follow a former road alignment to ensure that it does not adversely impact on EMA's operations and the overall route of the active travel link has been refined following engagement with the airport operator.
- 5.29.** In addition to active travel routes, provisions are being made to provide secure, covered cycle parking at each employment unit (aligning with BREEAM standards) as well as shower and changing facilities.

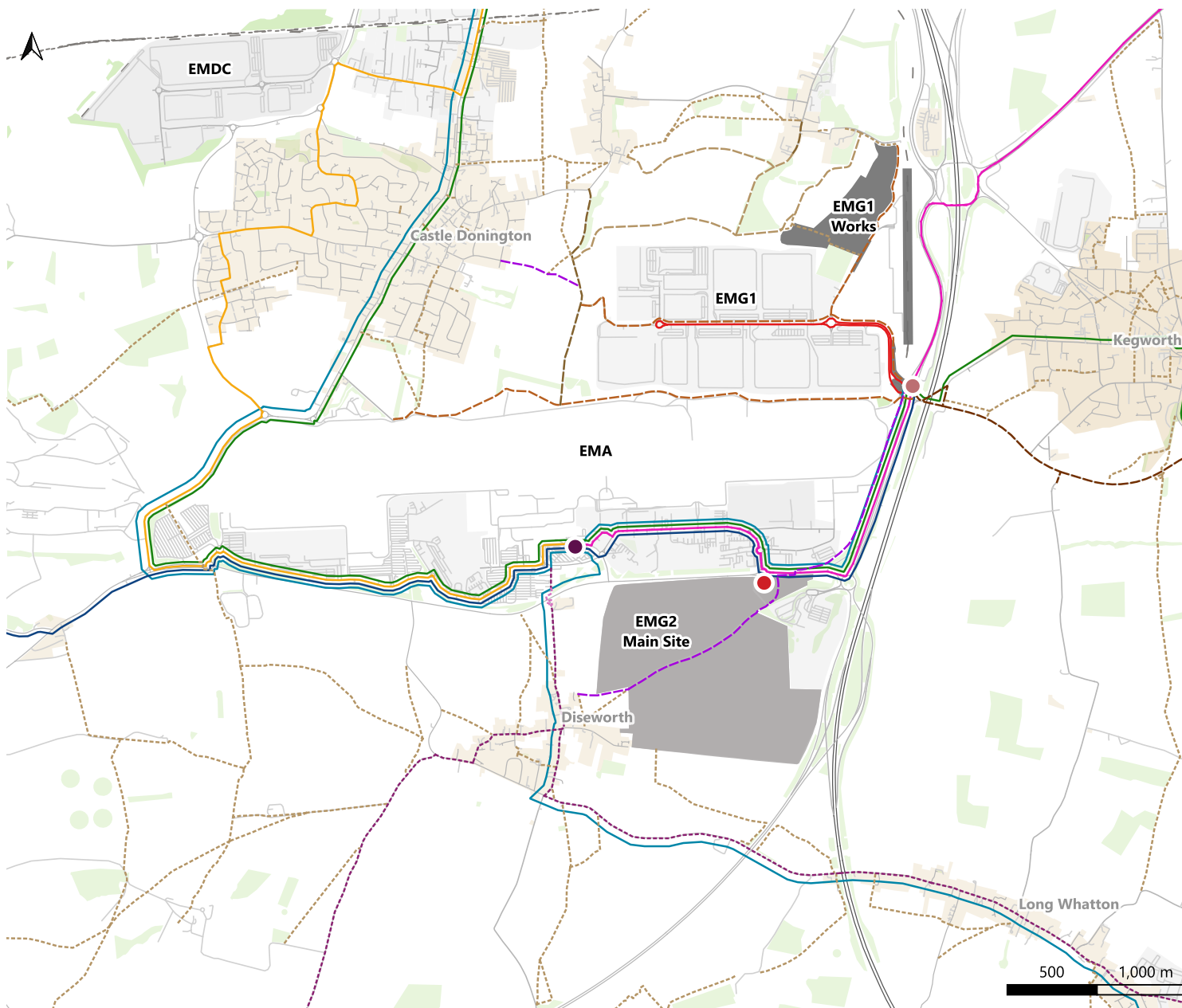


Figure 5.19 Sustainable Transport Plan

Key

Public Transport

- Airway 9
- my15
- skylink Derby
- skylink Express
- skylink Nottingham
- EMG1 Shuttle
- - Railway

Active Travel

- Proposed Improvement
- Shared Use Footway/Cycleway
- Private Road Permissive Path
- Quiet Lane
- Public Bridleway
- Public Footpath
- NCN On Road Cycleway
- NCN Traffic Free Cycleway

Developments

- EMG2 Main Site
- EMG1 Works

Interchanges

- EMG1 Interchange
- EMG2 Interchange
- EMA Interchange

* Nottsbus On Demand not displayed on map
 ** NCN = National Cycle Network

5 Detailed design principles

PUBLIC TRANSPORT

5.30. The aim is to provide a network of bus services which directly access both EMG1 and EMG2. The strategy is to:

- provide a purpose built bus interchange at the entrance to the EMG2 Main site to connect the site with local bus services;
- to provide a free electric shuttle bus services within the EMG2 main site, connecting places of work to the bus interchange;
- enhancements to and modifications of existing bus services so they stop at the new bus interchange;
- an extended transport working group (already in operation at EMG1) to coordinate the transport options and ensure bus timetables tie in with the needs of the future development occupiers;



Figure 5.20 Bus Station CGI

OTHER TRAVEL PLAN MEASURES

5.31. Although all employees will be encouraged to use active and public transport modes of travel, it is acknowledged that this will not be appropriate or possible for everyone. For this reason, car sharing and the promotion of low carbon vehicles will also form part of the strategy. This will include:

- a car share club to encourage and facilitate shared commutes between employees, building on the success of the system already in place at EMG1;
- capability for EV charging for at least 20% of all car parking spaces with passive provision to increase this amount in the future.

Rail and Road

RAIL

5.32. The rail terminal at EMG1 has been hugely successful. It has grown quickly and capacity of the terminal has been increased by the construction of the eastern container storage area at the terminal scheme together with approval of greater container stacking heights. The increase in container stacking helps the terminal to operate more efficiently and increases overall capacity.

5.33. To align to this greater stacking height an increase in the height of the cranes allowed at the terminal is necessary. Cranes are likely to be required at the terminal as its throughput increases.

ROAD

5.34. The EMG2 Main Site is located on the A453 and in close proximity to M1 Junctions 23a and 24, and the A42. An access to the site will be formed with an additional arm on the existing A453 roundabout together with associated widening of approaches to the roundabout.

5.35. The existing highway network suffers from congestion at peak times. Improvements to the strategic road network are therefore proposed. These include:

- A453 access junction works to the EMG2 Main Site);
- Hyams Lane works;
- Works to the M1 northbound;
- Construction of link road from the M1 northbound to the A50 westbound;
- Works to the A50 westbound;
- Works to the link road from the M1 southbound and A50 eastbound to M1 Junction 24;
- Works to the west side of the M1 Junction 24 roundabout and A453 northbound approach;
- Works to the east side of the M1 Junction 24 roundabout and A453 southbound approach;
- Improvements to the EMG1 access junction;
- Construction of the Active Travel Link between the A6 Kegworth bypass / A453 junction and the A453 west of Finger Farm roundabout;



5 Detailed design principles

- Provision of a controlled crossing of the A453 at the East Midlands Airport signalised access junction;
- Works to Long Holden;
- Works to the A42/A453 Finger Farm roundabout; and
- Upgrade to public footpath L57 to a cycle track.

The proposed works will directly mitigate the effects of the application, but they have also been devised to form part of a potential package of wider improvements works to the network which can be delivered if other development comes forward in the area. In this way the scheme does not prejudice the further growth of the area.

5.36. The package of highway improvements will provide betterment to the adjacent highway network providing a reduction in driver delay, improved journey times, and draw existing background traffic onto the strategic and principal road networks. In doing so, traffic flows on many of the surrounding local roads and villages would reduce.

5.37. The design approach to the proposed Highway Works is set out in a specific Highway Design Approach document which is appended to this document as Appendix 1.

Building Design Principles

5.38. Section 7 of this Document sets out a design code that will guide the detailed design of all on plot buildings. This establishes a cohesive and long term approach to building design and on plot landscaping. The overarching design principles that have informed the design code are:

- the layout and orientation of each building should contribute to a sense of place and identity, including safe access and clear wayfinding through the site;
- buildings will be visually recessive to reduce the visual effects from long views into the site;
- offices, reception and stairwells should form strong and prominent features that animate and add interest to the public realm. Glazing areas should be maximised and further interest provided by architectural detailing and use of materials;

- buildings should avoid heavy shadowing at high levels and have clean lines to help minimise scale;
- target high levels of sustainability and reduction in embodied carbon;
- each plot will include soft landscaping to enhance appearance of external areas, soften built form and help integration between plots;
- to coordinate the planting across all plots and to use native species ;
- to use high quality, durable and robust materials in the external spaces;
- to provide safe and convenient pedestrian and cycle access to each unit;
- to provide appropriate levels of car and cycle parking and incorporate electric vehicle charging with the ability to expand in the future;
- to develop a safe and accessible place to work and move around in.



Climate

5.39. A climate change assessment has been undertaken as part of the Environmental Statement and site design work, which focuses both on greenhouse gas (GHG) emissions arising from the Scheme and the resilience of the Scheme to climate change.

LOW CARBON DESIGN

5.40. The siting of the EMG2 scheme close to the neighbouring East Midlands Gateway 1 scheme and associated rail freight interchange will enable future occupiers to maximise the use of rail in their supply chain processes. This will enable the lower carbon benefits of rail freight movement to be realised at EMG2.

5.41. One of SEGRO's strategic priorities, as part of its Responsible SEGRO framework, is "Championing Low Carbon Growth". As such, the Applicant is committed to reducing embodied carbon emissions (i.e. those emissions associated with materials and construction processes) in its buildings and infrastructure, and is targeting an embodied carbon intensity of less than 320 kgCO₂e/m² for all buildings proposed. This will be achieved through the following measures:

- Emissions associated with the construction phase of both the proposed buildings and site infrastructure will be reduced where practicable through low carbon material/product procurement. This includes the use of recycled steel and low carbon concrete in building structures, recycled materials within asphalt (such as bitumen replacement materials and aggregates), and recycled plastic pipework for drainage infrastructure where appropriate.

- A cut and fill balance will be achieved for the EMG2 Main Site and Community Park Land, which will reduce the quantities of material required for import/export. Further, the scheme will avoid the requirement for slope stabilisation materials (e.g. lime) by designing shallow (1 in 3 or shallower) slopes where feasible.
- Low carbon construction practices such as the local sourcing of materials, resource efficiency and waste minimisation (i.e. through the application of waste hierarchy principles), good energy management practices, enhanced plant efficiency, low carbon construction plant (i.e. electric plant, or use of lower carbon biofuels), and renewable electricity supply to site compounds will be encouraged where feasible.
- Landscape design will incorporate areas of woodland planting within the EMG2 Works, which would sequester carbon over the development's lifetime as the woodland matures.

5.42. Regarding the operational phase of the development, buildings will be designed such that they target the highest levels of sustainability. This will be achieved through wide ranging energy efficient initiatives including targeting an EPC rating of Band 'A+' and BREEAM 'Outstanding' as part of SEGRO base build specification. A fabric first approach with highly efficient building envelope specifications will enable reduced energy consumption. Solar photovoltaic (PV) panels will be installed on site, with warehouses capable of supporting 100% roof mounted solar PV coverage.

5.43. Consideration to emissions reductions from operational transport movements has been given, with the implementation of a sustainable transport strategy, encouraging active travel and the use of public transport. Additionally, 20% of parking spaces will be fitted with electric vehicle charging points, with infrastructure provided to expand future provision.



5 Detailed design principles

CLIMATE RESILIENCE

5.44. Design measures to ensure the development is resilient to future climate change (i.e. increased intensity of seasonal precipitation trends, heightened temperatures and humidity) include the following:

- Adequate ventilation, in line with building regulations, and design to minimise excessive solar gain during the summer (i.e. through the inclusion of brise soleil louvres on southern elevations);
- Maximise water efficiency during operations and include water recycling measures within building design;
- Building design to follow regulations for structural design with safety margin to ensure storm resilience;
- Green infrastructure to be included within development design which may aid in local temperature reduction through increased shading;
- Drainage infrastructure will be designed to adequately manage future increased rainfall and runoff.



East Midlands Gateway 2
Design Approach Document

Construction components and scheme delivery



6 Construction components and scheme delivery

CEMP

- 6.1.** A Construction Environmental Management Plan (CEMP) has been prepared and incorporated in the Environmental Statement (Appendix to chapter 3, Document 6,3A). It sets out the systems and controls that will be adopted during the construction of the scheme to minimise any adverse environmental effects in accordance with the conclusions of the Environmental Statement and Construction Good Practice.

Earthworks, Drainage and Landscaping

- 6.2.** The construction process for both the EMG2 Main Site and Plot 16 will coordinate earthworks activities (ie creation of plateau and landscape mounding), drainage works and landscaping, they will each be developed as a single phase with an overall earthworks balance. Drainage will be put in place as earthworks are undertaken and strategic landscaping will be undertaken in the first available planting season post completion of earthworks.

Highway Works

- 6.3.** There are a number of components to the highway works, as described in section 5 of this Statement, and these are committed as part of the development. Any phasing of the works will be controlled by requirements.

Buildings

- 6.4.** The warehouse buildings will be constructed on plots once the plateau has been formed. Buildings will be developed in response to market and occupier demand. Completion of buildings will be controlled to ensure that strategic landscaping, drainage and other necessary infrastructure is completed prior to occupation. On plot landscaping, drainage and other infrastructure will be completed alongside the construction of individual buildings.



**East Midlands Gateway 2
Design Approach Document**

Design Code



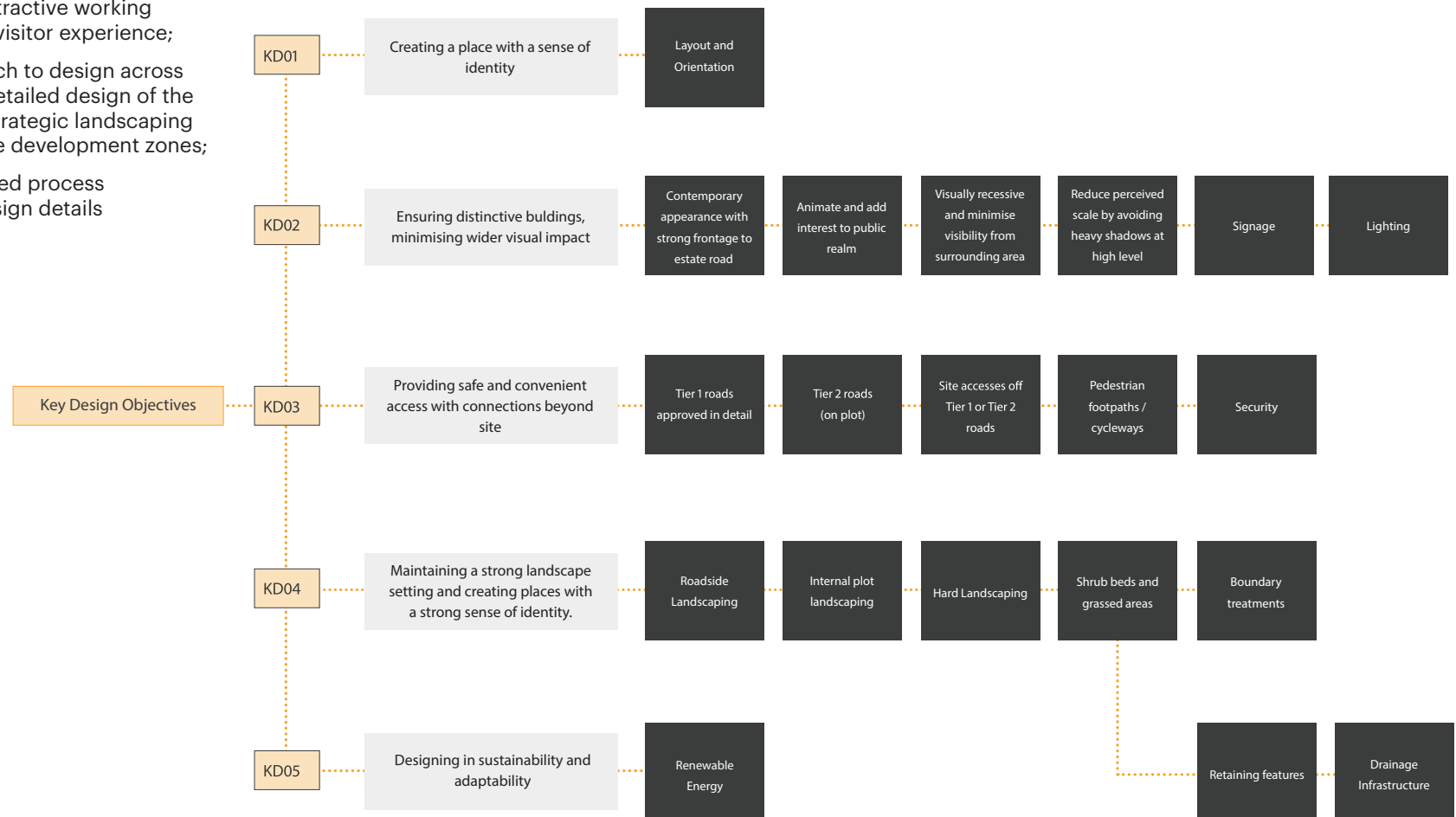
7 Design Code

7.1. This Section of the Design Approach Document sets out the design codes that will guide the future detailed design of each development plot within the EMG2 Main Site and Plot 16. All future design details will accord with this design code. The aim is to:

- set out the long-term commitment to high-quality design from the outset, for buildings, landscaping and hard infrastructure on each plot to provide an attractive working environment and inviting visitor experience;
- enable a cohesive approach to design across the site, building on the detailed design of the initial infrastructure and strategic landscaping and the parameters for the development zones;
- allow for a more streamlined process during the approval of design details

7.2. The sections are structured to address building design before considering soft and hard landscaping and boundary treatment and security. Each section identifies key design objectives and design principles before setting out design requirements, and the Design Code includes appropriate cross-references to relevant components of the NWLDC 'Good

Design Guide' SPD (2026) which also provides additional, complementary, design objectives and principles. In particular, regard has been had to the SPD Section 10 focused on 'Industrial Estates/ Business Parks' and Section 12 'Looking to the Future', which will be a relevant consideration in the detailed design of plots and buildings.



Design Code Section 1

Building Design

It is critical that the buildings are designed to meet operational and occupier requirements as well as the necessary institutional and sustainability standards for modern industrial and logistics buildings.

This section of the Design Code therefore relates to the layout and design of the buildings. It covers layout and orientation, main warehouse buildings, offices and renewable energy provision.

7 Design Code

Layout and Orientation of Buildings

KEY DESIGN OBJECTIVE

KDO1: Creating a sense of place and identity for Segro through developing a common architectural language and orientating buildings to provide legible wayfinding around the site.

DESIGN PRINCIPLE

The layout and orientation of each building will contribute to a sense of place and identity for Segro as a whole, including safe access and clear wayfinding through the site from the arrival point.

DESIGN REQUIREMENT

The detailed design of each separate development plot will make reference to what has already been developed or approved in detail and how the plot will relate to the wider site.

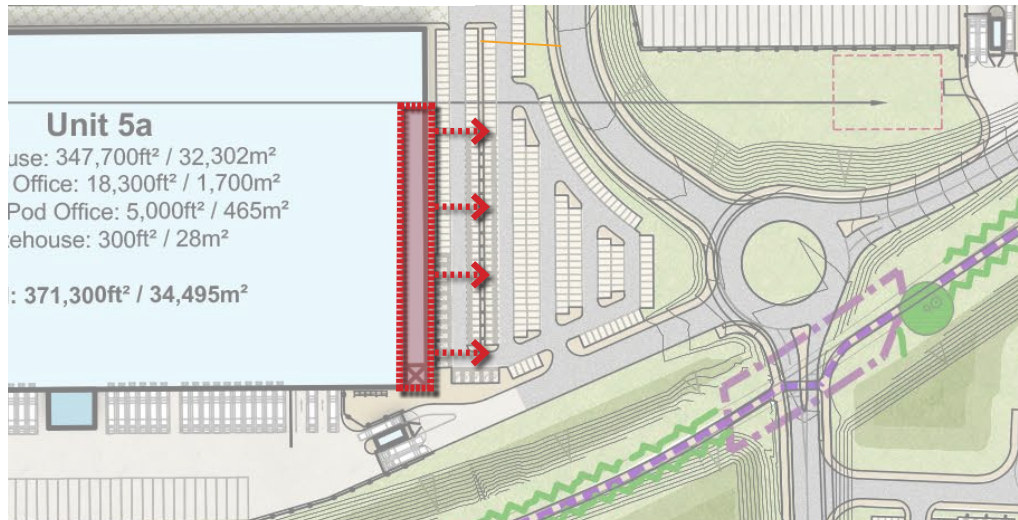
Each plot layout will be designed to make efficient use of the available site whilst not impacting or restricting comprehensive development of the overall site.

Buildings will present appropriate frontage to the access road, with offices prominent, allowing visitors, staff and lorry drivers clear orientation and a reference point on arrival [As figures KD01a – *Offices fronting the estate roads and arrival points* & KD01e – *Offices fronting the A453 and primary arrival areas*].

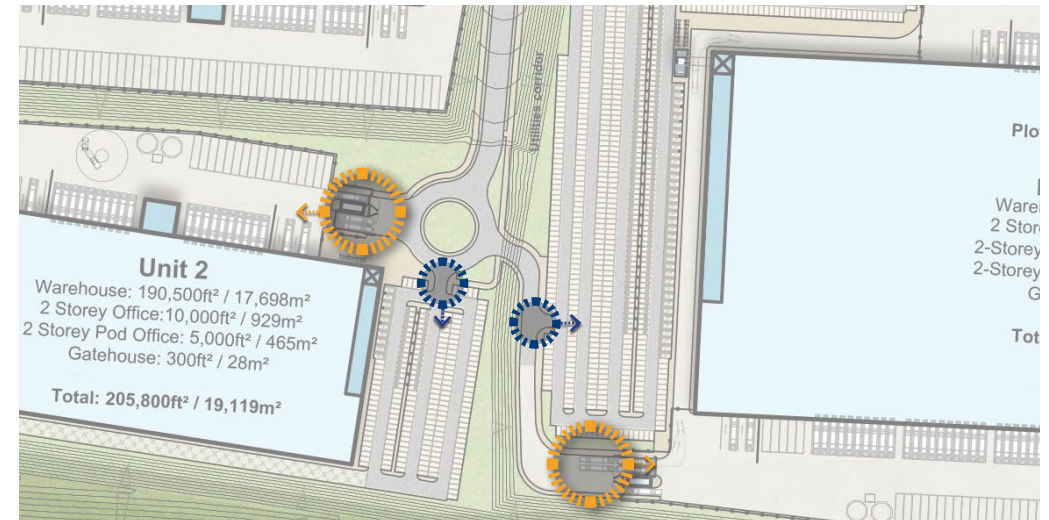
Each plot will have well integrated pedestrian and cycle access/circulation routes, with surveillance from building frontages with street-level activity to help make the site welcoming and safe (also relevant to KDO3).

Each plot will provide safe and convenient access points allowing segregation of movement between cars, service vehicles, cyclists and pedestrians (also relevant to KDO3) [As figure KD01b – *Segregated movement strategy*]. Lorry access will be managed to prevent parking or stacking offsite, on street or on verges.

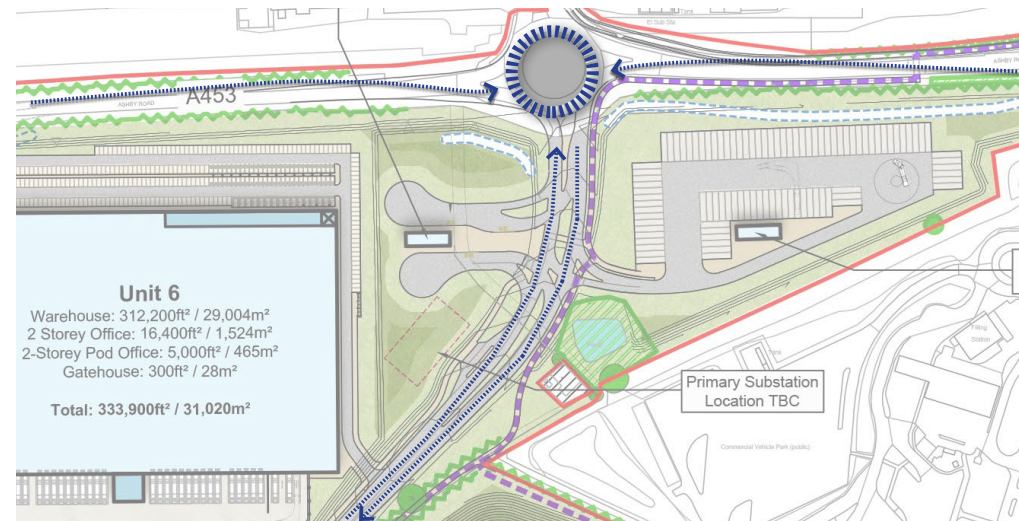
Opportunities for natural surveillance of car parking and other public/semi-public spaces will be maximised.



KD01a – Offices fronting the estate roads and arrival points

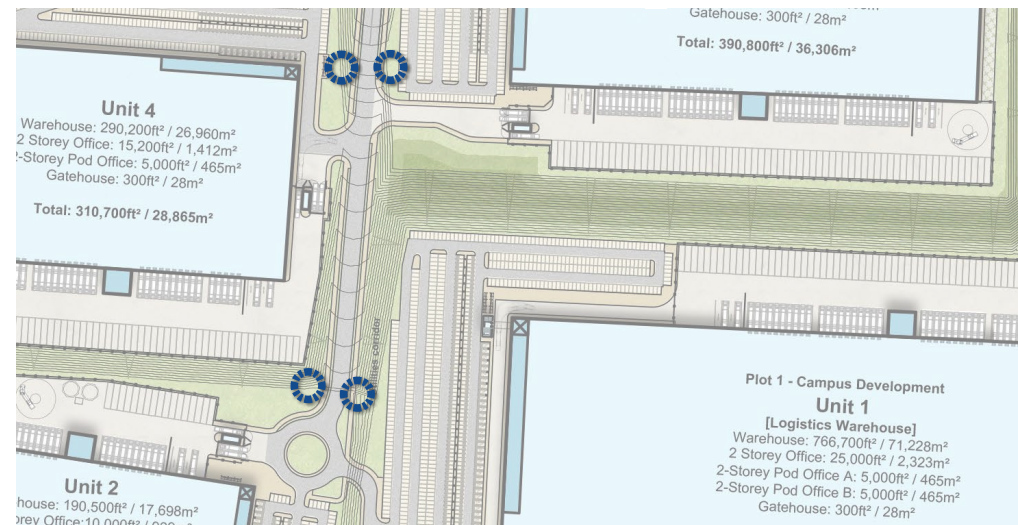


KD01b – Segregated movement strategy

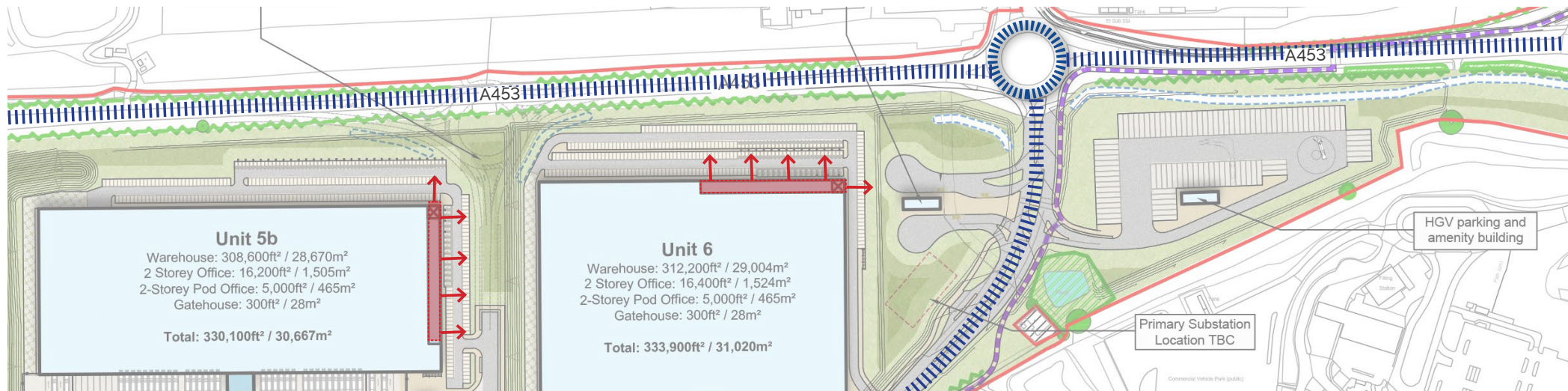


KD01c – Primary arrival areas

7 Design Code



KD01d – Bus Stops to car parking frontage on main estate roads



KD01e – Offices fronting the A453 and primary arrival areas

Large Main Building Element

KEY DESIGN OBJECTIVE

KDO2: Ensuring that prominent buildings are distinctive, including offices which relate to human scale and operational requirements, whilst minimising the wider visual impact of large warehouse elements through use of ground levels, breaking up facades and screening service yards. [Also KDO1]

DESIGN PRINCIPLE

The warehousing will be designed to be visually recessive and minimise their visibility from the surrounding area.



Example of Warehouse colour banding

DESIGN REQUIREMENT

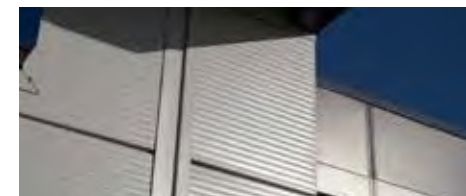
- Buildings will relate to their context including external and internal infrastructure. Darker cladding colours are more successful as a backdrop to landscaped areas and lighter colours are more appropriate against the sky backdrop at high level.
- Buildings will be designed to minimise their visibility from wider areas – with lighter colours located at the high levels of the building.
- Attention will be given to breaking up long facades and to creating references to human scale. Feature changes at a height of around 2.5m will be incorporated to provide a sense of human proportion to the ground level

– most typically detailed around doors, windows / curtain walling / loading dock and cladding interfaces.

Given the efficiency and overall footprint area of the proposed buildings, it is likely some of the buildings will have elevations which are relatively flat and long. Such elevations will incorporate a range of architectural devices where they help to reduce impact, including the following:

- Colour banding – darker tones located at lower level to ground the base of the building. Lighter tones located at the higher levels to help the building merge with the skyline and thereby reduce the visual impact [As figure *Example of Warehouse colour banding*].

- Cladding profiles and orientation – by subtly mixing the cladding profiles (flat, micro-rib, trapezoidal) and the orientation of profiles, elevations can be broken down into smaller sections of visual interest, whilst combining to make a balanced elevation.
- Flashings – Narrow cladding strips used to overlap and weatherproof junctions between panels, can be utilised to complement the overall colour palette and tone of the elevation and help break up large sections of cladding.
- Canopies and shelters – personnel and vehicular canopies and shelters can add profile and depth to elevations and add visual interest at low level.



Cladding Profiles and Orientation



Parapet Roofs: cast no shadow at high level



Canopies & Shelters

7 Design Code

Office Elements

KEY DESIGN OBJECTIVE

KDO2: Ensuring that prominent buildings are distinctive, including offices which relate to human scale and operational requirements, whilst minimising the wider visual impact of large warehouse elements through use of ground levels, breaking up facades and screening service yards. [Also KDO1]

DESIGN PRINCIPLE

Offices, reception areas and stairwells will form strong and prominent features that animate and add interest to the public realm. Glazing areas should be maximised and further interest provided by architectural detailing and use of materials:

DESIGN REQUIREMENT

- To aid legibility and wayfinding, offices will be positioned and designed to be highly visible from estate roads.
- Offices will incorporate a clearly articulated architectural form as well as interesting materials including significant areas of glazing to establish a legible and human scale element within the development. Main entrances will be readily identifiable through inherent office design without reliance on extensive external signage (also relevant to KDO3) [As figure – *Example of Office Entrance*].
- Any roof top plant will be set back from the facades and screened by louvered panels or parapets.
- Any brise soleil louvres will be incorporated on the southern elevations to provide solar shading to the main glazed areas while also provide layering, texture and contrast to the other materials and finishes (also relevant to KDO5).
- Each office will have a coherent design but will contrast with the main building, making use of colour, materials and detailing that includes projecting and recessed features that add depth and interest to facades. The use of corporate colours will be considered as a means of differentiating between different buildings and improving legibility and wayfinding [As figures – *Example of Corporate Colours 1 & 2*].



Example of Corporate Colours 1



Example of Corporate Colours 2



Example of Office Entrance

Warehouse Colour Study

KEY DESIGN OBJECTIVE

KDO2: Ensuring that prominent buildings are distinctive, including offices which relate to human scale and operational requirements, whilst minimising the wider visual impact of large warehouse elements through use of ground levels, breaking up facades and screening service yards.

DESIGN PRINCIPLE

Buildings will be visually recessive to reduce the visual effects from long views into the site.

DESIGN REQUIREMENT

The warehouse elements of the units will use cladding from the below colour palette of standardised RAL colours, with darker tones at the lower levels and lighter tones at the higher levels.



Albatross (RAL 240 80 05)



Goosewing (RAL 7038)



Alaska Grey (RAL 7000)



Pure Grey (RAL 000 55 00)



Anthracite (RAL 7016)

Typical Elevations



Gradient colour scheme with darker tones at the lower level and lighter tones at the higher level

7 Design Code

Roofscape

KEY DESIGN OBJECTIVE

KDO2: Ensuring that prominent buildings are distinctive, including offices which relate to human scale and operational requirements, whilst minimising the wider visual impact of large warehouse elements through use of ground levels, breaking up facades and screening service yards.

DESIGN PRINCIPLE

Buildings will incorporate a roof profile and design solution that reduces the perceived height and scale of the building and avoids creating a shadowing effect and resultant outline on the horizon.

DESIGN REQUIREMENT

A heavy-set roof extending to eaves past the elevation line can add physical mass to a buildings silhouette at high level by drawing the eye to height and create an outline on the horizon. Buildings should therefore incorporate a parapet roof profile in lieu of an overhanging eaves solution. This will remove visible rainwater pipework and avoid creating shadows beneath an overhang at high level.

- Combined with the gradient colour scheme, a parapet roof solution will help merge the building with the skyline which will assist in lowering the perceived height.
- Roof cladding will be coloured Goosewing Grey (RAL 7038) and any roof mounted PV should be non-glare.



Parapet roofs: cast no shadow at high level

Bus Interchange

KEY DESIGN OBJECTIVE

KDO2: Ensuring that the bus interchange, includes a contemporary appearance with strong frontage to the estate road and adds interest to the public realm. [Also KDO1]

DESIGN PRINCIPLE

The bus interchange holds a function as a primary arrival point and movement hub at the entrance to the development and therefore through its scale, form, materials and architectural detailing will be designed to reinforce placemaking and to differentiate it clearly from the warehouse buildings.

DESIGN REQUIREMENT

The bus interchange will be designed as a bespoke and legible arrival building, distinct from the warehouse accommodation, and will play a key role in establishing a strong sense of arrival and placemaking. Its architectural approach will draw from a higher-quality material palette and detailing associated with offices and other ancillary buildings across the site. The design will incorporate a varied and robust palette of materials including timber cladding, green roof and significant glazing to create visual interest, human scale and legibility.



Segro Northampton Security Hub

7 Design Code

HGV Facilities Building

DESIGN PRINCIPLE

The HGV amenity block holds an ancillary function providing welfare facilities and therefore through its scale, form, materials and architectural detailing will be designed to differentiate it clearly from the warehouse buildings.

DESIGN REQUIREMENT

The HGV amenity block will be designed as a bespoke ancillary building, distinct from the warehouse accommodation. Its architectural approach will draw from a higher-quality material palette and detailing associated with offices and other ancillary buildings

across the site including the Bus Interchange. The design will incorporate a varied and robust palette of materials including timber cladding, green roof and significant glazing to create visual interest, human scale and legibility.

External View



External View



External View



Wall Cladding:



Timber effect cladding
Colour: Western red cedar



Composite Panels
Colour: Anthracite (RAL 7016)

Detailing



Flashings and window finish
Colour: Anthracite (RAL 7016)

Renewable Energy

KEY DESIGN OBJECTIVE

KDO5: Designing in sustainability from the start across all aspects from building, infrastructure and landscape design, whilst allowing for adaptation and later enhancement to meet occupier requirements.

DESIGN PRINCIPLE

There is a strong commitment from Segro to the creation of a sustainable employment scheme which includes the construction of low carbon, energy efficient buildings. A carbon reduction strategy has been developed and is set out in the environmental statement and Carbon Management Plan. This strategy contains a number of targets and commitments that specifically relate to building design and construction.

Consistent with the NWLDC Good Design Guide SPD Section 12, design will be based around a 'fabric first' approach and through incorporating a range of energy efficiency and renewable energy components to the design and operation of the buildings

DETAILED GUIDANCE

The highest levels of sustainability will be achieved through the use of the following measures:

- The developer shell specification will be designed to be Energy Performance Certificate (EPC) A+ rated.
- Electrification of heat, in the form of heat pump technology, will be employed in the base build to take advantage of grid decarbonisation.
- 20% of parking spaces for each plot, will be fitted with electric vehicle charging points with an infrastructure provided for the remainder for future installation of EVCP's.
- Highly efficient LED lighting will be provided outside and inside the buildings. This will be controlled with movement

sensors and light sensors to make use of natural daylight and save energy.

Embodied carbon emissions will be reduced through:

- A fabric first approach with highly efficient building envelope specifications improving upon standard building regulations Part L, through improvements to insulation, glazing specifications and air tightness.
- The use of low carbon processes throughout the construction phase are set out in the Carbon Management Plan which comprises possible reduction measures including enhanced plant efficiency, improved earthworks strategies to reduce plant movements, use of local carbon fuel within plant, solar PV energy supply to site compounds and lower carbon materials such as lower temperature mix asphalt, recycled plastic use in place of bitumen in asphalt, reclaimed asphalt recycled plastic drainage pipes, reduced carbon concrete, recycled steel.
- Upgrade the steel frame to future proof for the additional roof loadings imposed by the installation of future PV panels to suit occupier specific energy requirements.
- A minimum of BREEAM Excellent rating being achieved on all buildings.



Highly efficient LED lighting



Roof mounted photovoltaic (PV) arrays



Electric car charging points

7 Design Code

Design Code Section 2

Soft Landscaping Design

This section relates to landscape design and covers soft landscaping on plots. It specifically relates to Key Design Objectives 3, 4 & 5.

The approach to strategic landscaping (and this will include all structural site landscaping) is set out elsewhere in this D.A.D and will be controlled by relevant requirements. These main elements of the site's structural landscaping have been developed around the perimeter of the sites. This provides extensive screening, ecological habitats and passive/active recreational space for walkers and cyclists around the perimeter and focuses on hedgerows, woodland planting and specimen trees.

However, internal plot soft landscaping will form part of any future detailed submissions, and this design code section therefore relates only to these elements.

Frontage: Car Parking & Office Wellbeing

KEY DESIGN OBJECTIVE

KDO4: Maintaining a strong landscape setting which creates views and legible routes to and from buildings, connects with the surrounding landscape, and further enhances biodiversity.

DESIGN PRINCIPLE

Each plot layout will be designed to ensure it includes soft landscape to a level which will significantly enhance the appearance of the external areas and soften the built form. It will also provide a soft buffer and integration between adjacent plots, whilst complementing the surrounding landscape infrastructure.

DESIGN REQUIREMENT

The planting design within each plot will comprise standard trees and native hedgerows, amenity planting (including shrubs, herbaceous, grasses, bulbs etc.) and flowering lawn grass seed areas. The tree and hedge planting will be used as structural elements to define space and achieve placemaking within the plots.

Trees will provide visual prominence at distinct locations such as plot entrances or road junctions and help to assimilate the buildings within the landscape setting. Amenity planting will add a human scale around car park bays, footways and breakout seating areas and provide a well-presented landscape setting to building frontages and public access areas.

Communal space accessible by each plot will be incorporated within plots (in addition to those on the wider site) to accommodate outdoor seating areas for staff. These areas will be screened from vehicle movements and furnished with paving, furniture, and planting to create a sense of place. These external amenity spaces will be positioned close to office entrances and within easy walking distance for employees.

- Soft landscape beds where trees are proposed will have a minimum width of 2.5 metres to allow space for tree pits and root growth.

- Trees within hard standing, such as pavements or car parks will have tree pits designed to use structural soils, allowing sufficient growing medium for the tree to realize its natural height, and spread.
- Trees and other landscaping within hard-surfaced areas will be protected from damage caused by vehicles or pedestrian/employee activity. Protection measures will be selected to suit the location and level of exposure, and will include raised kerb upstands, delineating landscaped areas from adjacent parking bays and manoeuvring routes to prevent vehicle encroachment or metal tree guards around the base of trees, providing robust protection while allowing continued growth and air/water permeability at the root zone [As figure – *Example of Tree protection*]
- Underground services, street lighting columns and CCTV sight lines will be coordinated so as not to compromise trees and other planting.
- Hedge planting adjacent to car parks and site boundaries will be used instead of fences, unless demonstrated to be impracticable.

7 Design Code



Trees in Hard Landscape



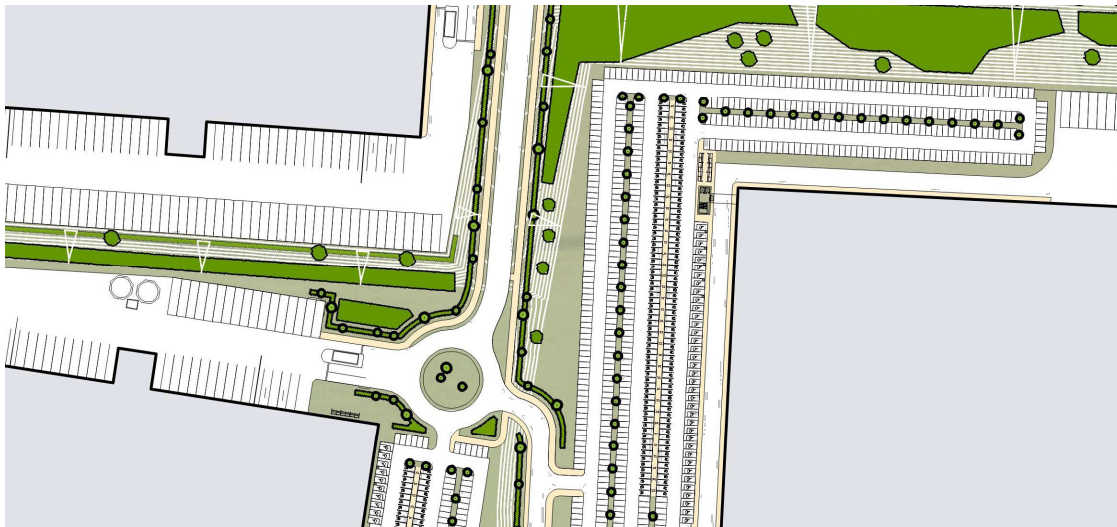
Car Park Planting - Shrubs & Amenity Planting



Indicative images of how the car park landscaping strips may look



Instant Deciduous clipped



Extract from illustrative masterplan showing landscaping within parking areas



Example of tree protection



Low hedges (ilex crenata)

Boundary Structure Planting & Habitats

KEY DESIGN OBJECTIVE

KDO4: Maintaining a strong landscape setting which creates views and legible routes to and from buildings, connects with the surrounding landscape, and further enhances biodiversity.

DESIGN PRINCIPLE

The design of the structural planting for plots will be coordinated with the infrastructure planting, so as to provide an overall holistic design to the site. The use of structural planting for visual screening will also be considered, through its layout and species context.



Example of Hibernacula features

DESIGN REQUIREMENT

- Structural planting mixes are to be comprised of native species suitable for the local area and soil type, with due regard to species planting restrictions in relation to the airport wildlife management and bird strike mitigation strategy.
- Hibernacula features will be provided in woodland areas, comprising of an excavated earth pit filled with branches, logs, stones, etc. and covered with soil or turf. [As figure – *Example of Hibernacula features*].
- In accordance with the project ecologist recommendations, the mix of species used to maximise bio-diversity and promote the establishment of wildlife habitats such as woodland, woodland edge and grassland within the plots.
- Species election will consider biosecurity in terms of slowing / preventing the spread of tree and shrub pathogens.
- The ongoing maintenance and management of structural planting will be considered in terms of how the planting will relate to proposed buildings and how the landscape will be accessed by landscape contractors and minimise requirements to maintain landscape within operational areas where HGV traffic frequents.



Trees to road / boundary edges



Wild Flower Grass (meadow)

7 Design Code

Design Code Section 3

Hard Landscaping Design

This section relates to hard landscape design on plot including, boundary treatments, security and lighting. It specifically relates to Key Design Objectives 3, 4 & 5.

Public Areas

KEY DESIGN OBJECTIVE

KDO3: Providing safe and convenient access for all users of the site including employees, suppliers or distributors, visitors and the local community, ensuring good connections beyond the site.

KDO4: Maintaining a strong landscape setting and creating places with a strong sense of identity.

DESIGN PRINCIPLE

The hard landscaping design will emphasise the use of high-quality, tactile, and varied materials across public areas to avoid monotonous surfaces and create visually appealing, accessible spaces.

Hardstanding areas will be softened with planting to support placemaking and provide smooth transitions between circulation routes and landscaping.

Street Trees will be incorporated into highway layout and design where consistent with highway safety and accessibility requirements or standards

Car parks will use a mix of attractive but appropriate materials and greenery for an organised, attractive layout. Consistent with the NWLDC Good Design Guide SPD (Section 5), efforts will be made to visually soften or 'break-up' the appearance of surface car parking areas.

Pathways will connect key areas, be wheelchair-friendly, and use durable, well-chosen materials to enhance identity and accessibility.

The dedicated community park, located adjacent to the western site boundary, forms the primary public destination within the development and will offer a distinctive and welcoming character, drawing on naturalistic planting and informal seating to create a space that encourages active and passive use by employees, visitors, and the wider community.

Wayfinding will be embedded within the landscape design, using changes in material and signage to guide movement intuitively through the site and onward to the wider footpath network. The peripheral footpath route around the development will feel legible and function as a connective green thread that links the community park to surrounding paths and open spaces..

7 Design Code

DESIGN REQUIREMENT

The design vision for the site reflects the key principles of the NWLDC Good Design Guide (including Section 6) with regard to the role of a connected green infrastructure network, of different scales and characters, adding to the quality of environment created for employees and visitors.

Community Park and Public Access Routes

The community park adjacent to the western site boundary is the principal public amenity space within the development. The landscape design will be to a high standard, with the following provisions:

Seating and Social Infrastructure

Bench and picnic table furniture to be provided within the community park at appropriate locations along public access routes around the site. Furniture placement will support informal social use – enabling individuals, pairs, and small groups to rest, eat, or meet in a pleasant outdoor setting. Furniture specification will be robust, weather resistant, and appropriate to the naturalistic character of the park.

Planting and Natural Character

Orchard tree planting to be provided within the community park, contributing to biodiversity, seasonal interest, and a distinctive sense of place. The orchard will reinforce the park's character as a productive and naturalistic landscape providing shade, habitat, and visual amenity across the seasons.

Wayfinding

Signage to be provided to assist pedestrian navigation through the community park and along public access routes. Signage will include directional information connecting users to the wider footpath network and will also incorporate interpretation of the landscape,

planting, or ecological features of the site, adding interest and educational value to the space. [As figure – *Example of Wayfinding map*].

Visitor Car Parking

A permeable surface to be used within a visitor car park to manage surface water sustainably, reduce runoff and contribute to the overall environmental performance of the development. Material selection will consider visual quality, ensuring the car park does not detract from the character of adjacent public and amenity spaces.

Connectivity and Surfacing

A footpath around the periphery of the development to provide accessible connectivity to the wider footpath network, ensuring the site contributes positively to local walking routes.

Internal public access routes within the development to be surfaced appropriately and include tactile paving and dropped kerbs at all road junctions to ensure safe and intuitive navigation across the site for all users.

Public access routes will be designed to be pedestrian / wheelchair friendly using durable materials.

On-Plot and Private Areas

Inside individual plots, paths will lead from external walking and cycling routes and from the cycle parking and car park to each office main entrance.

- Tactile paving and dropped kerbs will be provided at all road junctions, with further paving extended around offices and to the warehouse perimeter.

- Materials for on plot pathways to be determined subject to the external drainage design and could include a range of differing material palettes, utilising block paving in stone / buff colours and greys.

- Materials for path ways in public areas to be primarily block paving with contrasting colours encouraged to break up long areas of continuous materials.

- Pathways in employee amenity areas to include bound gravel finish as an alternative.

- Pathways in private areas to include block paving where there is high volume of pedestrian / employee traffic.

- Pathways will be designed to be pedestrian / wheelchair friendly, using durable materials.

- Material and colour choice including the use of differing palettes will help to differentiate and to create a sense of place.

Outdoor Seating Areas

These areas should provide a valuable outdoor seating area for employees within easy access of the office entrance.

- Seats and benches should be arranged to provide a range of outdoor seating opportunities for groups and individuals.
- Paving should be of a higher spec than concrete alone, containing crushed aggregate of either sandstone or granite.



Pedestrian signage



Information Board



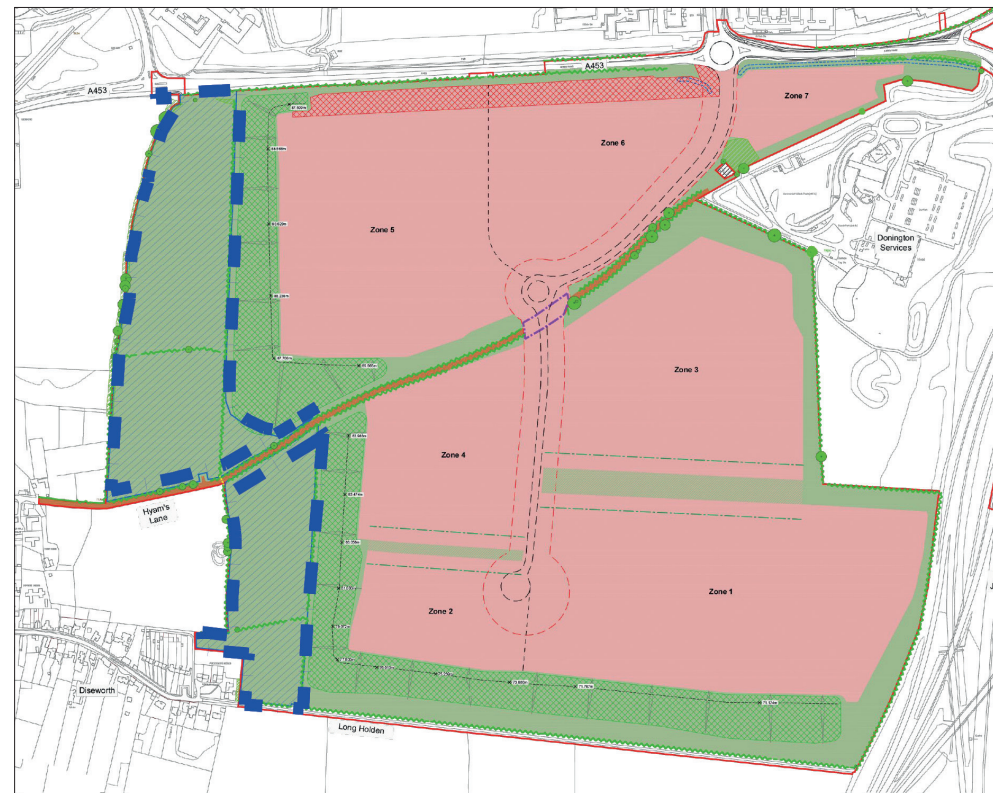
Community park picnic table



Community park bench



Example of Wayfinding map



Community Park Location Plan

7 Design Code



Road



Staff Amenity Space - Contrasting textures



Off Plot Pathways



On Plot Pathways



Private Areas

KEY DESIGN OBJECTIVE

KDO3: Providing safe and convenient access for all users of the site including employees, suppliers or distributors, visitors and the local community, ensuring good connections beyond the site.

KDO4: Maintaining a strong landscape setting which creates views and legible routes to and from buildings, connects with the surrounding landscape, and further enhances biodiversity.

DESIGN PRINCIPLE

Private / Secure Areas

The approach to the use of materials and hardstanding within the private areas and secure service yards will be to promote the use of highly robust and durable materials. Due to the anticipated nature of the operations within the service areas, materials will need to reflect high performance and low maintenance qualities and be different in character to the public facing areas.

DESIGN REQUIREMENT

Roads

Surface materials will reflect the technical design of the internal estate roads.

Car Parks

On plot car parks will use a mix of attractive but appropriate materials and greenery for an organised, attractive layout. Consistent with the NWLDC Good Design Guide SPD (Section 5), efforts will be made to visually soften or 'break-up' the appearance of surface car parking areas.

- Car Parking Bays: Bituminous Car Park Aisle Construction (Light duty)
- Car Parking Aisles: Concrete Block Paving Permeable (Light duty)

HGV Service Yards

Service yard areas will be formed in concrete surfacing, to provide a robust base for vehicle manoeuvring and screened from public view through the use of structured planting, unless demonstrated to be impracticable.

- External materials to the service yards to be in concrete. Due to the high levels of HGV traffic manoeuvring within these spaces, concrete is the optimum material from a wearing and maintenance perspective.
- Where vehicle manoeuvres have the potential to conflict with building faces or retaining structures, edge protection will be provided to protect both the buildings / materials and the vehicles themselves.
- Wheel stops and wheel guides will be provided to help maintain the integrity of the external materials and building facades.
- Where external paths for fire escape and fire tender are provided within the private areas, tarmacadam will be used as a low maintenance, and suitably robust material



Service Yard - Barrier protection & Safety lining



Loading - Wheel Guides



Service Yards - Wheel Stops

7 Design Code

Vehicular & Cycle Parking Infrastructure

KEY DESIGN OBJECTIVE

KDO3: Providing safe and convenient access for all users of the site including employees, suppliers or distributors, visitors and the local community, ensuring good connections beyond the site.

KDO5: Designing in sustainability from the start across all aspects from building, infrastructure and landscape design, whilst allowing for adaptation and later enhancement to meet occupier requirements.

DESIGN PRINCIPLE

Provide safe and convenient pedestrian and cycle access to each of the individual units and include provision for appropriate cycle parking facilities.

DESIGN REQUIREMENT

Cycle Parking:

Covered cycle parking will be provided within each plot and will reflect the requirements of each building's floor space.

Each plot will provide:

- Appropriate levels of cycle parking with due regard to the operational needs of the Occupiers of plots.
- Safe and secure long stay cycle parking for staff. This should be located in an area that is convenient for use. [As figure – *Example of Bike Shelter* and *Example of Green Roof Bike Shelter*].
- Showers and changing facilities for staff.
- Short stay cycle parking for visitors to individual plots.



Example of Bike Shelter



Example of Green Roof Bike Shelter

Car Parking Infrastructure

KEY DESIGN OBJECTIVE

KDO3: Providing safe and convenient access for all users of the site including employees, suppliers or distributors, visitors and the local community, ensuring good connections beyond the site.

KDO5: Designing in sustainability from the start across all aspects from building, infrastructure and landscape design, whilst allowing for adaptation and later enhancement to meet occupier requirements.

DESIGN PRINCIPLE

To provide the appropriate level of car parking for each of the individual units that meets the standards with support for electric vehicle charging and the ability to expand upon this in the future.

DESIGN REQUIREMENT

An appropriate level of car parking will be provided which has due regard to the operational needs of the occupiers of plots. Car parking will be designed in accordance with relevant guidance and priority given in terms of the location of disabled parking, car parking for electric vehicles and staff who car share.

As set out earlier in the Design Code (and reflecting the NWLDC Good Design Guide), car parking will incorporate materials and landscaping to help enhance the environment created while ensuring operational and functional requirements are met [As figure – *Example of Car Parking 1 and 2*].

Car parking for each plot will be provided using either a grade level car park or a multi storey car park solution (if required) to meet occupier demands, which will include:

- EV spaces - a minimum of 20%, with infrastructure provided for the remainder for future installation of EVCPs
- 10% of spaces are to be laid out as spaces dedicated for the use of disabled users.
- 5% of the parking spaces will be priority spaces for car sharers.
- Powered two wheelers - 1 space for every 20 car parking spaces.
- Provision for the charging of electric motorcycles will need to be made at the rate of one charging point for every four motorcycle spaces.



Example of Car Parking 1



Example of Car Parking 2

7 Design Code

Boundary Treatment & Security

KEY DESIGN OBJECTIVE

KDO1: Creating a sense of place and identity through developing a common architectural language and orientating buildings to provide legible wayfinding around the site.

KDO3: Providing safe and convenient access for all users of the site including employees, suppliers or distributors, visitors and the local community, ensuring good connections beyond the site.

KDO4: Maintaining a strong landscape setting which creates views and legible routes to and from buildings, connects with the surrounding landscape, and further enhances biodiversity.

DESIGN PRINCIPLE

Consideration will be given to the layout of the development to ensure personal safety. This relates not only to ensuring that the layout of the development does not create an environment conducive to crime, but also to how occupiers and visitors to the site can move freely without risk of injury.

DESIGN REQUIREMENT

Detailed design will have regard to the 'Security' elements (in Section 9) of the NWLDC Good Design Guide, which encourages a range of measures to ensure a positive effect on the sense of security and safety within the site.

Security Fencing

Boundary protection around service yards will be green or dark grey 2.4m high paladin fencing [As figure – *Example of Paladin Fencing*].

Retaining Walls & Acoustic Treatment

Where detailed building design demonstrates that acoustic mitigation is required, a close-boarded timber fence will be positioned on-plot, close to the operational areas generating noise. The height and extent of the fence will be subject to a detailed acoustic report. [As figure – *Typical Acoustic Fencing*]

Precast concrete retaining walls will be used to form the lowered dock leveller service yards, finished in a manner consistent with the adjacent building's material palette where visible. [As figure – *Typical Precast Concrete Retaining with Keyclamp Handrailing*]

Where retaining walls are required within on plot earthworks, gabion baskets [As figure – *Gabion Baskets*] will be used, allowing a more naturalistic, landscape-integrated appearance.

Retaining features will be avoided as far as possible through the use of engineered earthwork embankments; where unavoidable, retaining structures will be designed by a specialist with appropriate edge protection measures suitable for their placement and use (also relevant to KDO3).

Natural Surveillance

Natural surveillance will be a key factor in the overall design of plots within the site. Main offices will overlook car parking and public realm, allowing a high degree of visual control with well-defined spaces and pedestrian routes with easy to recognise entrances; this provides convenient movement without compromising security. The building designs and layouts minimise visual obstacles and eliminate places of concealment and any potentially dark areas must be well lit.

Ancillary Areas

External plant requirements, sprinkler tanks, refuse and recycling storage are to be located within service yards to reduce the risk of being vandalised and minimise visibility.

Formal Surveillance

The presence of staff and CCTV provides reassurance and a deterrent to potential offenders. Staff need to be located in prominent positions so they can oversee and be seen. The effectiveness of CCTV depends on the number and location of cameras, the quality of the image and the monitoring in place.

Examples of good practice include:

- The use of windows on all habitable spaces within the main offices to all units
- Regular monitoring and patrolling if required by security staff
- The use of high visibility vests
- The placement of CCTV cameras so they cover each other to deter vandalism
- Alarming of the CCTV system
- Placement of the CCTV so that their view is unobstructed and well illuminated
- Identification and highlighting of CCTV positions
- Quick and efficient maintenance and repair of CCTV systems.
- Retaining features are to be avoided as far as possible by use of engineered earthworks embankments

Where unavoidable, retaining features will be designed by a specialist with appropriate edge protection measures suitable for their placement and use (also relevant to KDO3).

Hedge planting adjacent to car parks and site boundaries will be used instead of fences (KDO1) unless demonstrated to be impracticable.



Acoustic fence to a perimeter mounds where applicable



Typical Acoustic Fencing



Typical Precast Concrete Retaining with Keyclamp Handrailing



Gabion Baskets



Typical Timber Knee Rail



CCTV Surveillance



Example of Paladin Fencing

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