

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

Document DCO 6.10B/MCO 6.10B

ENVIRONMENTAL STATEMENT

Technical Appendices

Appendix 10B (Part 3 of 4)

Landscape and Visual Impact Assessment (LVIA) Figures

April 2026

10

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

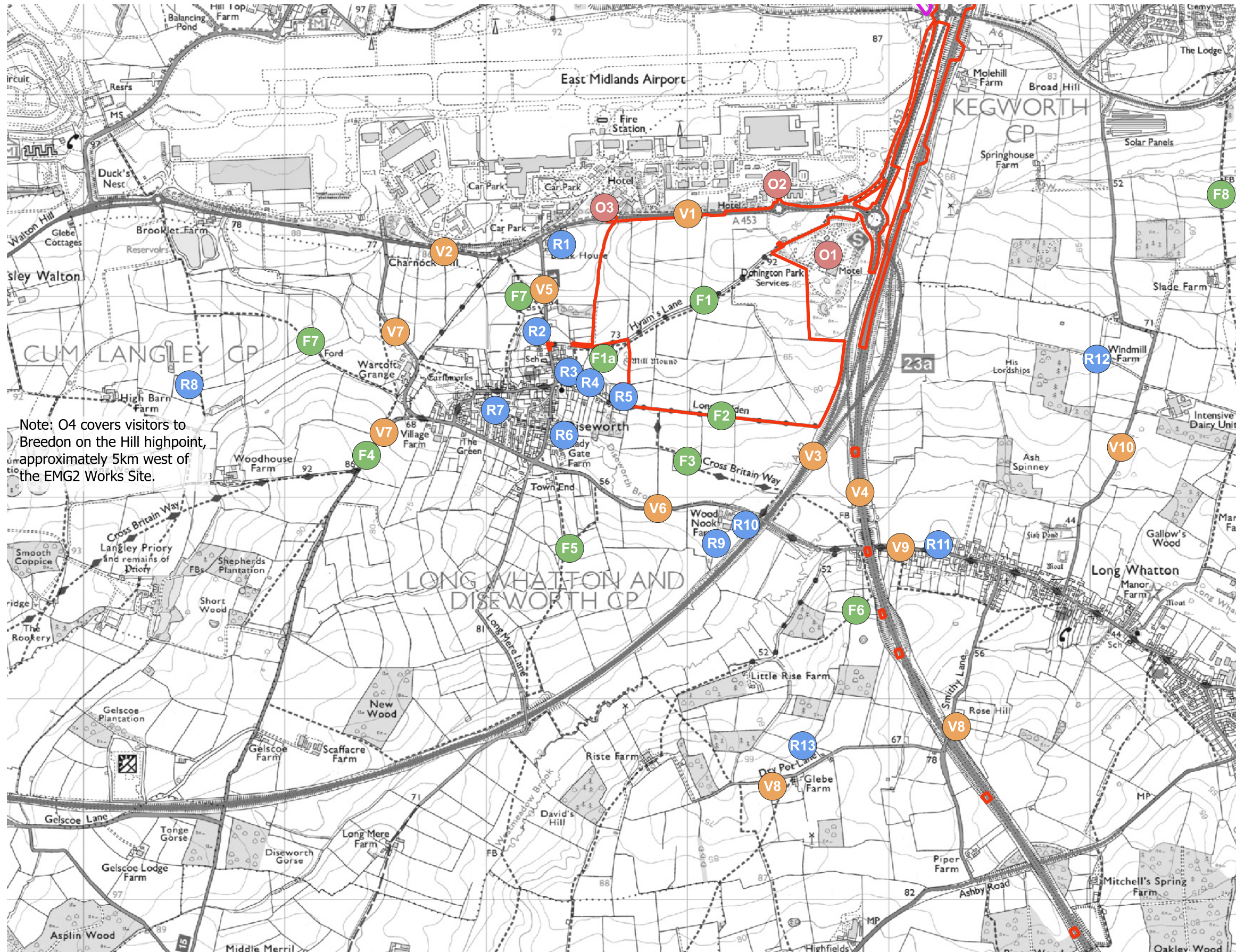
[SEGRO.COM/SLPEMG2](https://www.segro.com/slpemg2)

SEGRO

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

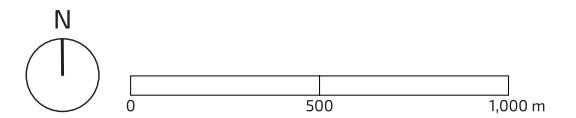
**APPENDIX 10B – LANDSCAPE AND VISUAL IMPACT
ASSESSMENT (LVIA) FIGURES (PART 3 OF 4)
(DOCUMENT DCO 6.10B/MCO 6.10B)**

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



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

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



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

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

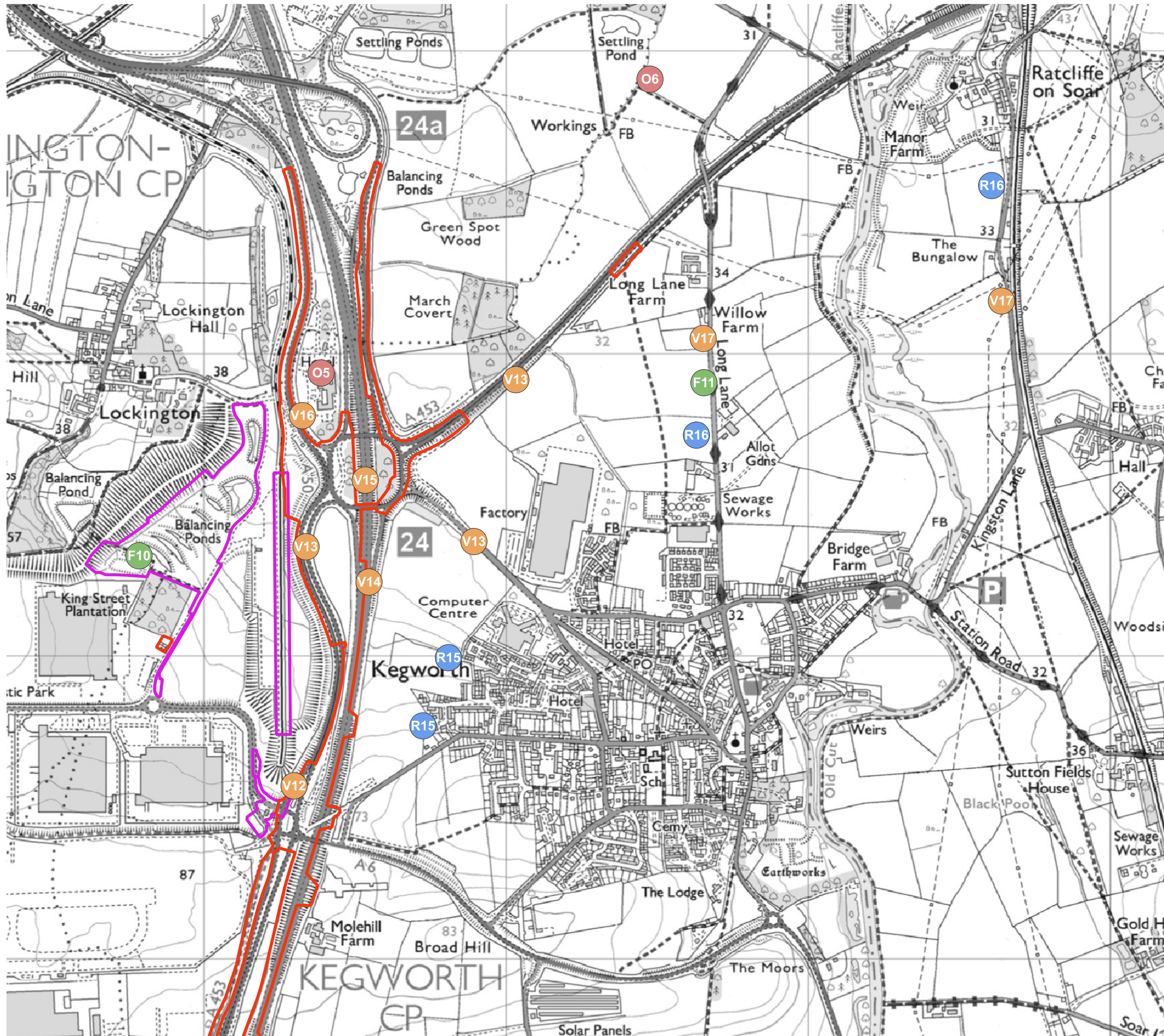
date 30/01/26 drwn/chkd
HT/TRJ

client **SEGRO**
project

East Midlands Gateway 2

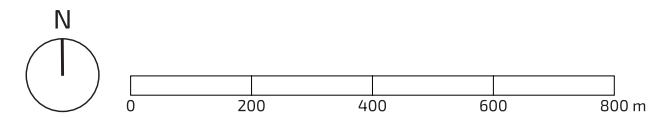
title **Visual Receptors [EMG2 Works]** scale
1:20,000 @ A3

number **FIGURE 11.1** rev
-



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KEY

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

Visual Receptors

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

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

client: **SEGRO**
project:

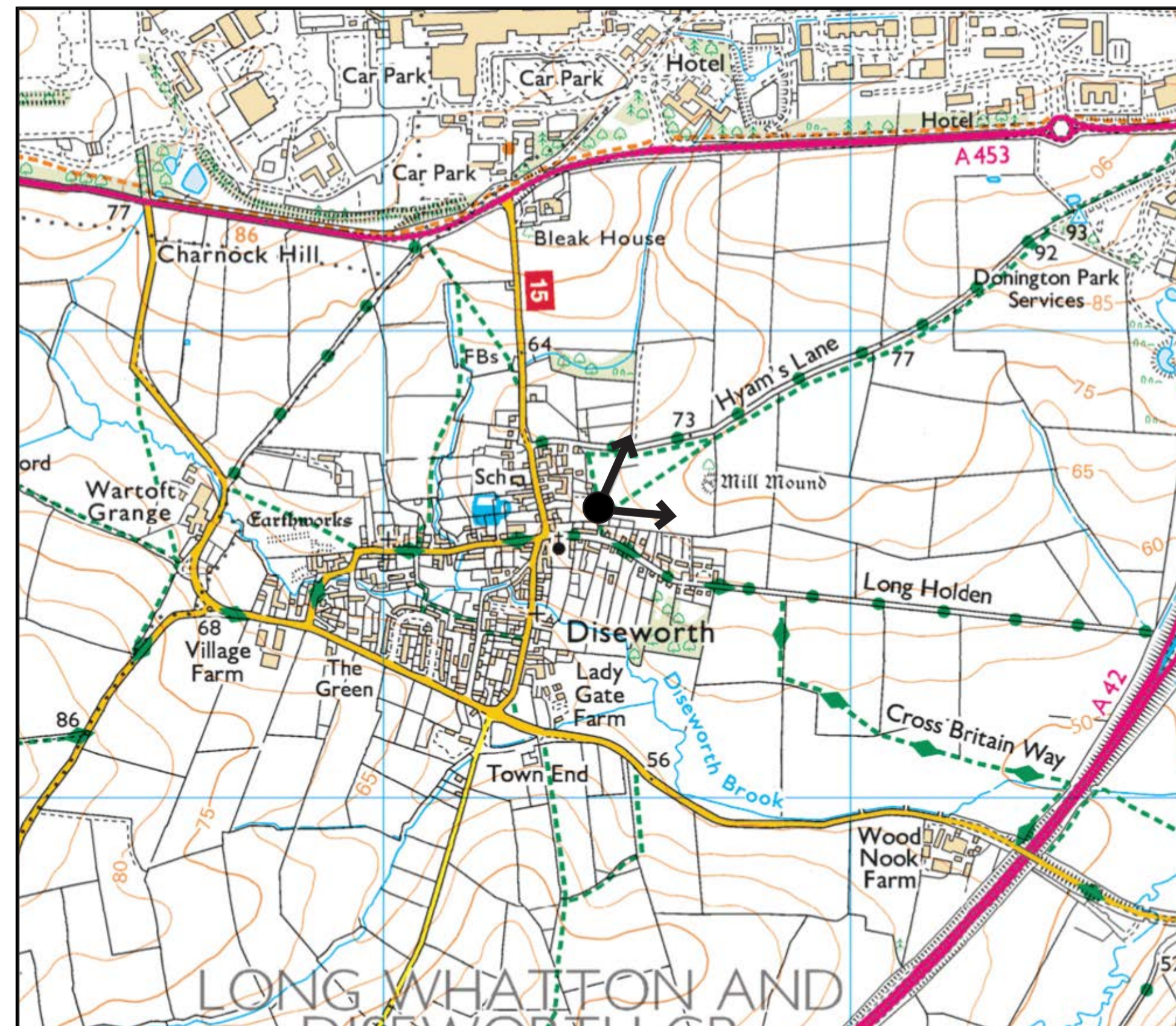
East Midlands Gateway 2

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

number: **FIGURE 11.2** rev: -



Photo Viewpoint A




Visualisation Type: Type 4
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 02/12/24
Time: 12:11
Camera make & model, sensor format & lens:
 Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 87°
Direction of View: 060° (bearing from North)
Location: 445456.788, 324627.557, 69.026m AOD (Eye Level)
Height of camera lens above ground: 1.6m
Distance to proposed building: 460m
Viewing distance: To be viewed at comfortable arm's length

Notes

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

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

 Extent of maximum development height parameter

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

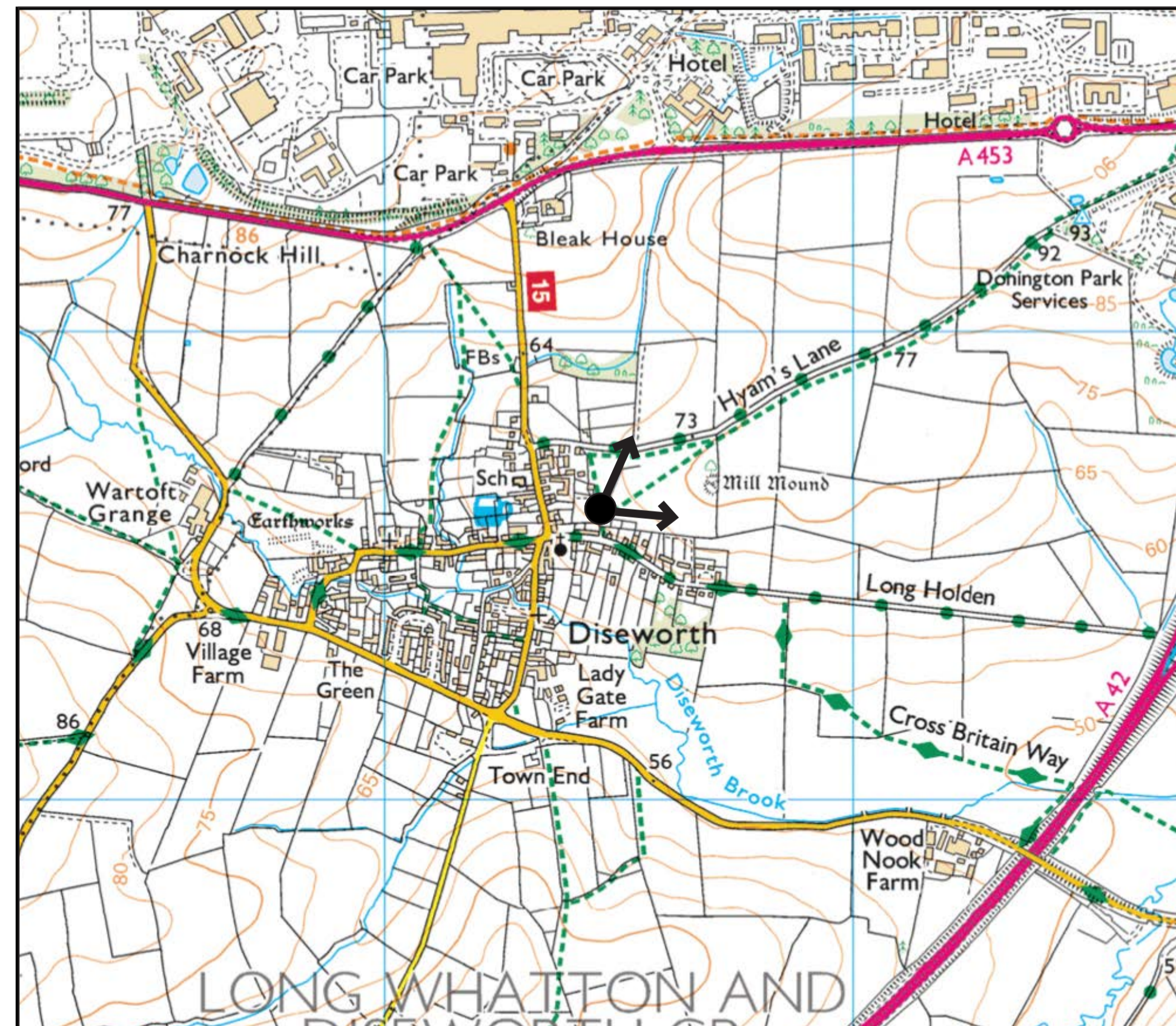
client
SEGRO
 project
East Midlands Gateway 2

title
VP A - PHOTOMONTAGE YEAR 0 (DCO)

number **FIGURE 12.2** rev
D



Photo Viewpoint A

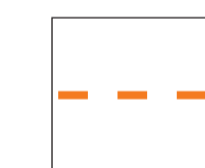


Visualisation Type: Type 4
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 02/12/24
Time: 12:11
Camera make & model, sensor format & lens:
 Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 87°
Direction of View: 060° (bearing from North)
Location: 445456.788, 324627.557, 69.026m AOD (Eye Level)
Height of camera lens above ground: 1.6m
Distance to proposed building: 460m
Viewing distance: To be viewed at comfortable arm's length

Notes

Source Drawings:
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 EMG1-UMC-SI-01-DR-A-0086-P6 - Parameters Plan
 EMG2-UMC-SI-01-DR-A-0088-P7 - Parameters Plan
 EMG2-BWB-HGN-ZZ-M2-CH-0600_Finished levels

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

 Extent of maximum development height parameter

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

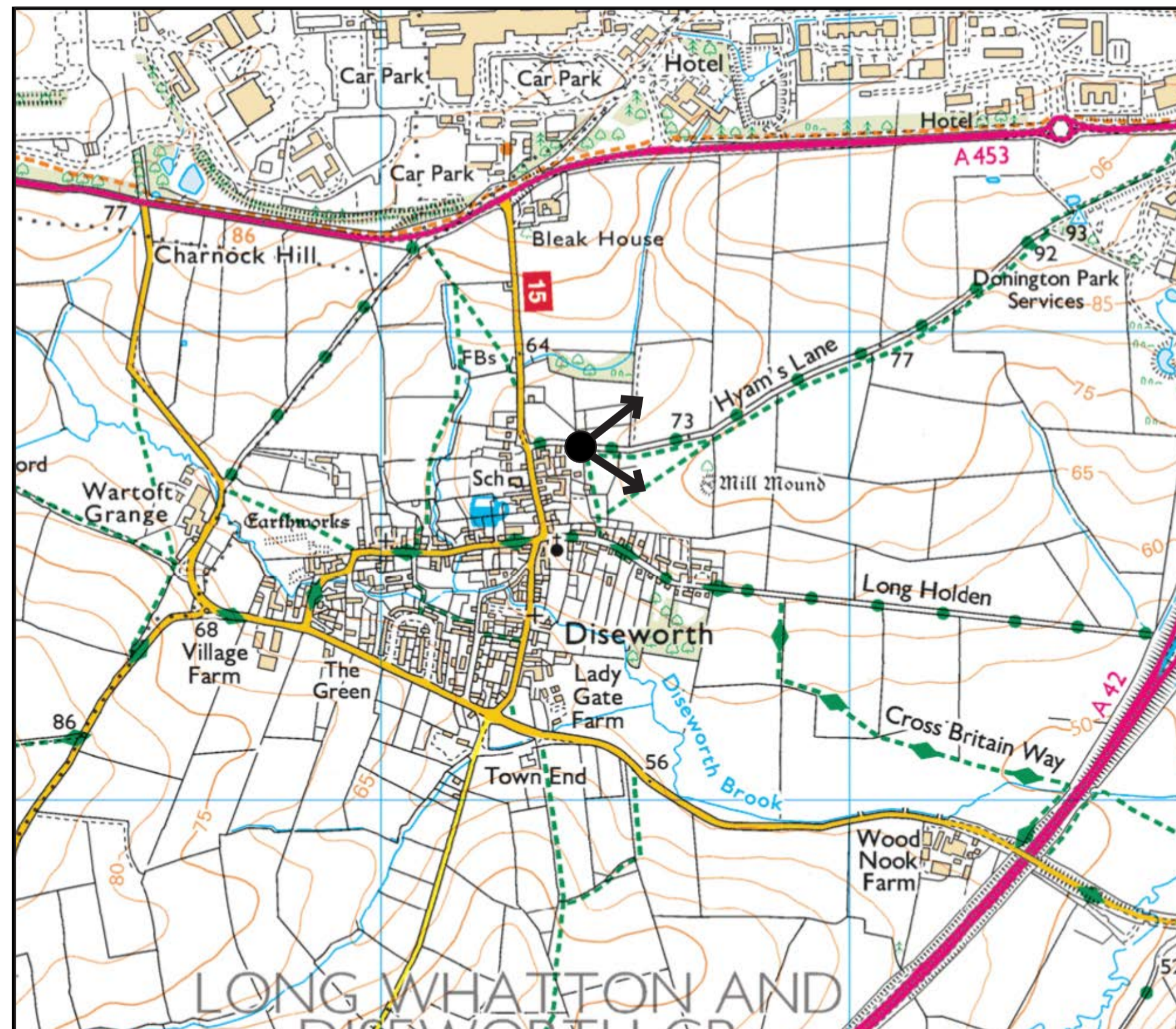
client SEGRO
 project East Midlands Gateway 2

title VP A - PHOTOMONTAGE YEAR 15 (DCO)

number **FIGURE 12.3** rev **D**



Photo Viewpoint B



Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 02/12/24
Time: 12:24
Camera make & model, sensor format & lens:
 Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 87°
Direction of View: 070° (bearing from North)
Location: 445422.629, 324757.746, 68.800m AOD (Eye Level)
Height of camera lens above ground: 1.6m
Distance to proposed building: 505m
Viewing distance: To be viewed at comfortable arm's length

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

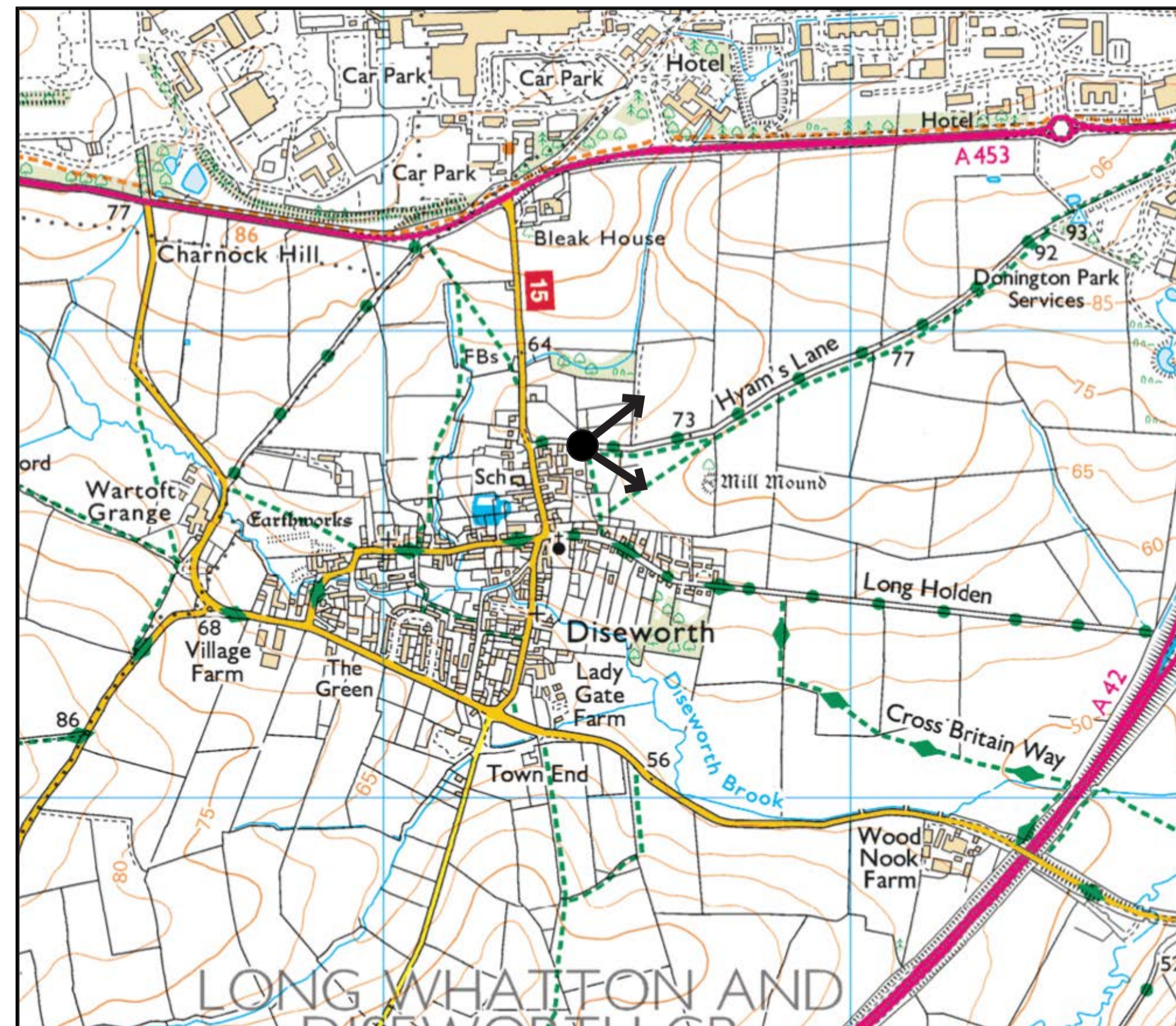
client
SEGRO
 project
East Midlands Gateway 2

title
PHOTOVIEWPOINT B - EXISTING VIEW (DCO)

number
FIGURE 12.4 rev **D**



Photo Viewpoint B




Visualisation Type: Type 4
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 02/12/24
Time: 12:24
Camera make & model, sensor format & lens:
 Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 87°
Direction of View: 070° (bearing from North)
Location: 445422.629, 324757.746, 68.800m AOD (Eye Level)
Height of camera lens above ground: 1.6m
Distance to proposed building: 505m
Viewing distance: To be viewed at comfortable arm's length

Notes

Source Drawings:

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

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

 Extent of maximum development height parameter

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

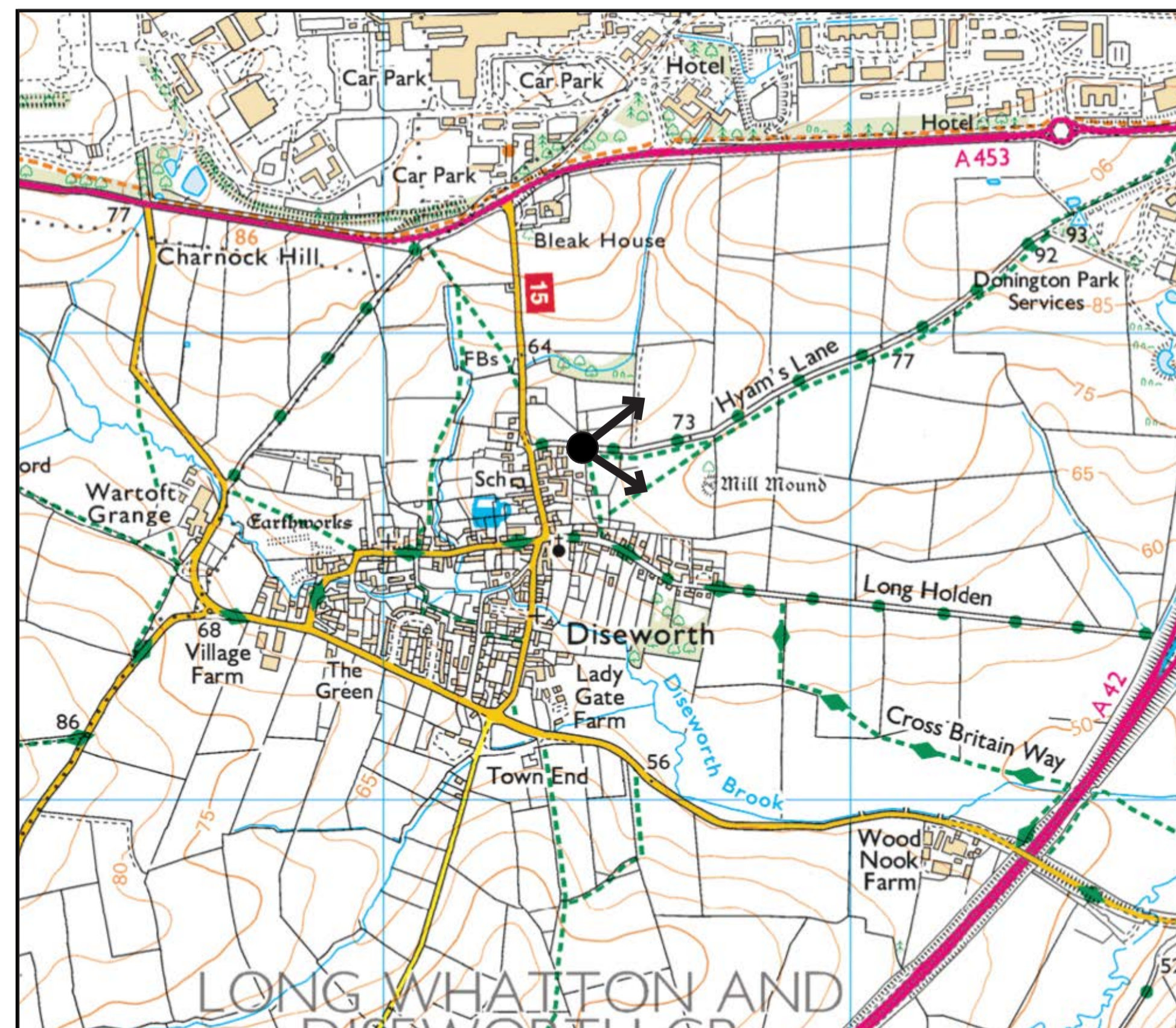
client SEGRO
 project East Midlands Gateway 2

title VP B - PHOTOMONTAGE YEAR 0 (DCO)

number **FIGURE 12.5** rev **D**



Photo Viewpoint B



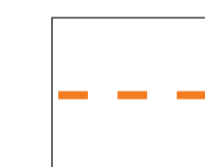
Visualisation Type: Type 4
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 02/12/24
Time: 12:24
Camera make & model, sensor format & lens:
 Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 87°
Direction of View: 070° (bearing from North)
Location: 445422.629, 324757.746, 68.800m AOD (Eye Level)
Height of camera lens above ground: 1.6m
Distance to proposed building: 505m
Viewing distance: To be viewed at comfortable arm's length

Notes

Source Drawings:

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

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

 Extent of maximum development height parameter

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

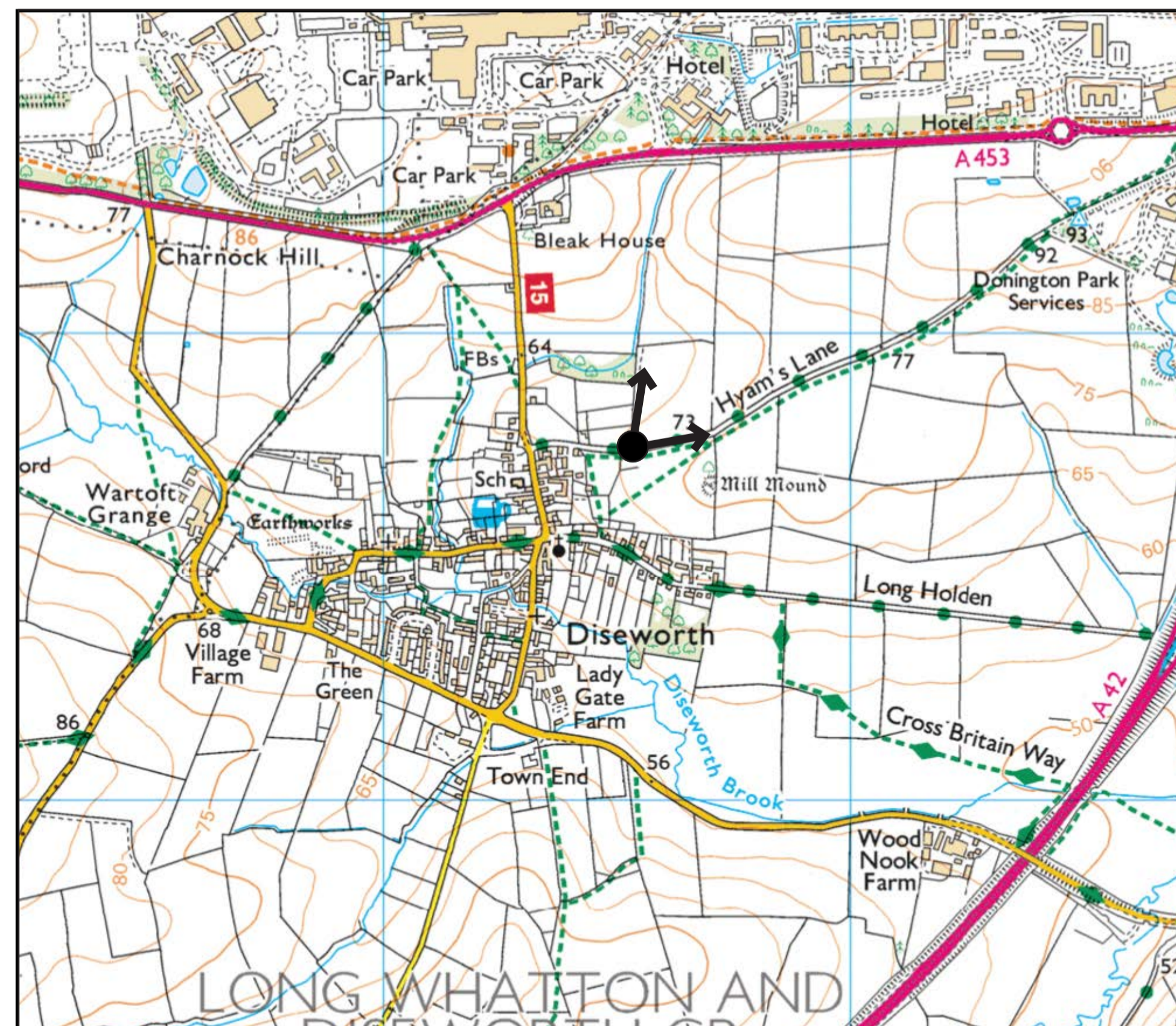
client
SEGRO
 project
East Midlands Gateway 2

title
VP B - PHOTOMONTAGE YEAR 15 (DCO)

number **FIGURE 12.6** rev
D



Photo Viewpoint C



Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 02/12/24
Time: 12:30
Camera make & model, sensor format & lens:
 Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 87°
Direction of View: 065° (bearing from North)
Location: 445530.710, 324759.820, 72.753m AOD (Eye Level)
Height of camera lens above ground: 1.6m
Distance to proposed building: 380m
Viewing distance: To be viewed at comfortable arm's length

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

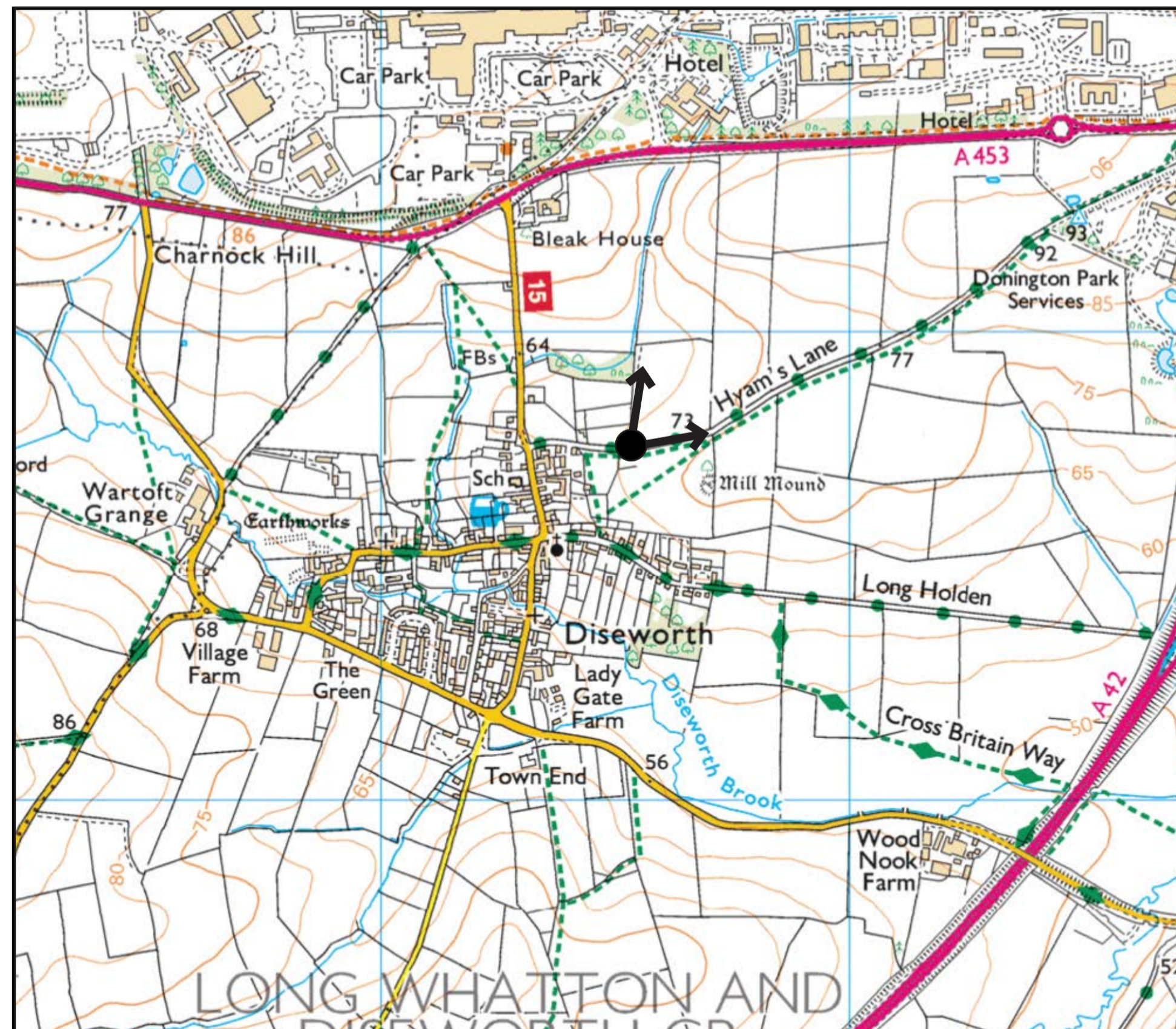
client
SEGRO
 project
East Midlands Gateway 2

title
PHOTOVIEWPOINT C - EXISTING VIEW (DCO)

number **FIGURE 12.7** rev
D



Photo Viewpoint C




Visualisation Type: Type 4
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 02/12/24
Time: 12:30
Camera make & model, sensor format & lens:
 Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 87°
Direction of View: 065° (bearing from North)
Location: 445530.710, 324759.820, 72.753m AOD (Eye Level)
Height of camera lens above ground: 1.6m
Distance to proposed building: 380m
Viewing distance: To be viewed at comfortable arm's length

Notes

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

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

 Extent of maximum development height parameter

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

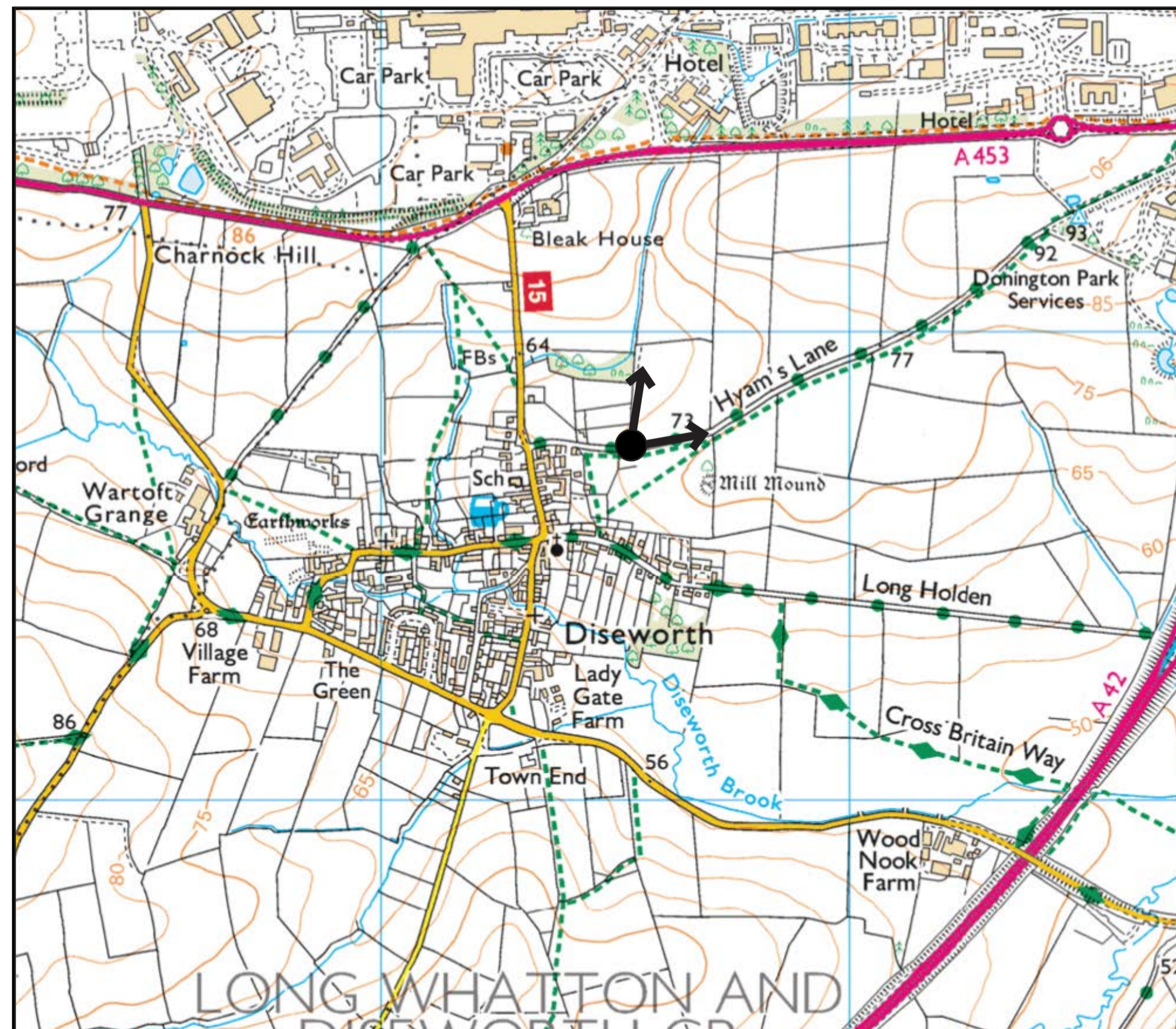
client SEGRO
 project East Midlands Gateway 2

title VP C - PHOTOMONTAGE YEAR 0 (DCO)

number **FIGURE 12.8** rev **D**



Photo Viewpoint C




Visualisation Type: Type 4
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 02/12/24
Time: 12:30
Camera make & model, sensor format & lens:
 Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 87°
Direction of View: 065° (bearing from North)
Location: 445530.710, 324759.820, 72.753m AOD (Eye Level)
Height of camera lens above ground: 1.6m
Distance to proposed building: 380m
Viewing distance: To be viewed at comfortable arm's length

Notes

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

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

 Extent of maximum development height parameter

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

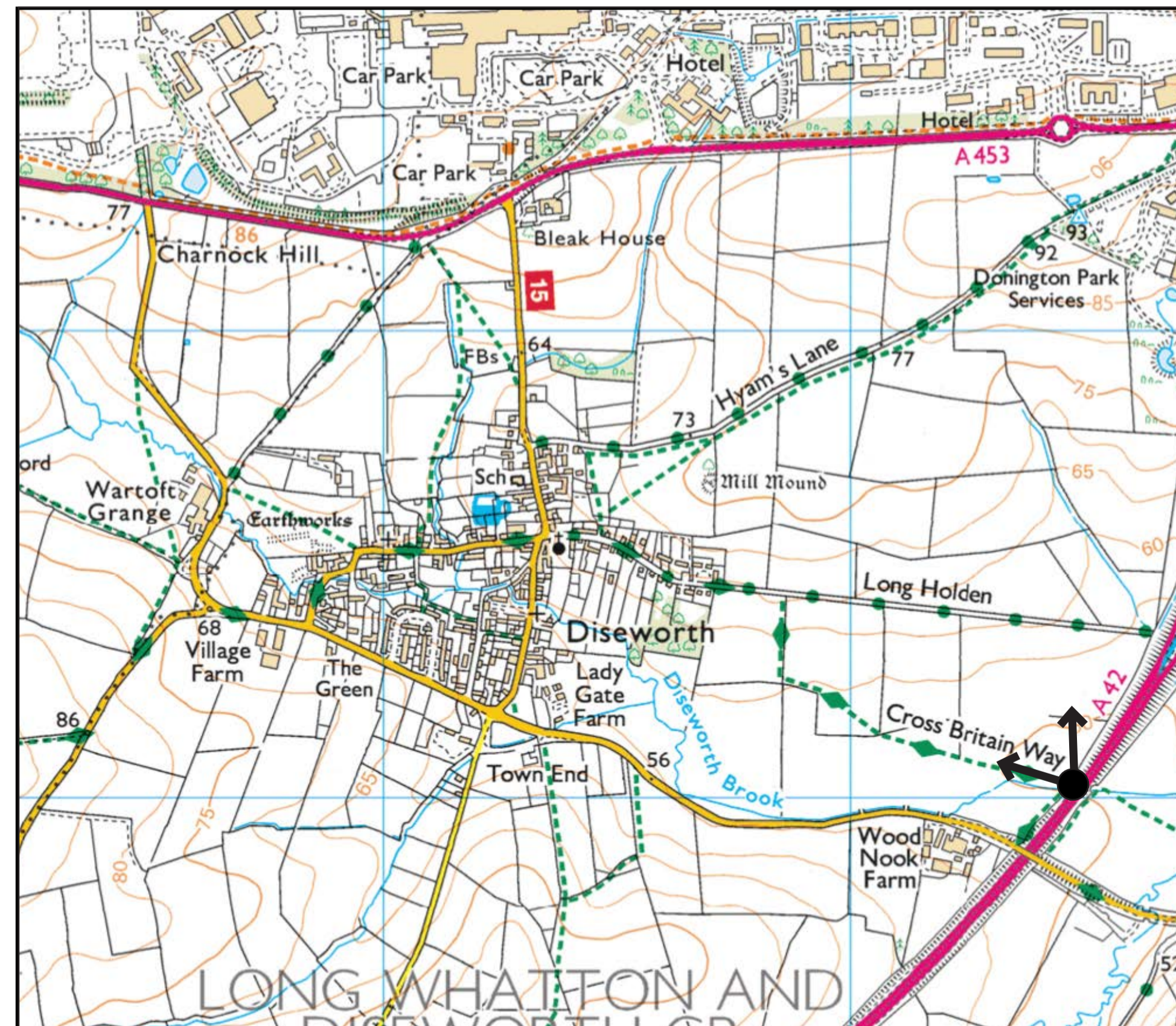
client SEGRO
 project East Midlands Gateway 2

title VP C - PHOTOMONTAGE YEAR 15 (DCO)

number **FIGURE 12.9** rev **D**



Photo Viewpoint H



Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 02/12/24
Time: 11:04
Camera make & model, sensor format & lens:
 Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 87°
Direction of View: 340° (bearing from North)
Location: 446472.939, 324032.268, 51.368m AOD (Eye Level)
Height of camera lens above ground: 1.6m
Distance to proposed building: 500m
Viewing distance: To be viewed at comfortable arm's length

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

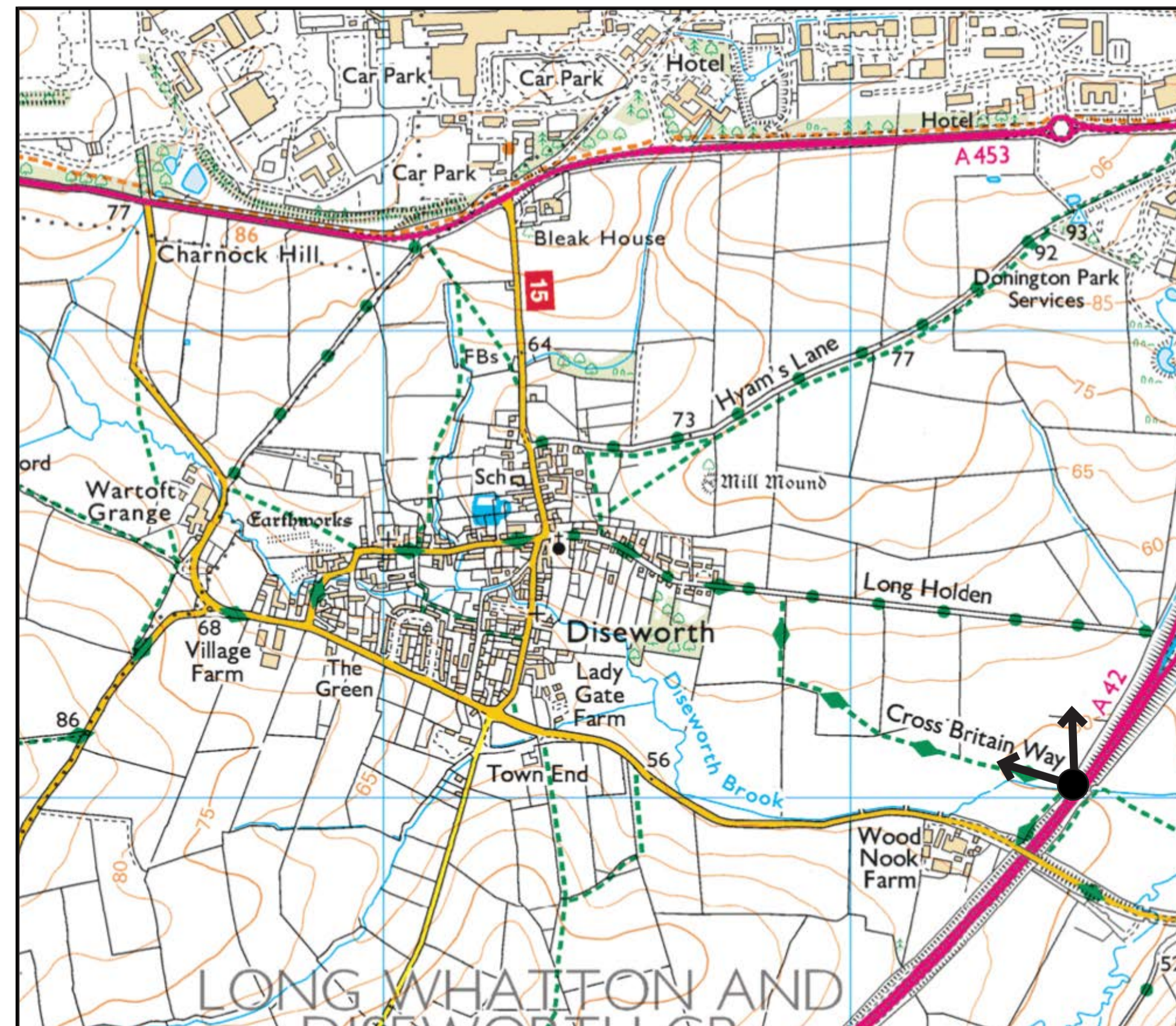
client
SEGRO
 project
East Midlands Gateway 2

title
PHOTOVIEWPOINT H - EXISTING VIEW (DCO)

number **FIGURE 12.10** rev
D



Photo Viewpoint H



Visualisation Type: Type 4
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 02/12/24
Time: 11:04
Camera make & model, sensor format & lens:
 Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 87°
Direction of View: 340° (bearing from North)
Location: 446472.939, 324032.268, 51.368m AOD (Eye Level)
Height of camera lens above ground: 1.6m
Distance to proposed building: 500m
Viewing distance: To be viewed at comfortable arm's length

Notes

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

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

Extent of maximum development height parameter

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

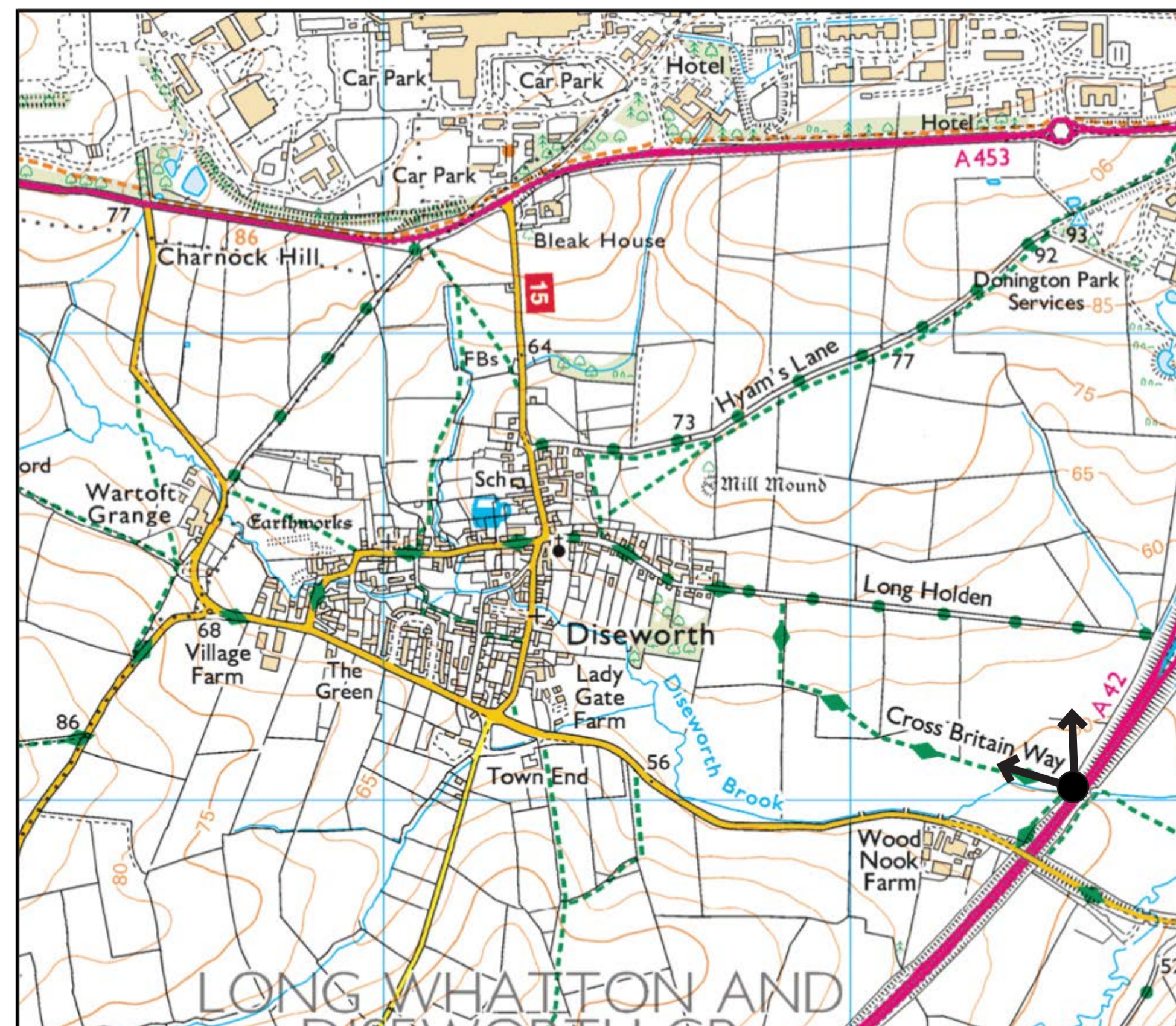
client SEGRO
 project East Midlands Gateway 2

title VP H - PHOTOMONTAGE YEAR 0 (DCO)

number FIGURE 12.11 rev D



Photo Viewpoint H

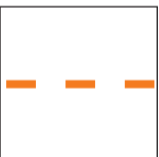


Visualisation Type: Type 4
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 02/12/24
Time: 11:04
Camera make & model, sensor format & lens:
 Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 87°
Direction of View: 340° (bearing from North)
Location: 446472.939, 324032.268, 51.368m AOD (Eye Level)
Height of camera lens above ground: 1.6m
Distance to proposed building: 500m
Viewing distance: To be viewed at comfortable arm's length

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

 Extent of maximum development height parameter

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

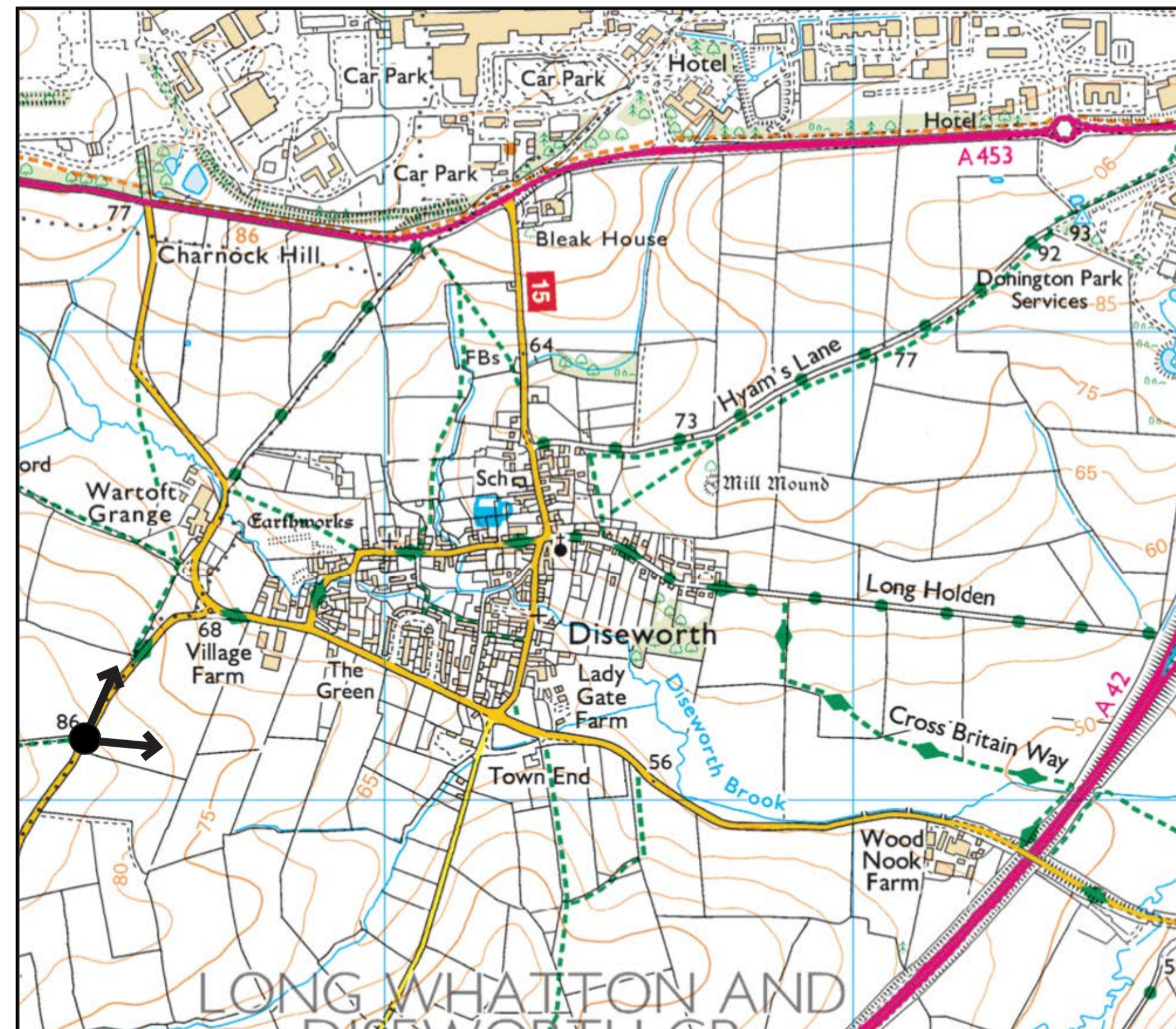
client SEGRO
 project East Midlands Gateway 2

title VP H - PHOTOMONTAGE YEAR 15 (DCO)

number **FIGURE 12.12** rev **D**



Photo Viewpoint I



Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 02/12/24
Time: 11:53
Camera make & model, sensor format & lens:
 Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 87°
Direction of View: 060° (bearing from North)
Location: 444357.000, 324137.302, 88.212m AOD (Eye Level)
Height of camera lens above ground: 1.6m
Distance to proposed building: 1.61km
Viewing distance: To be viewed at comfortable arm's length

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

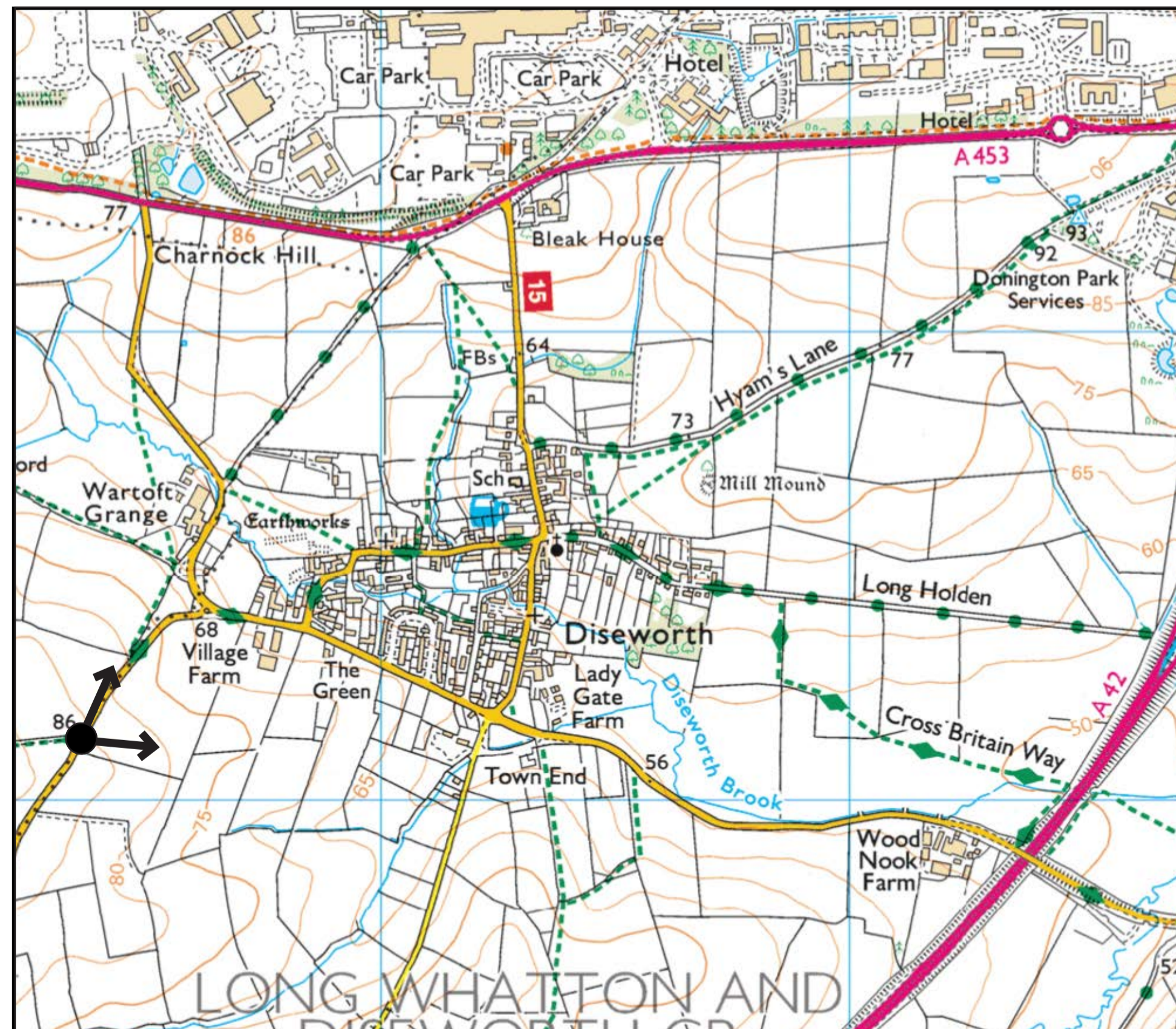
client
SEGRO
 project
East Midlands Gateway 2

title
PHOTOVIEWPOINT I - EXISTING VIEW (DCO)

number **FIGURE 12.13** rev **D**



Photo Viewpoint I




Visualisation Type: Type 4
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 02/12/24
Time: 11:53
Camera make & model, sensor format & lens:
 Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 87°
Direction of View: 060° (bearing from North)
Location: 444357.000, 324137.302, 88.212m AOD (Eye Level)
Height of camera lens above ground: 1.6m
Distance to proposed building: 1.61km
Viewing distance: To be viewed at comfortable arm's length

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

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

 Extent of maximum development height parameter

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

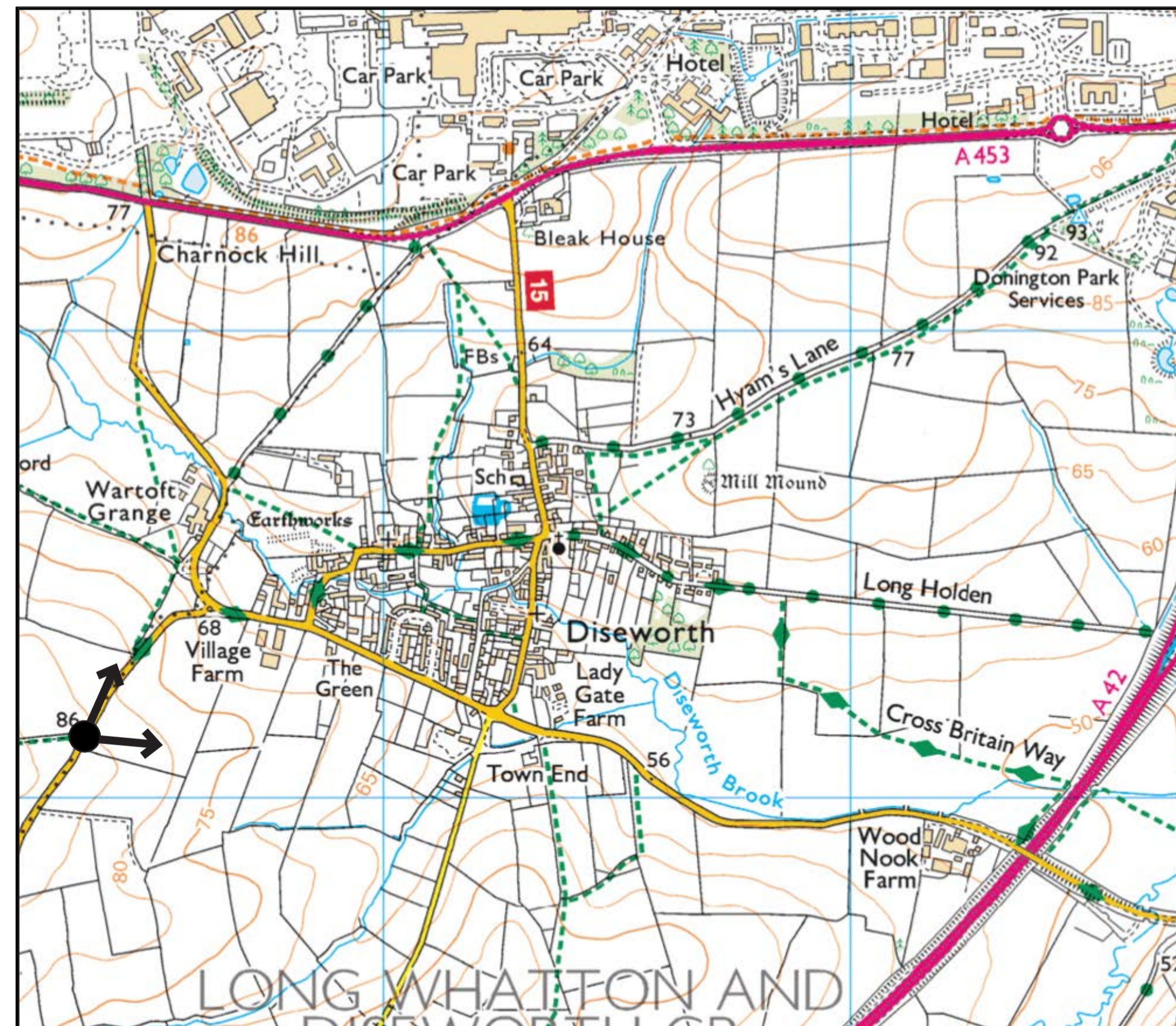
client SEGRO
 project East Midlands Gateway 2

title VP I - PHOTOMONTAGE YEAR 0 (DCO)

number FIGURE 12.14 rev D




Photo Viewpoint I



Visualisation Type: Type 4
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 02/12/24
Time: 11:53
Camera make & model, sensor format & lens:
 Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 87°
Direction of View: 060° (bearing from North)
Location: 444357.000, 324137.302, 88.212m AOD (Eye Level)
Height of camera lens above ground: 1.6m
Distance to proposed building: 1.61km
Viewing distance: To be viewed at comfortable arm's length

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

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

 Extent of maximum development height parameter

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

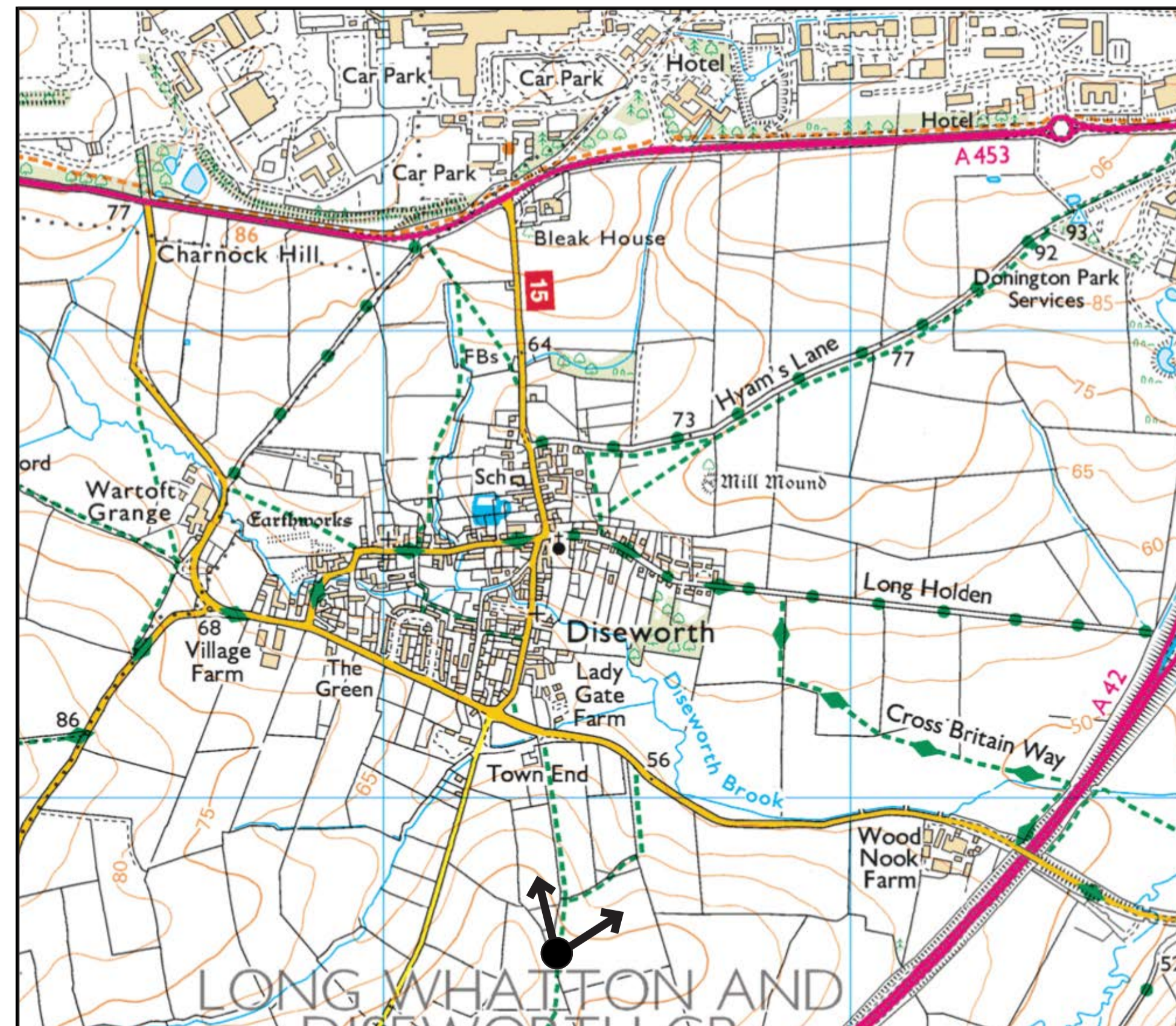
client SEGRO
 project East Midlands Gateway 2

title VP I - PHOTOMONTAGE YEAR 15 (DCO)

number FIGURE 12.15 rev D



Photo Viewpoint J



Visualisation Type: Type 4
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 02/12/24
Time: 11:32
Camera make & model, sensor format & lens:
 Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 87°
Direction of View: 035° (bearing from North)
Location: 445362.358, 323666.877, 79.195m AOD (Eye Level)
Height of camera lens above ground: 1.6m
Distance to proposed building: 1.04km
Viewing distance: To be viewed at comfortable arm's length

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

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

 Extent of maximum development height parameter

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

client SEGRO
 project East Midlands Gateway 2

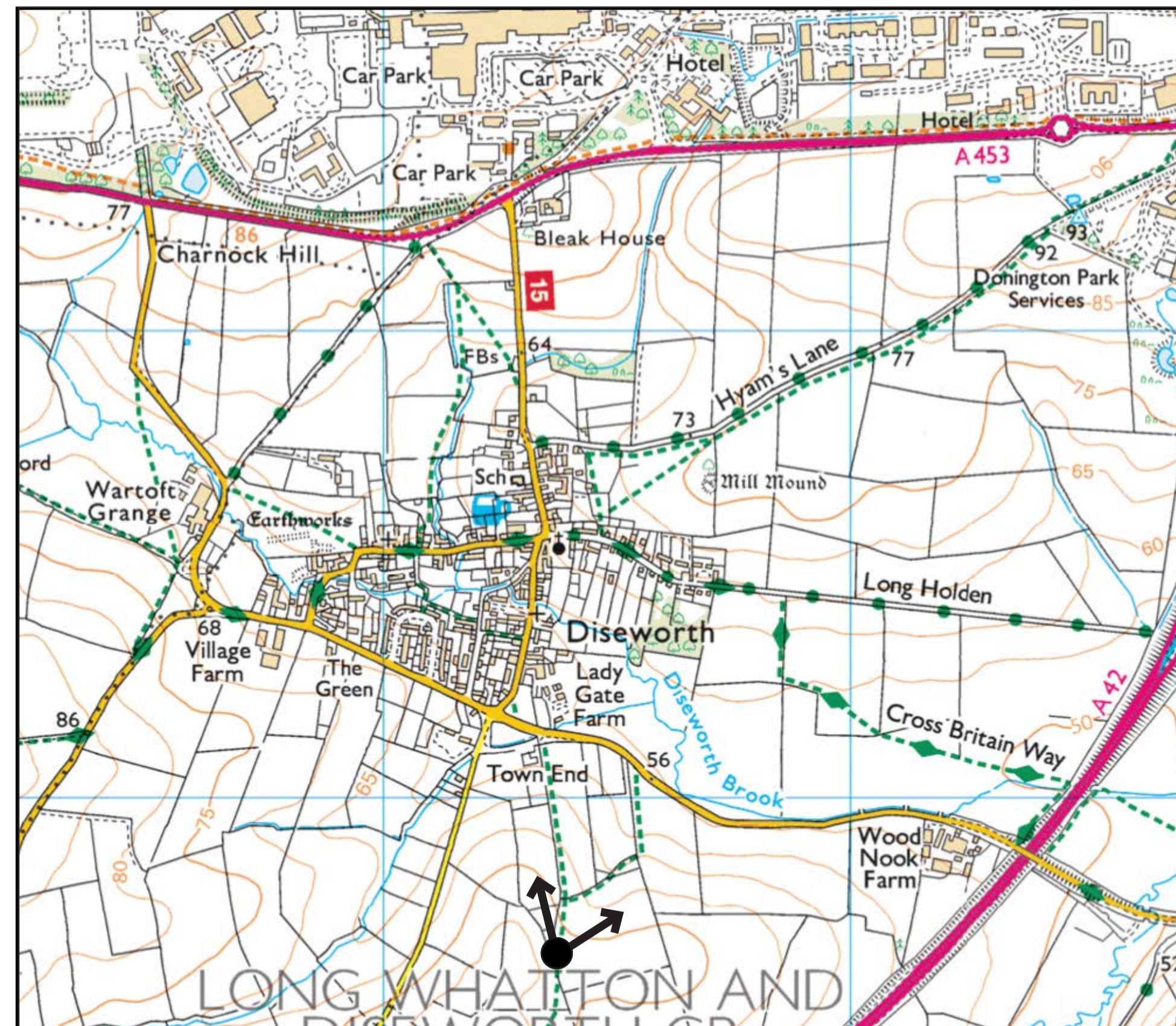
title VP J - PHOTOMONTAGE YEAR 0 (DCO)

number **FIGURE 12.17** rev **D**

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Photo Viewpoint J



Visualisation Type: Type 4
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 02/12/24
Time: 11:32
Camera make & model, sensor format & lens:
 Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 87°
Direction of View: 035° (bearing from North)
Location: 445362.358, 323666.877, 79.195m AOD (Eye Level)
Height of camera lens above ground: 1.6m
Distance to proposed building: 1.04km
Viewing distance: To be viewed at comfortable arm's length

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

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

 Extent of maximum development height parameter

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

client SEGRO
 project East Midlands Gateway 2

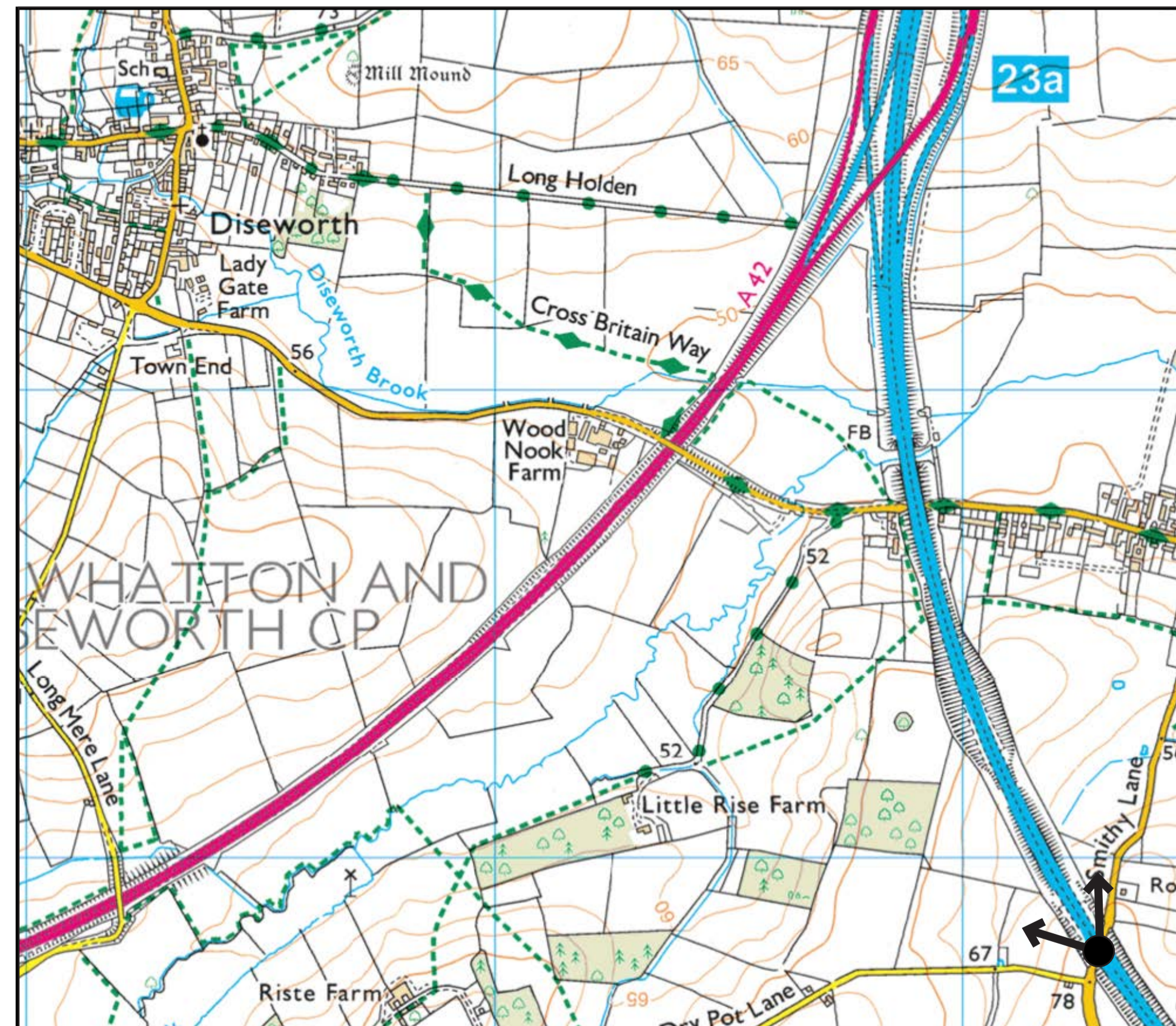
title VP J - PHOTOMONTAGE YEAR 15 (DCO)

number FIGURE 12.18 rev D

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Photo Viewpoint M



Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 02/12/24
Time: 10:39
Camera make & model, sensor format & lens:
 Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 87°
Direction of View: 335° (bearing from North)
Location: 447285.555, 322802.289, 78.643m AOD (Eye Level)
Height of camera lens above ground: 1.6m
Distance to proposed building: 1.83km
Viewing distance: To be viewed at comfortable arm's length

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

client
SEGRO
 project
East Midlands Gateway 2

title
PHOTOVIEWPOINT M - EXISTING VIEW (DCO)

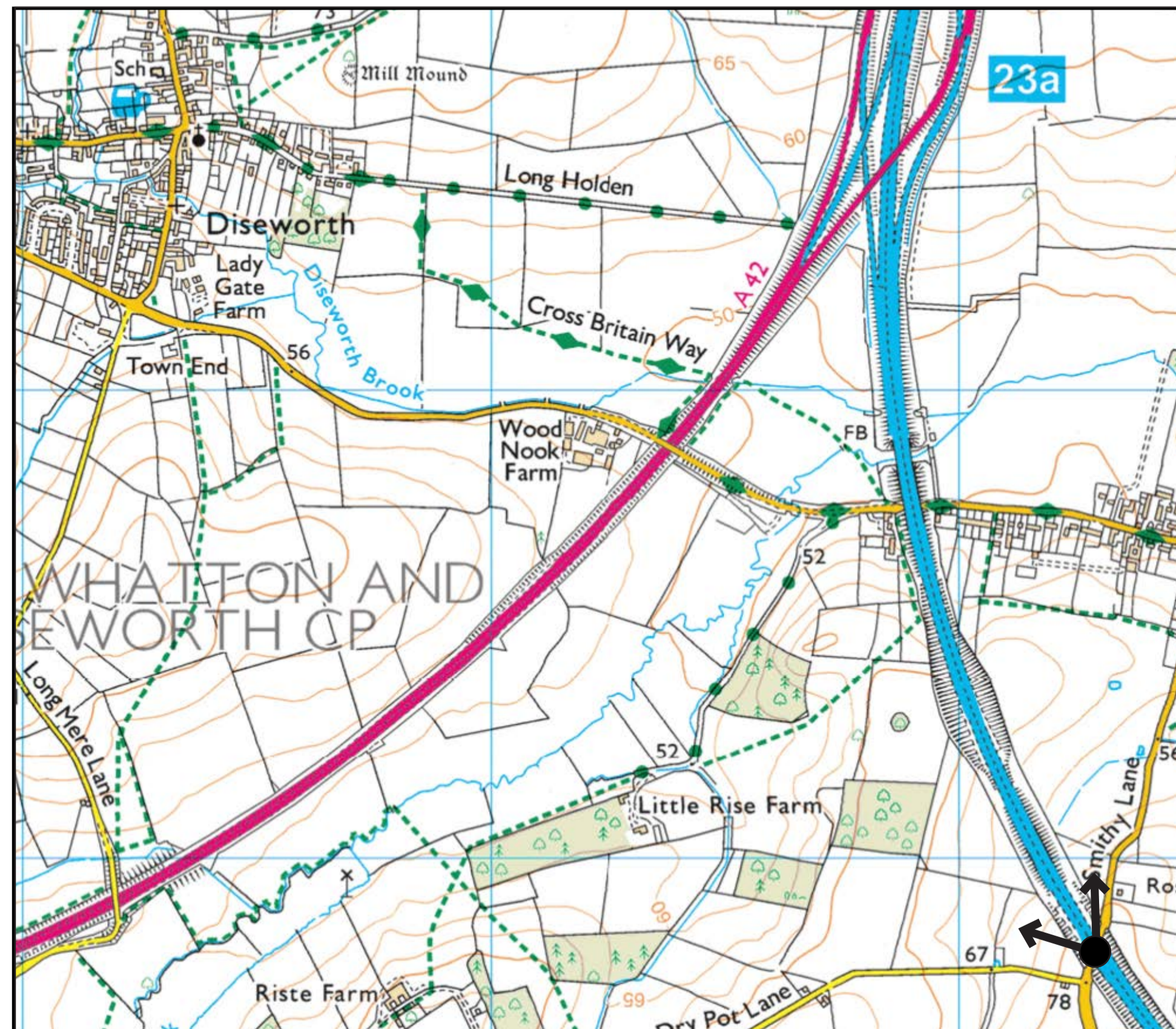
number **FIGURE 12.19** rev
D

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Photo Viewpoint M



Visualisation Type: Type 4
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 02/12/24
Time: 10:39
Camera make & model, sensor format & lens:
 Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 87°
Direction of View: 335° (bearing from North)
Location: 447285.555, 322802.289, 78.643m AOD (Eye Level)
Height of camera lens above ground: 1.6m
Distance to proposed building: 1.83km
Viewing distance: To be viewed at comfortable arm's length

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

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

 Extent of maximum development height parameter

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

client
SEGRO
 project
East Midlands Gateway 2

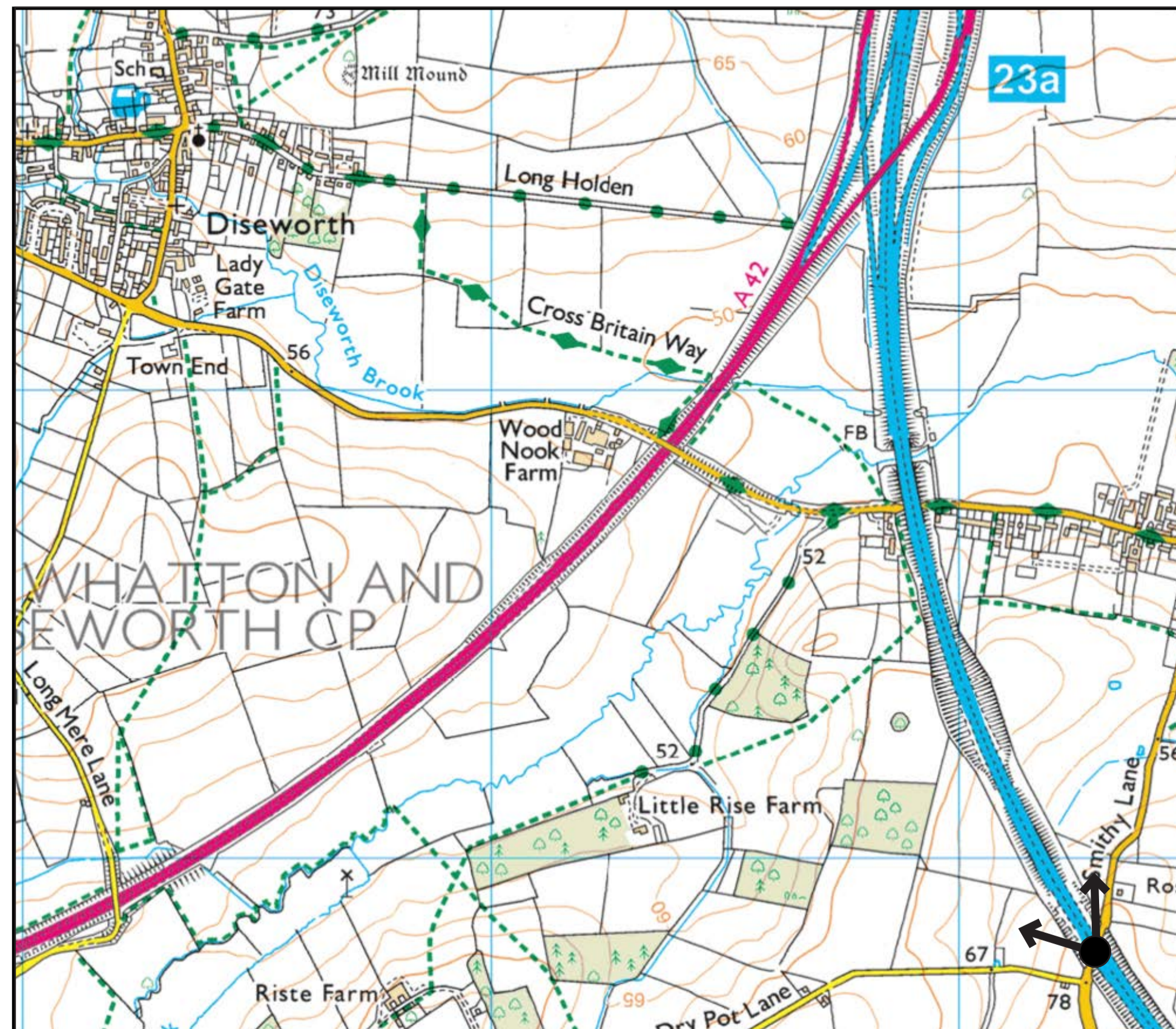
title
VP M - PHOTOMONTAGE YEAR 0 (DCO)
 number **FIGURE 12.20** rev
D

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Photo Viewpoint M




Visualisation Type: Type 4
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 02/12/24
Time: 10:39
Camera make & model, sensor format & lens:
 Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 87°
Direction of View: 335° (bearing from North)
Location: 447285.555, 322802.289, 78.643m AOD (Eye Level)
Height of camera lens above ground: 1.6m
Distance to proposed building: 1.83km
Viewing distance: To be viewed at comfortable arm's length

Notes

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

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

 Extent of maximum development height parameter

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

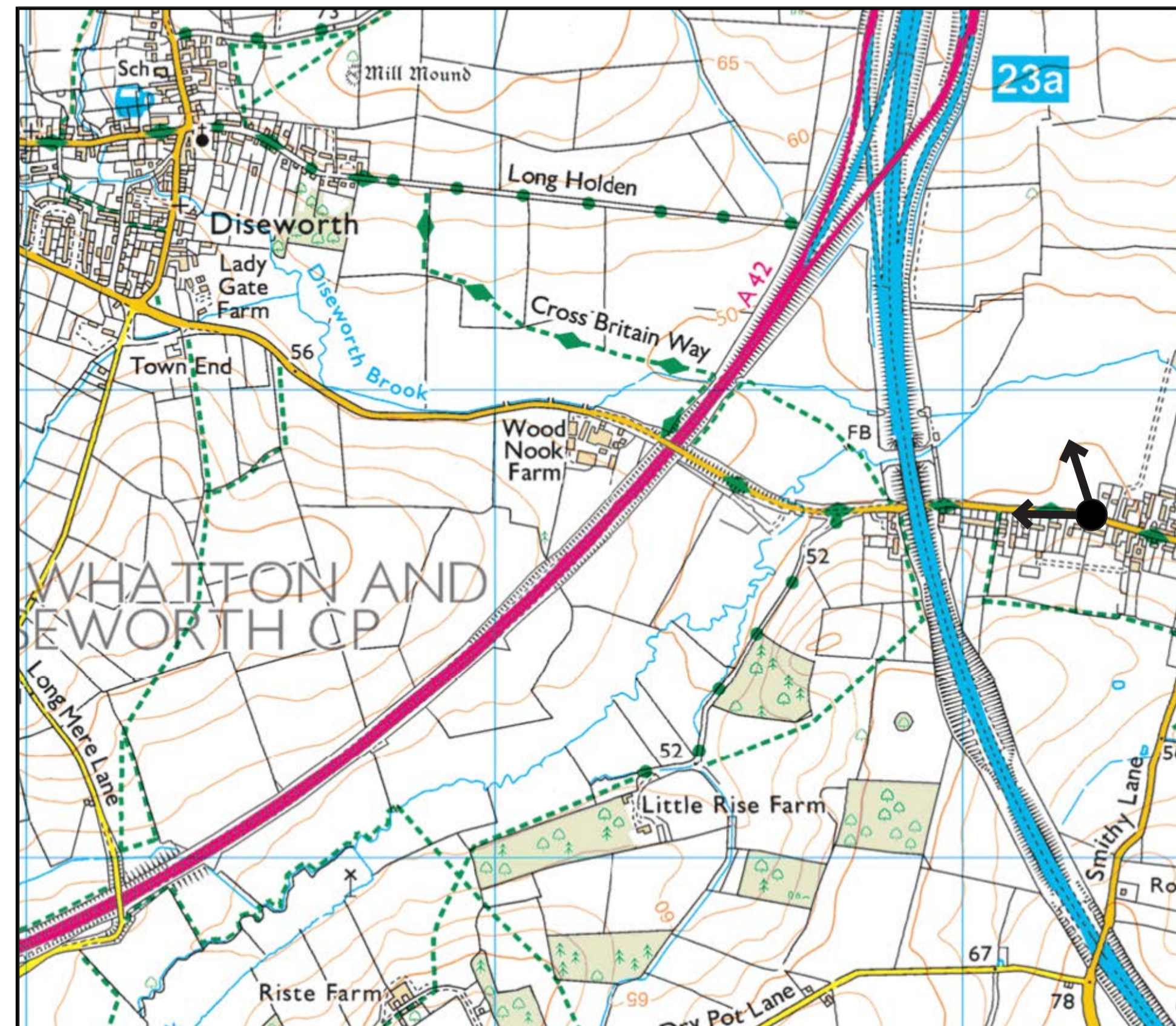
client
SEGRO
 project
East Midlands Gateway 2

title
VP M - PHOTOMONTAGE YEAR 15 (DCO)

number **FIGURE 12.21** rev
D



Photo Viewpoint N



Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 02/12/24
Time: 10:16
Camera make & model, sensor format & lens:
 Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 87°
Direction of View: 320° (bearing from North)
Location: 447269.168, 323738.357, 53.011m AOD (Eye Level)
Height of camera lens above ground: 1.6m
Distance to proposed building: 980m
Viewing distance: To be viewed at comfortable arm's length

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

client
SEGRO
 project
East Midlands Gateway 2

title
PHOTOVIEWPOINT N - EXISTING VIEW (DCO)

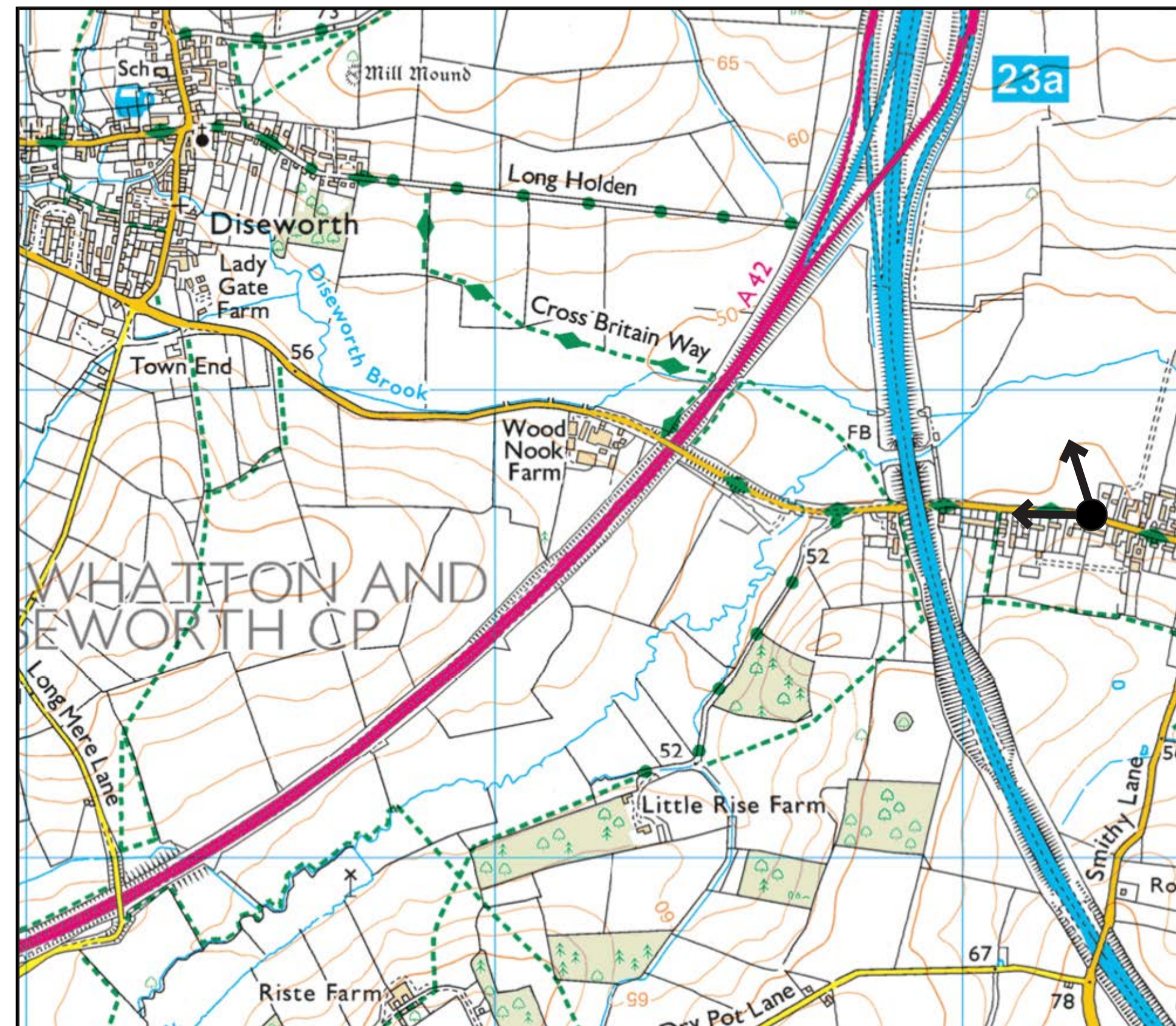
number **FIGURE 12.22** rev **D**

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Photo Viewpoint N

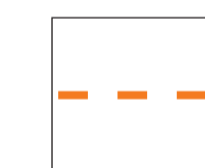


Visualisation Type: Type 4
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 02/12/24
Time: 10:16
Camera make & model, sensor format & lens:
 Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 87°
Direction of View: 320° (bearing from North)
Location: 447269.168, 323738.357, 53.011m AOD (Eye Level)
Height of camera lens above ground: 1.6m
Distance to proposed building: 980m
Viewing distance: To be viewed at comfortable arm's length

Notes

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

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

 Extent of maximum development height parameter

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

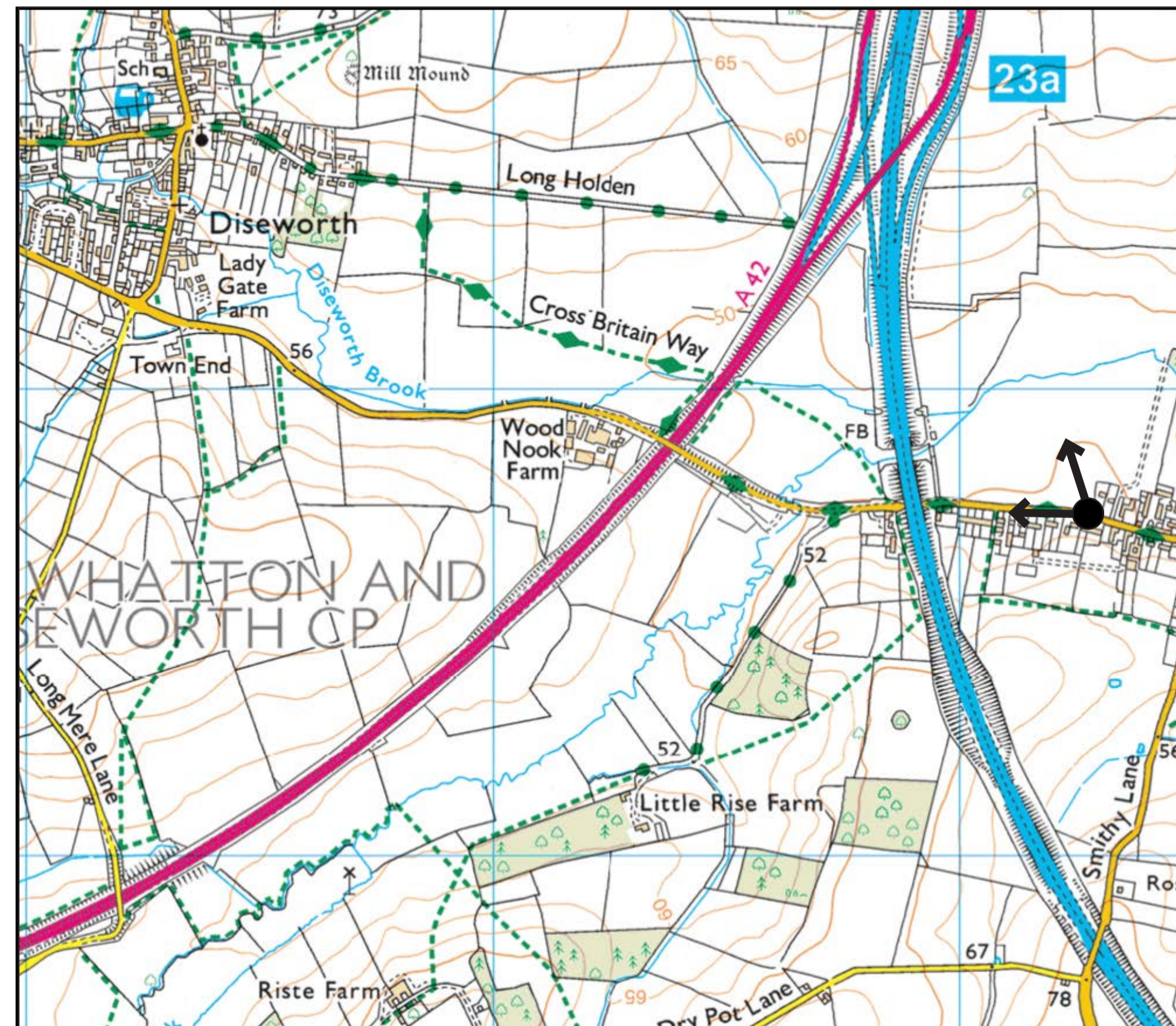
client
SEGRO
 project
East Midlands Gateway 2

title
VP N - PHOTOMONTAGE YEAR 0 (DCO)

number **FIGURE 12.23** rev
D



Photo Viewpoint N




Visualisation Type: Type 4
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 02/12/24
Time: 10:16
Camera make & model, sensor format & lens:
 Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 87°
Direction of View: 320° (bearing from North)
Location: 447269.168, 323738.357, 53.011m AOD (Eye Level)
Height of camera lens above ground: 1.6m
Distance to proposed building: 980m
Viewing distance: To be viewed at comfortable arm's length

Notes

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

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

 Extent of maximum development height parameter

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

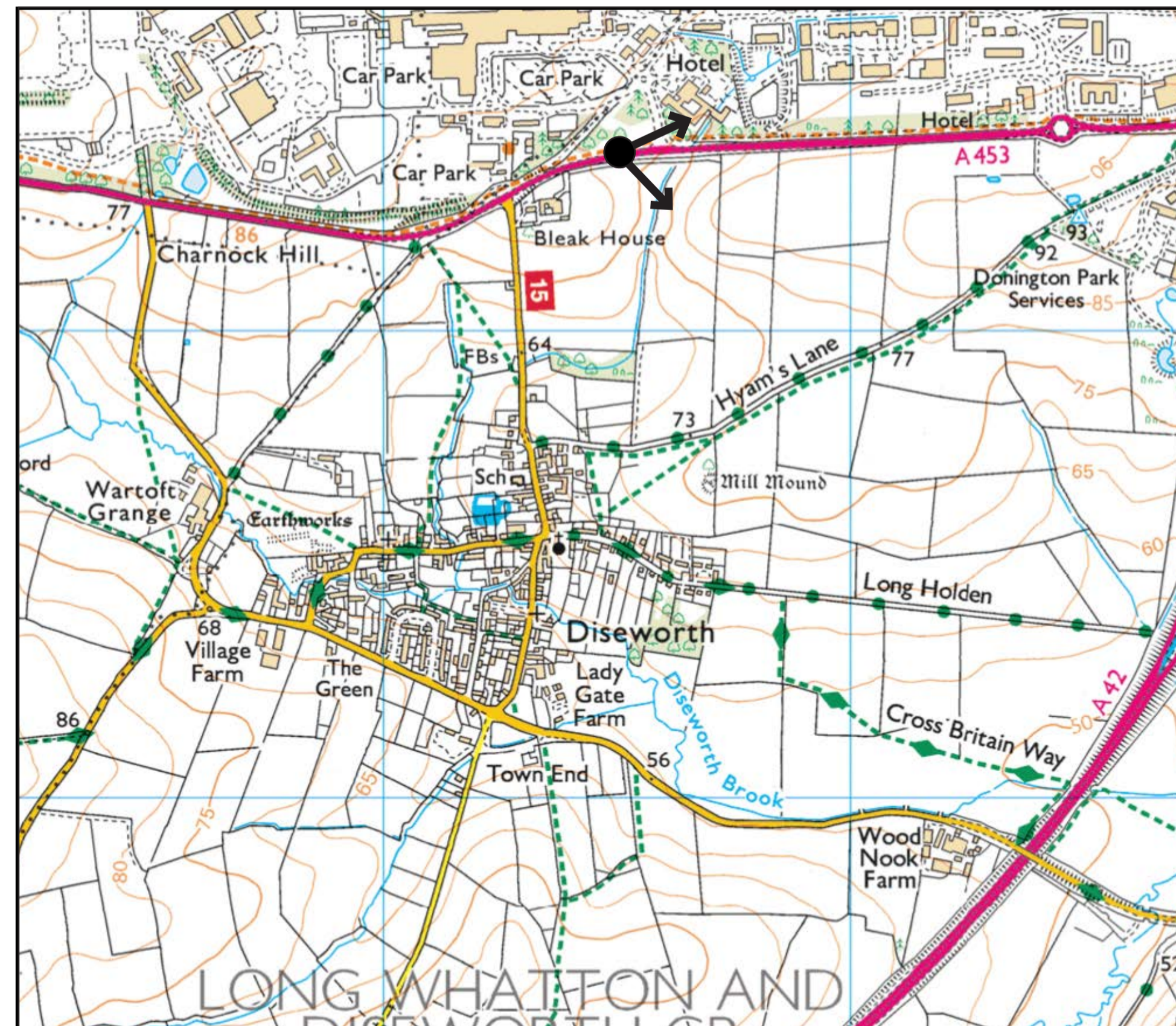
client
SEGRO
 project
East Midlands Gateway 2

title
VP N - PHOTOMONTAGE YEAR 15 (DCO)

number **FIGURE 12.24** rev
D



Photo Viewpoint Q



Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 02/12/24
Time: 12:51
Camera make & model, sensor format & lens:
 Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 87°
Direction of View: 125° (bearing from North)
Location: 445505.668, 325382.155, 79.522m AOD (Eye Level)
Height of camera lens above ground: 1.6m
Distance to proposed building: 300m
Viewing distance: To be viewed at comfortable arm's length

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

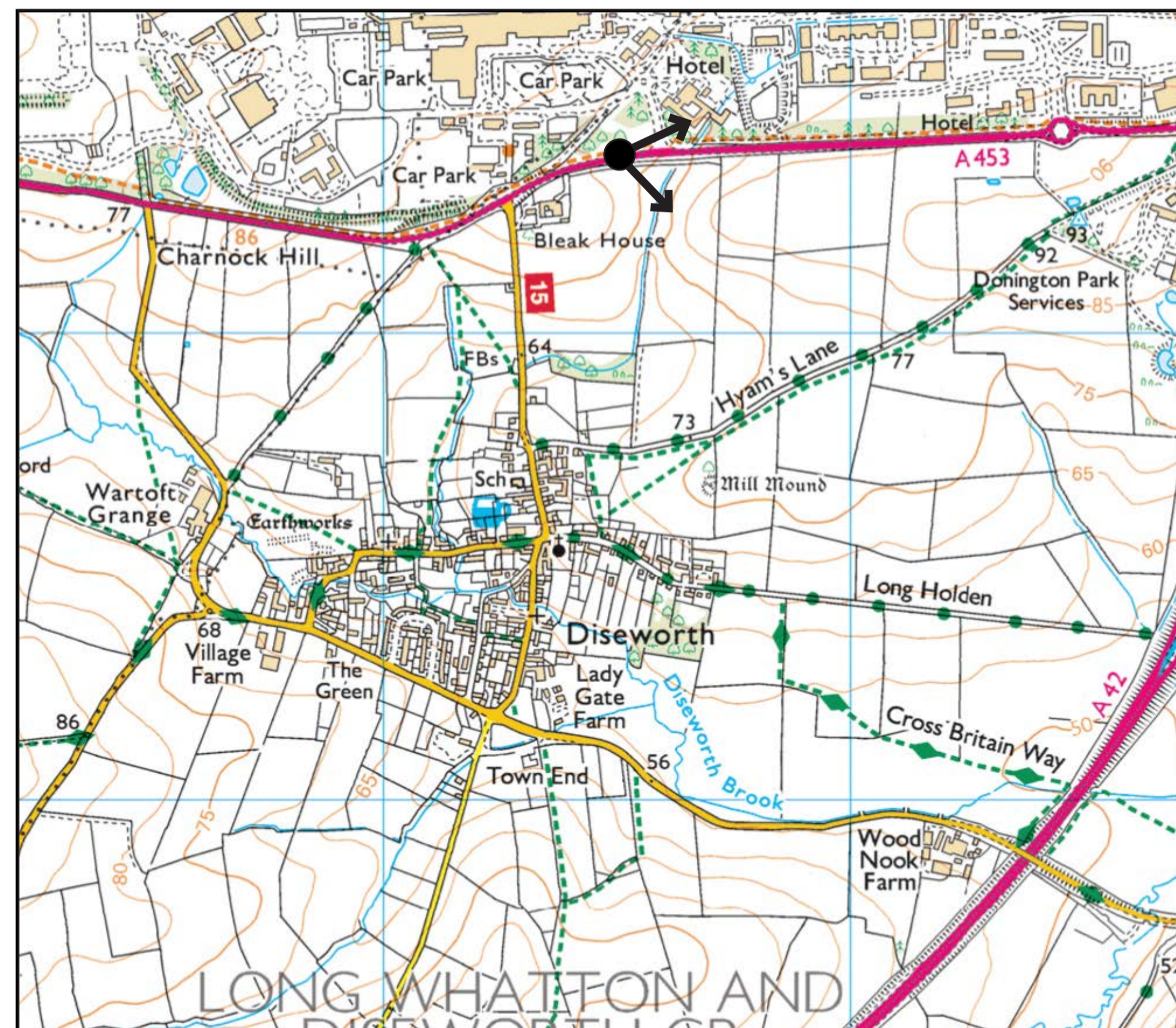
client
SEGRO
 project
East Midlands Gateway 2

title
PHOTOVIEWPOINT Q - EXISTING VIEW (DCO)

number
FIGURE 12.25 rev **D**



Photo Viewpoint Q



Visualisation Type: Type 4
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 02/12/24
Time: 12:51
Camera make & model, sensor format & lens:
 Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 87°
Direction of View: 125° (bearing from North)
Location: 445505.668, 325382.155, 79.522m AOD (Eye Level)
Height of camera lens above ground: 1.6m
Distance to proposed building: 300m
Viewing distance: To be viewed at comfortable arm's length

Notes

Source Drawings:

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

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

Extent of maximum development height parameter

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

client
SEGRO
 project
East Midlands Gateway 2

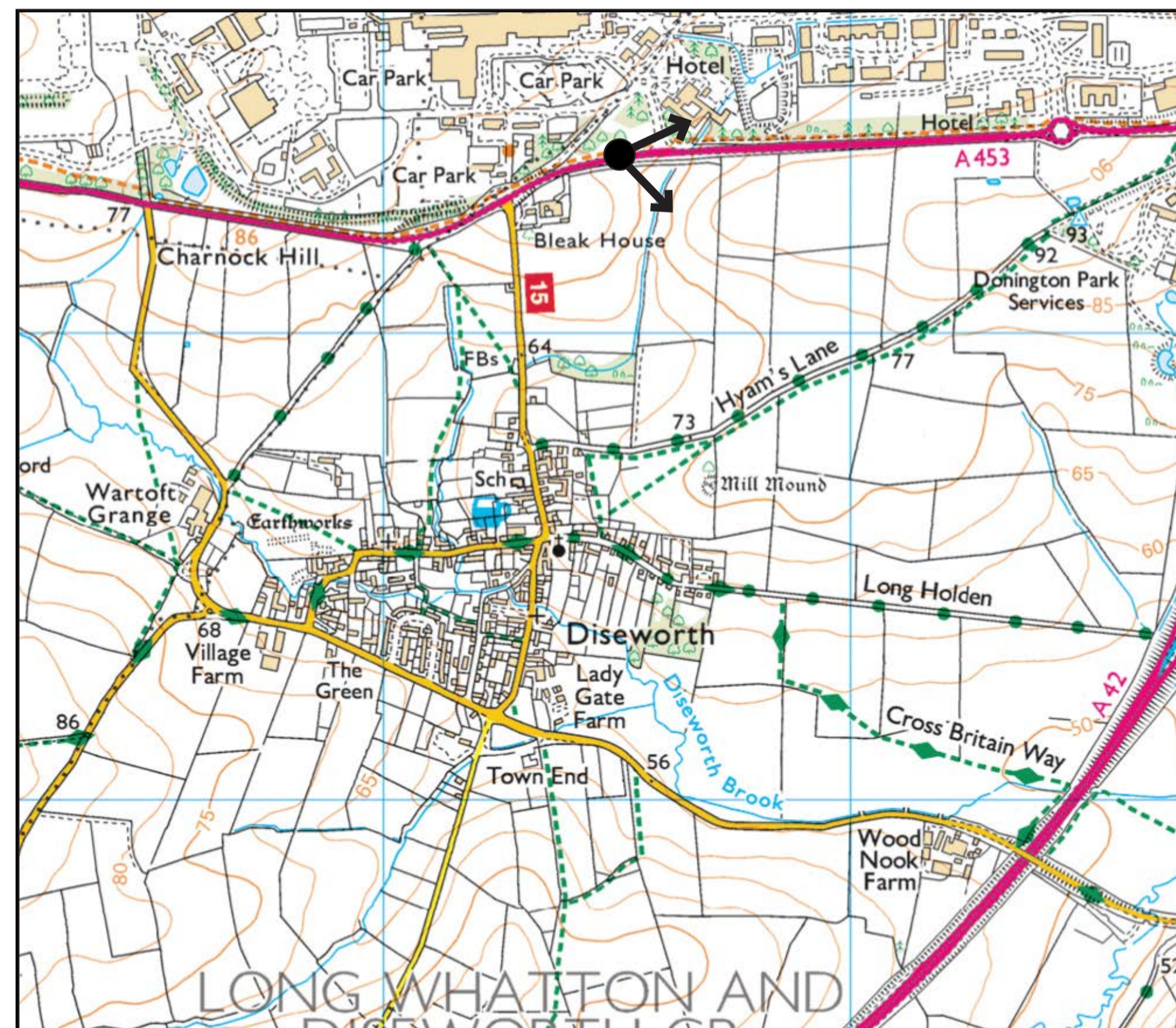
title
VP Q - PHOTOMONTAGE YEAR 0 (DCO)

number **FIGURE 12.26** rev
D

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Photo Viewpoint Q



Visualisation Type: Type 4
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 02/12/24
Time: 12:51
Camera make & model, sensor format & lens:
 Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 87°
Direction of View: 125° (bearing from North)
Location: 445505.668, 325382.155, 79.522m AOD (Eye Level)
Height of camera lens above ground: 1.6m
Distance to proposed building: 300m
Viewing distance: To be viewed at comfortable arm's length

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

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

 Extent of maximum development height parameter

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

client
SEGRO
 project
East Midlands Gateway 2

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

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