

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

Document DCO 6.10B/MCO 6.10B

ENVIRONMENTAL STATEMENT

Technical Appendices

Appendix 10B

Landscape and Visual Impact Assessment (LVIA) Figures

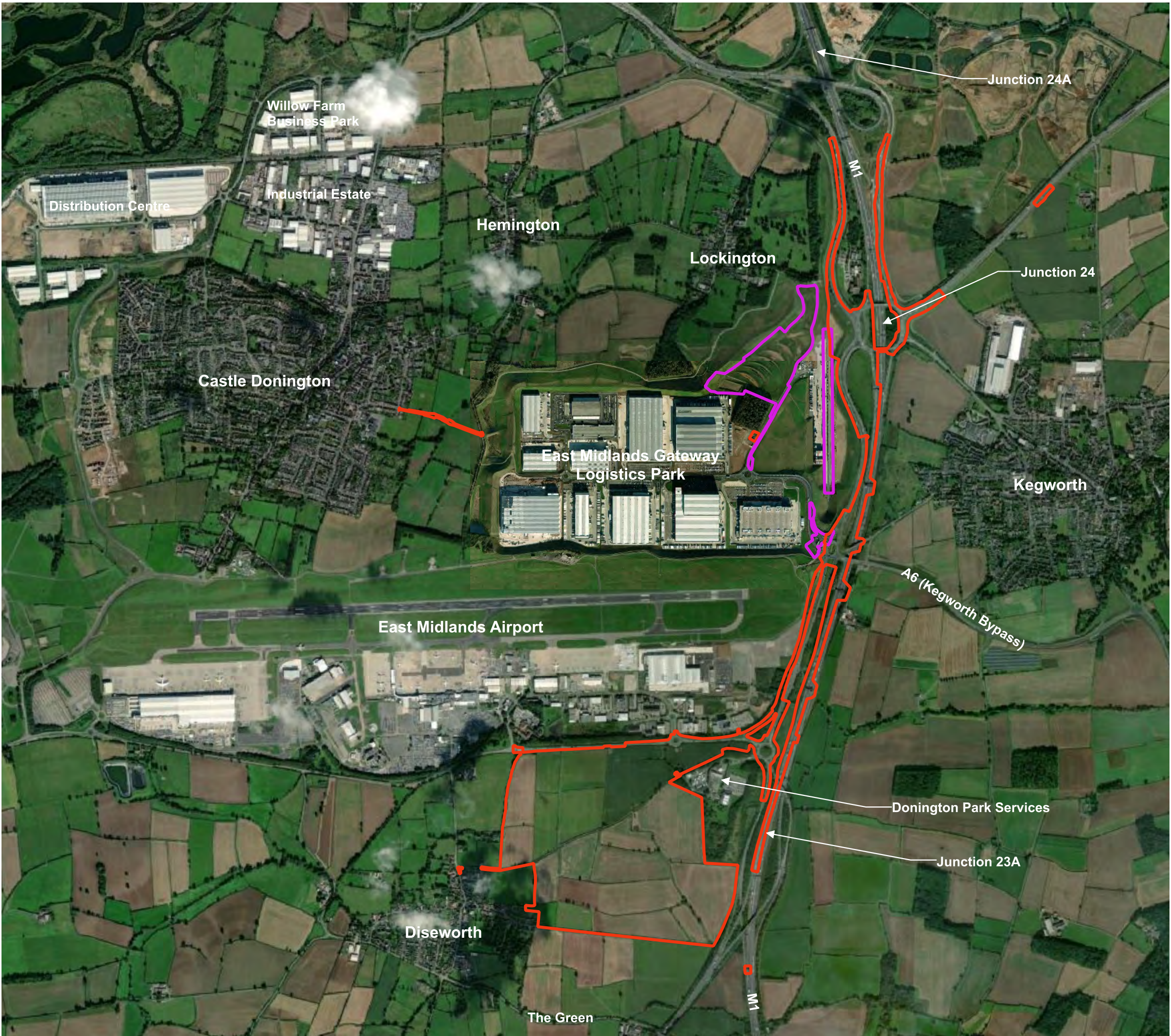
August 2025

10

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

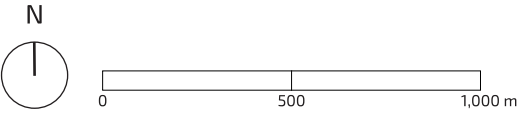
[SEGRO.COM/SLPEMG2](https://segro.com/slpemg2)



SEGRO



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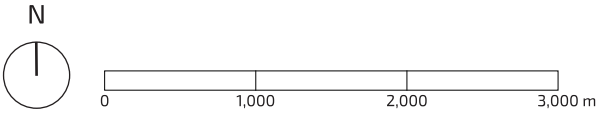
- KEY**
-  DRAFT order limits EMG1 MCO
 -  DRAFT order limits EMG2 DCO

date	13/08/25	drwn/chkd	HT/TRJ
client	SEGRO	project	East Midlands Gateway 2
title	Aerial Photograph (Scheme Context)	scale	1:20,000 @ A3
number	FIGURE 1	rev	-



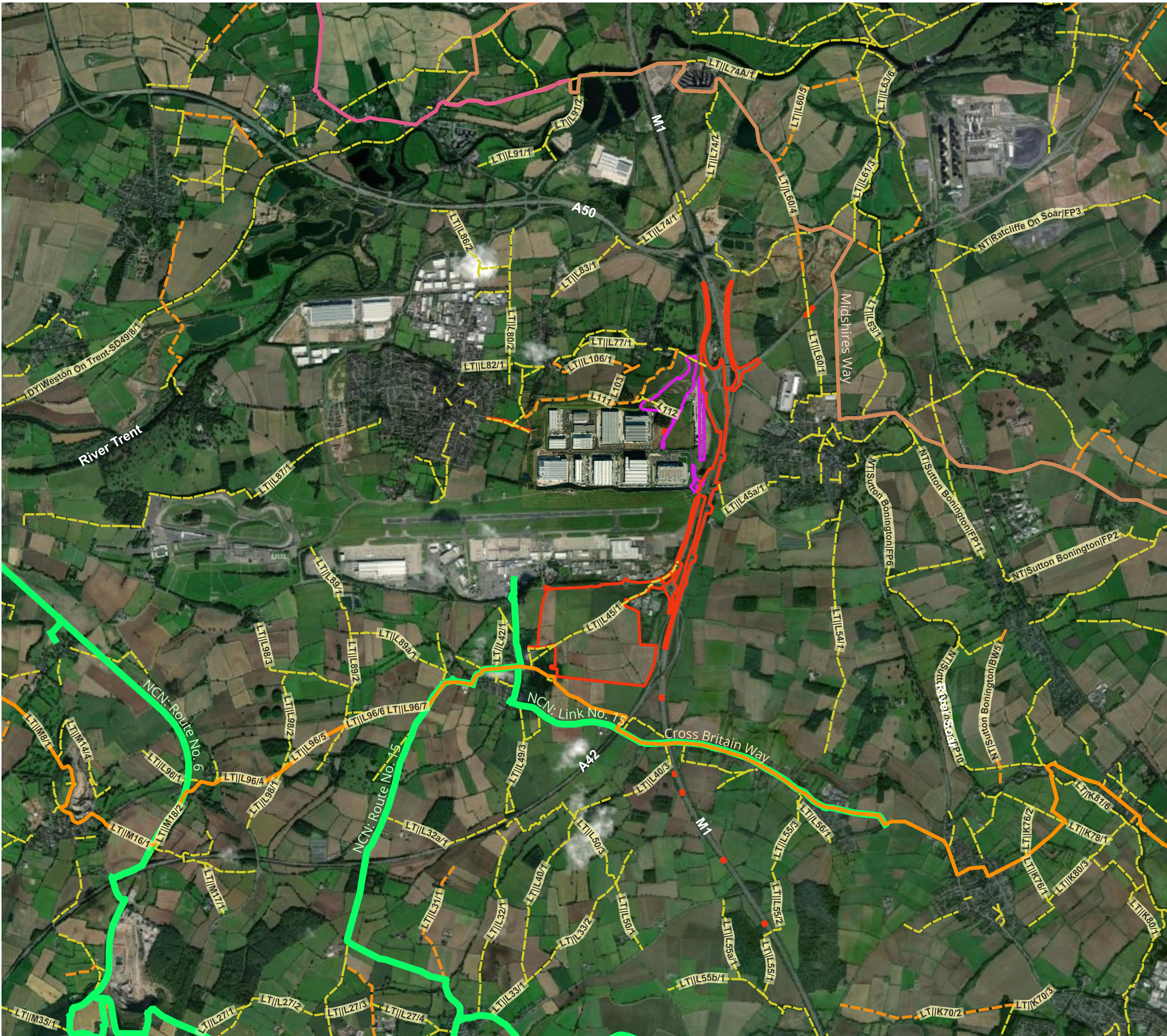
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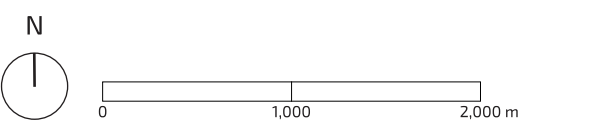
- KEY**
- DRAFT order limits EMG1 MCO
 - DRAFT order limits EMG2 DCO

date	13/08/25	drwn/chkd	HT/TRJ
client	SEGRO	project	East Midlands Gateway 2
title	Aerial Photograph (Wider Context)	scale	1:50,000 @ A3
number	FIGURE 2	rev	-



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KEY

- DRAFT order limits EMG1 MCO
- DRAFT order limits EMG2 DCO
- Public Rights of Way
 - Bridleway
 - Footpath
 - Cross Britain Way
 - Derwent Valley Heritage Way
 - Midshires Way
 - National Cycle Routes

date 26/08/25 drwn/chkd HT/TRJ

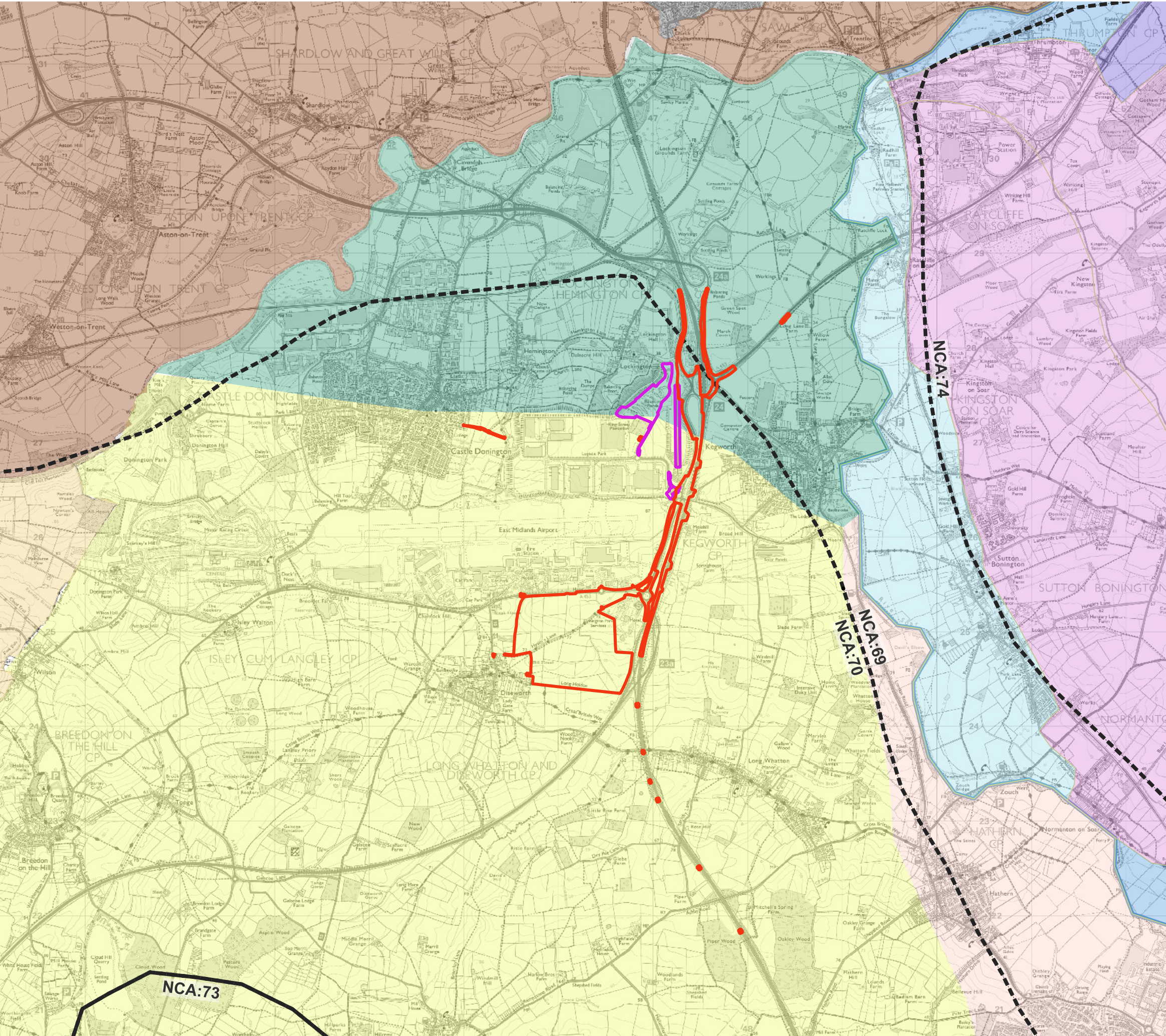
client SEGRO project

East Midlands Gateway 2

title Aerial Photograph (Public Rights of Way) scale 1:40,000 @ A3

number FIGURE 3 rev -

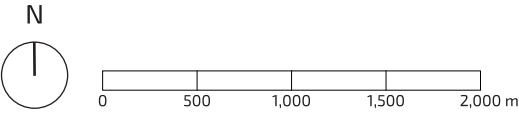
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L:\10600\10666\LANDS\LVIA\QGIS\QGIS LVA Figure Template\QGIS LVA Figure Template\10666 - LVA figures.qgs
t: 01509 672772 e: mail@fpcr.co.uk w: www.fpcr.co.uk

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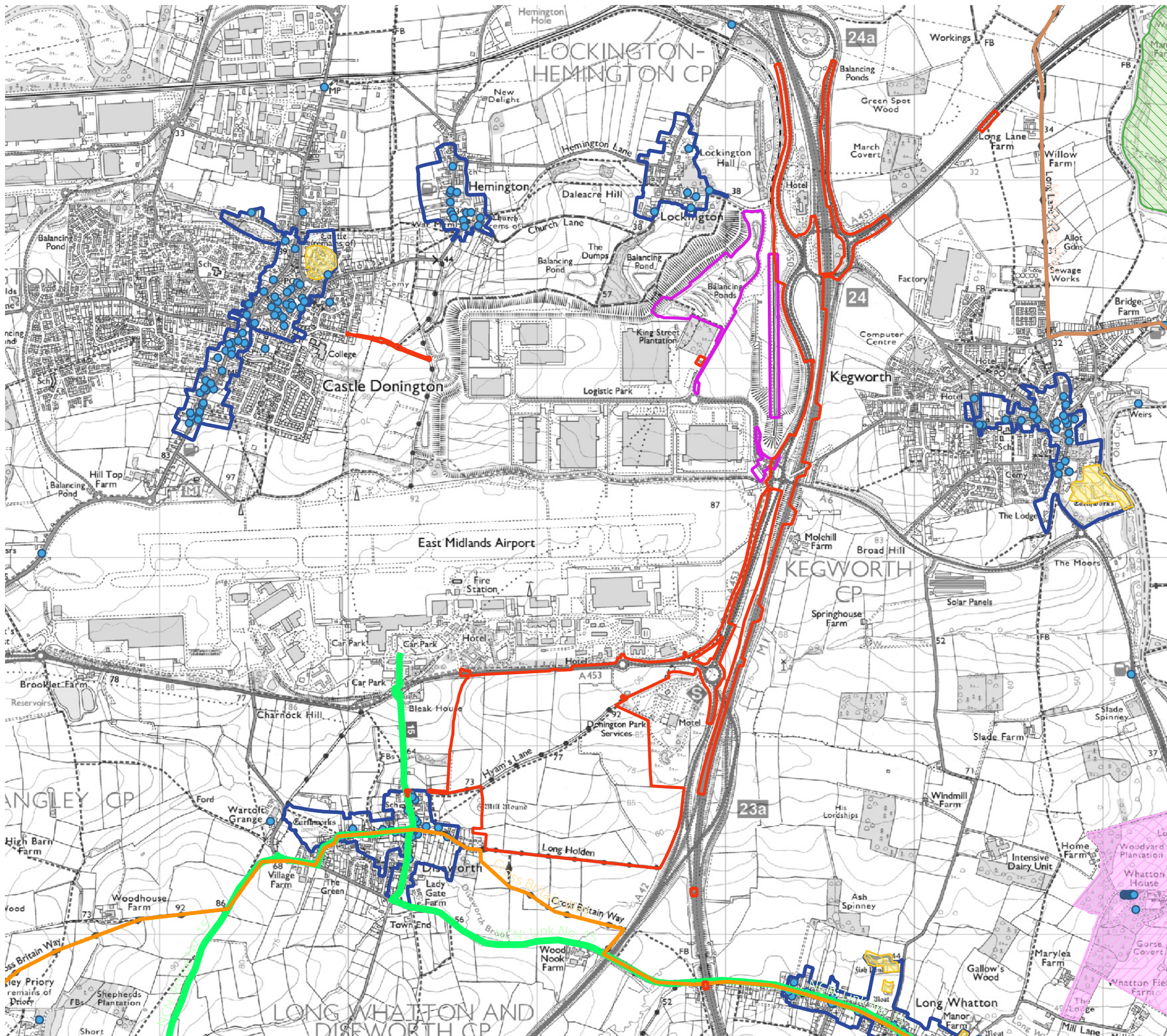


- KEY**
- National Character Areas
 - Landscape Sensitivity and Green Infrastructure Study for Leicester & Leicestershire (2017)
 - Trent Valley
 - Langley Lowlands
 - Soar Valley
 - Derbyshire Local Landscape Character Areas
 - Melbourne Parklands
 - Trent Valley Washlands
 - Urban
 - Melton and Rushcliffe Landscape Sensitivity Study (2014)
 - Nottinghamshire Wolds:
 - South Nottinghamshire Farmlands:
 - Trent Valley:
 - Trent Washlands:

date	drwn/chkd
13/08/25	HT/TRJ
client	
SEGRO	
project	

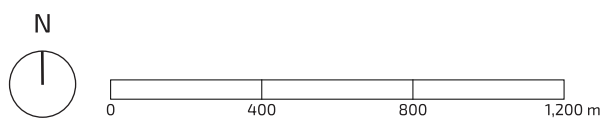
East Midlands Gateway 2

title	scale
Landscape Character (National and County)	1:40,000 @ A3
number	rev
FIGURE 4	-



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KEY

- Green Belt
- Conservation Areas
- Listed Buildings
- Parks and Gardens
- Scheduled Monuments
- National Cycle Routes
- Cross Britain Way
- Midshires Way

date
13/08/25

drwn/chkd
HT/TRJ

client
SEGRO

project

East Midlands Gateway 2

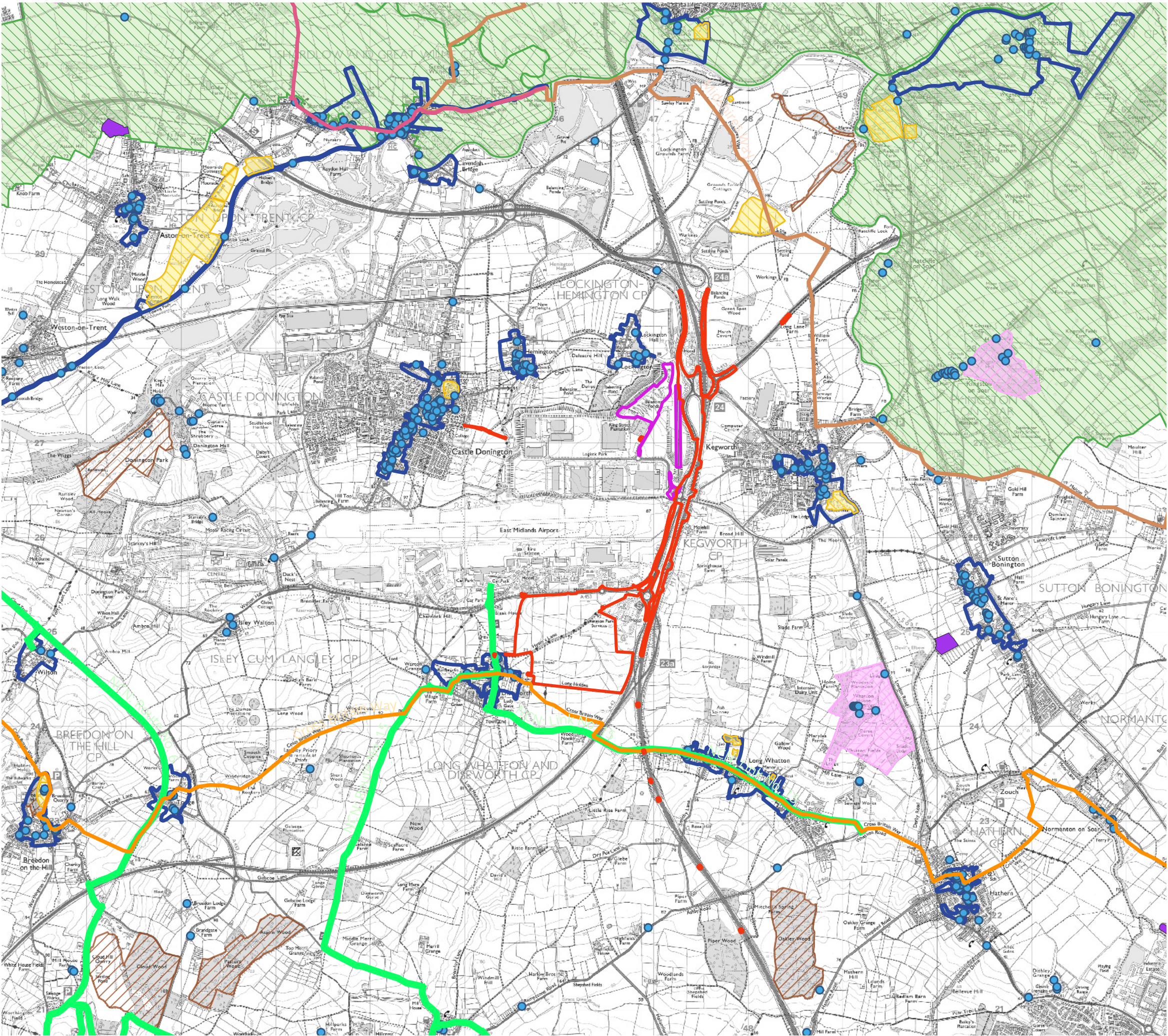
title
Environmental Designations and Features

scale
1:20,000 @ A3

number
FIGURE 5.1

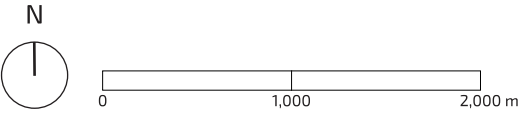
rev
-

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- KEY**
- Green Belt
 - Local Nature Reserves
 - Conservation Areas
 - Listed Buildings
 - Parks and Gardens
 - Scheduled Monuments
 - SSSI
 - National Cycle Routes
 - Cross Britain Way
 - Derwent Valley Heritage Way
 - Midshires Way

date
13/08/25

drwn/chkd
HT/TRJ

client
SEGRO
project

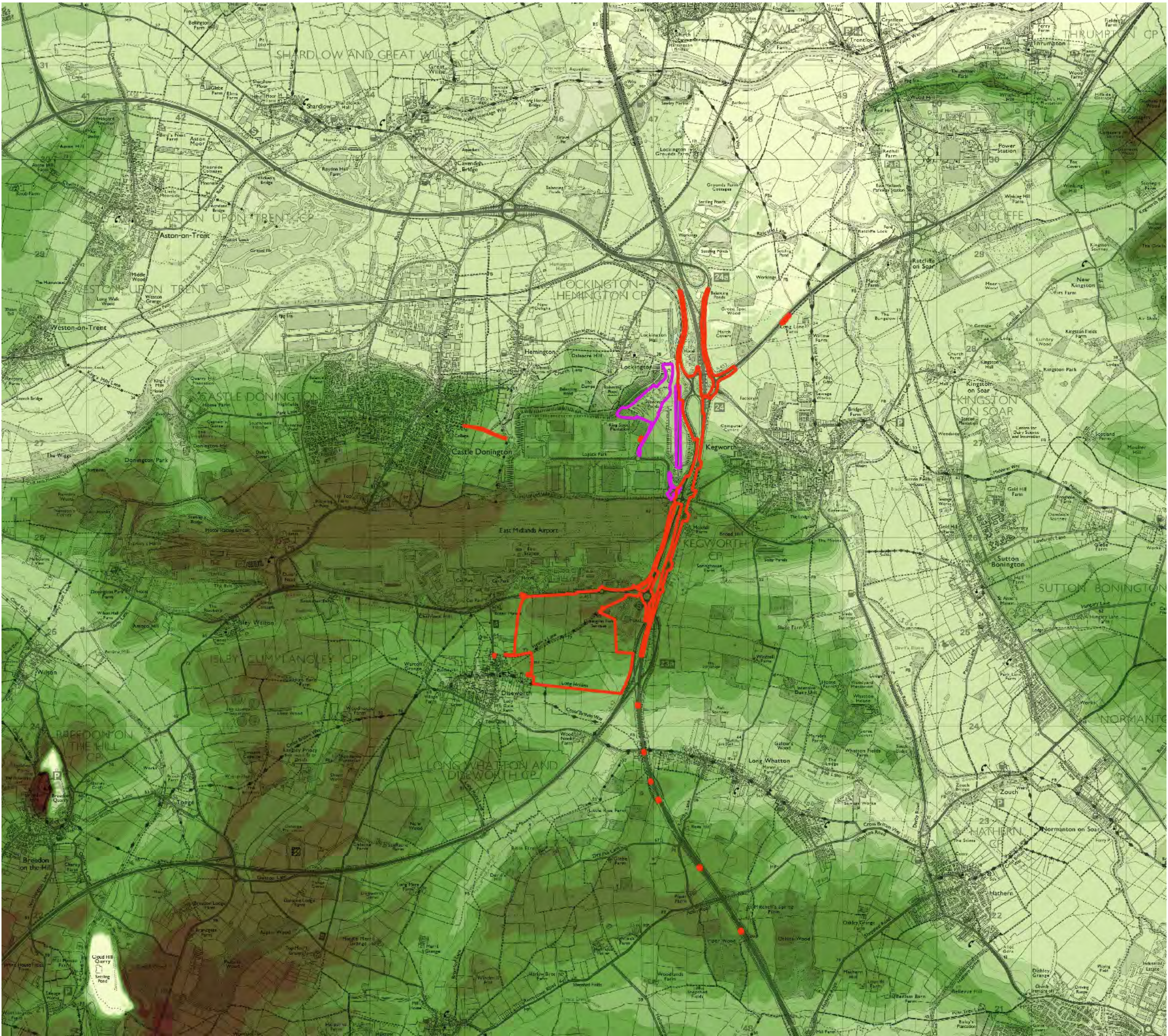
East Midlands Gateway 2

title
Environmental Designations and Features (Wider Context)

scale
1:40,000 @ A3

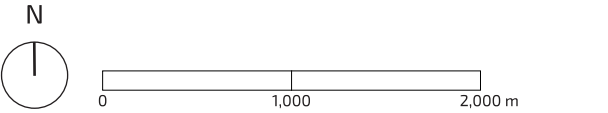
number
FIGURE 5.2

rev
-



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date
13/08/25

drwn/chkd
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client
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project

East Midlands Gateway 2

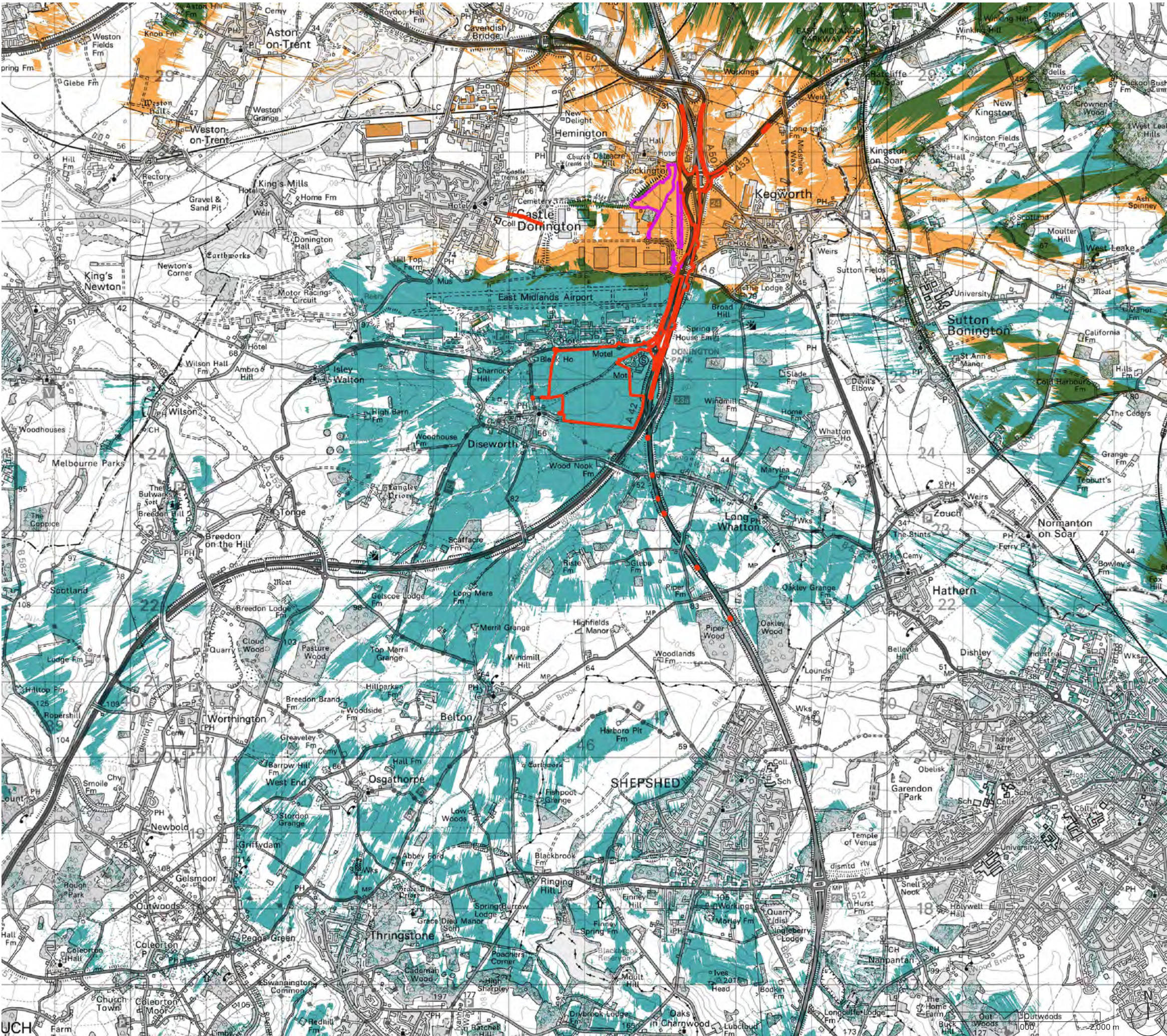
title
Topography

scale
1:40,000 @ A3

number
FIGURE 6





rev
-

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-  DRAFT order limits EMG1 MCO
-  DRAFT order limits EMG2 DCO
-  ZTV Plot 16 and Gantry Cranes
-  ZTV EMG2

Notes:

The points used for the ZTV are based on drawing 19232_F0085[A], 19232_F0086[A], 19232_F0088[A] and 19232_F0089[A]. Points have been set out across the site at the various maximum parameter heights.

The surrounding context is modelled using LIDAR Composite First Return DSM (Digital Surface Model) 2022 - 2m published by the Department for Environment Food and Rural Affairs (DEFRA). The DSM includes heights of objects, such as buildings and vegetation, as well as the terrain surface where the first or only return was the ground.

The buildings and vegetation in the DSM restrict the view during the Zone of Theoretical Visibility (ZTV) analysis and help to provide an understanding of where the site would theoretically be visible.

Using the LIDAR DSM detailed terrain model can be useful in identifying key view corridors and can give a more refined indication of theoretical visibility. Note, however, that the ZTV output is theoretical and still requires interpretation. For example, theoretical visibility on the plan below is indicated from the roofs of buildings, which would not normally offer accessible public viewpoints, and within the woodland blocks, which would usually prevent views out.

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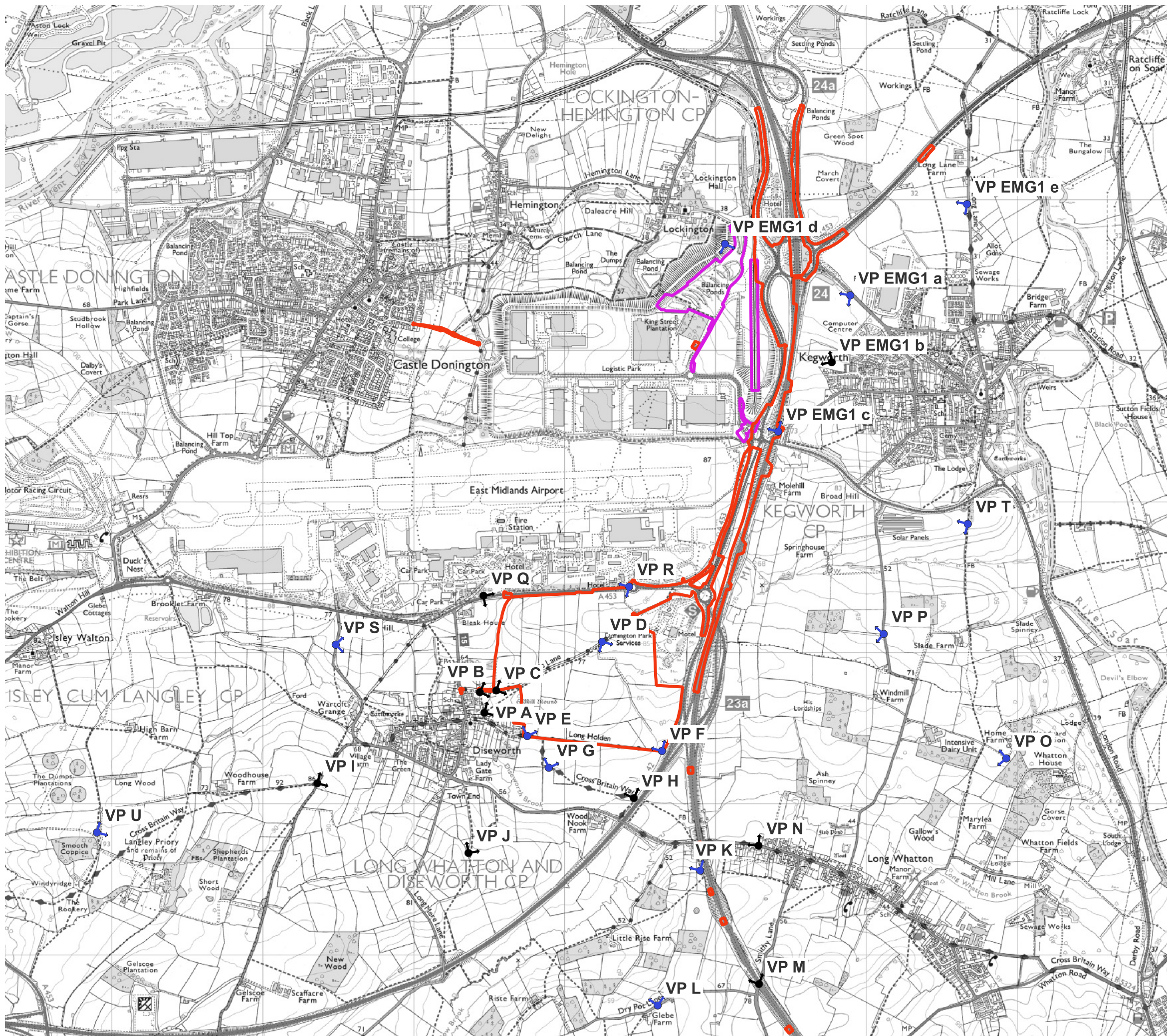
project

East Midlands Gateway 2

title **Zone of Theoretical Visibility (ZTV)** scale 1:50,000 @ A3

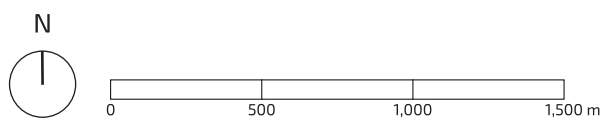
number **FIGURE 7** rev -

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KEY

-  Photomontage Location and Reference
-  Photo Viewpoint Location and Reference

date 13/08/25 drwn/chkd HT/TRJ

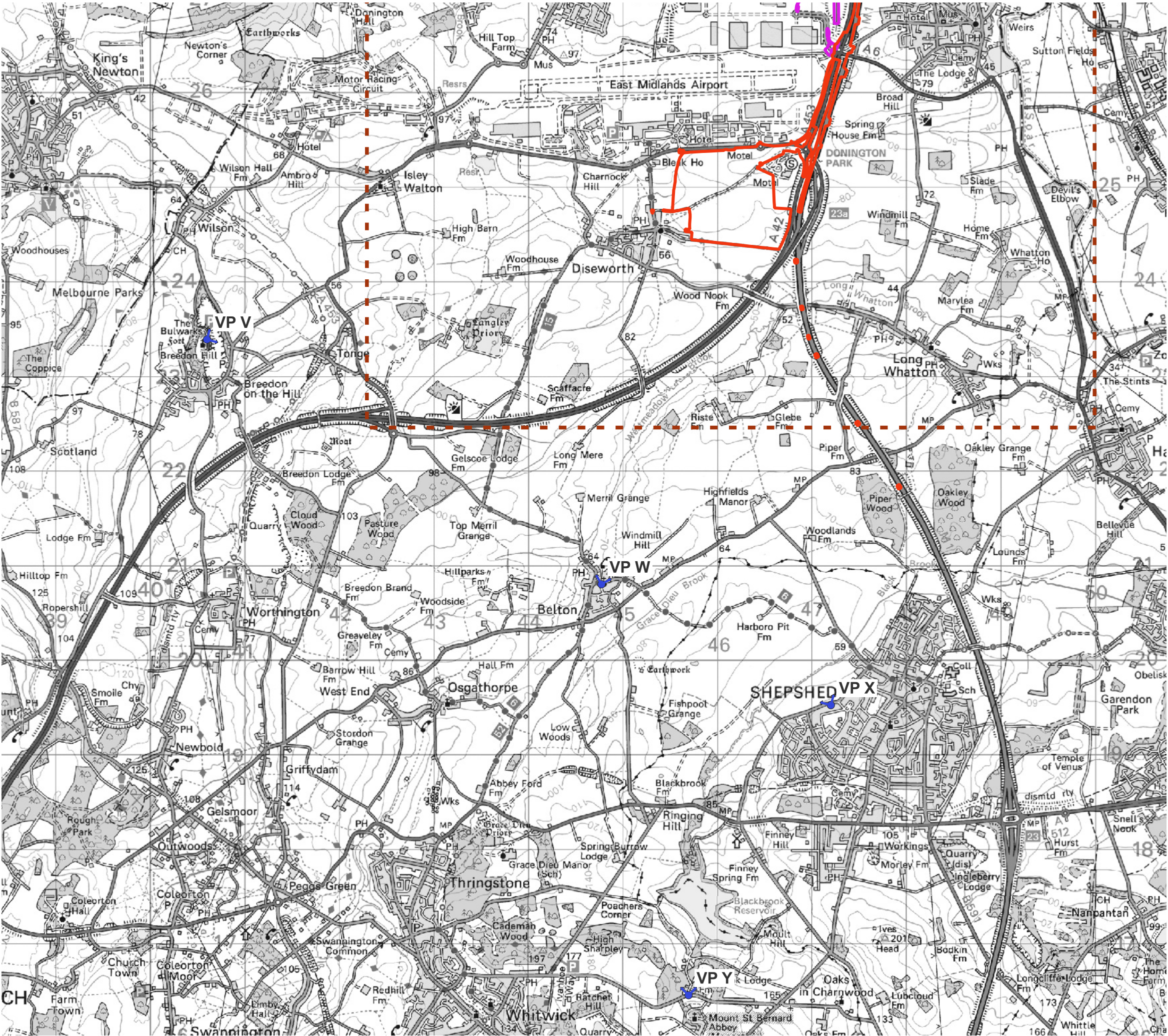
client
SEGRO
project

East Midlands Gateway 2

title Photo Viewpoints and Visualisations 1:25,000 @ A3 Locations scale

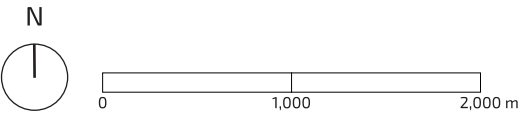
number **FIGURE 8.1** rev -

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- KEY
- DRAFT order limits EMG1 MCO
 - DRAFT order limits EMG2 DCO
 - Photo Viewpoint Location and Reference
 - Extents of Photo Viewpoints Figure 10.8a

date	drwn/chkd
13/08/25	HT/TRJ
client	
SEGRO	
project	

East Midlands Gateway 2

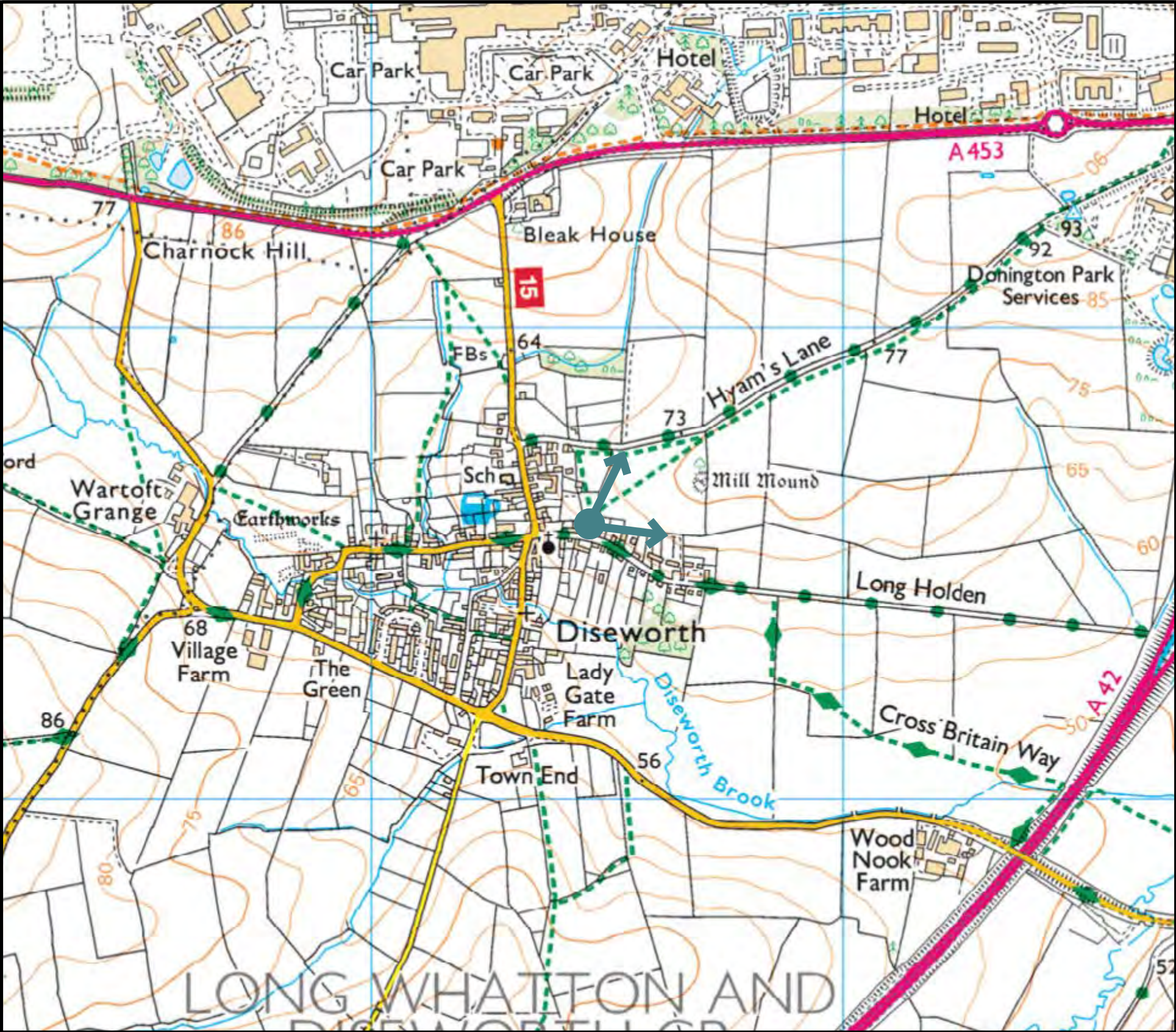
title	scale
Photo Viewpoints and Visualisations	1:40,000 @ A3
Locations (Wider Context)	

number	rev
FIGURE 8.2	-

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Photo Viewpoint A



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

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

client
Segro
project
East Midlands Gateway 2

title
PHOTOVIEWPOINT A - EXISTING VIEW

number	rev
FIGURE 9.1	-

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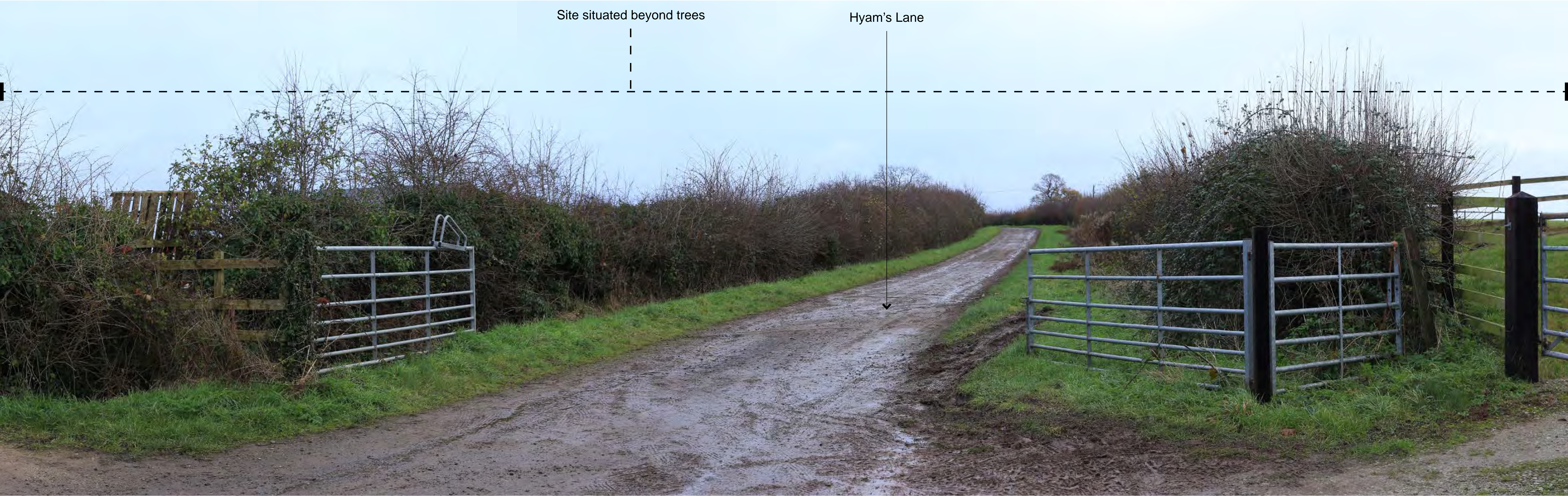
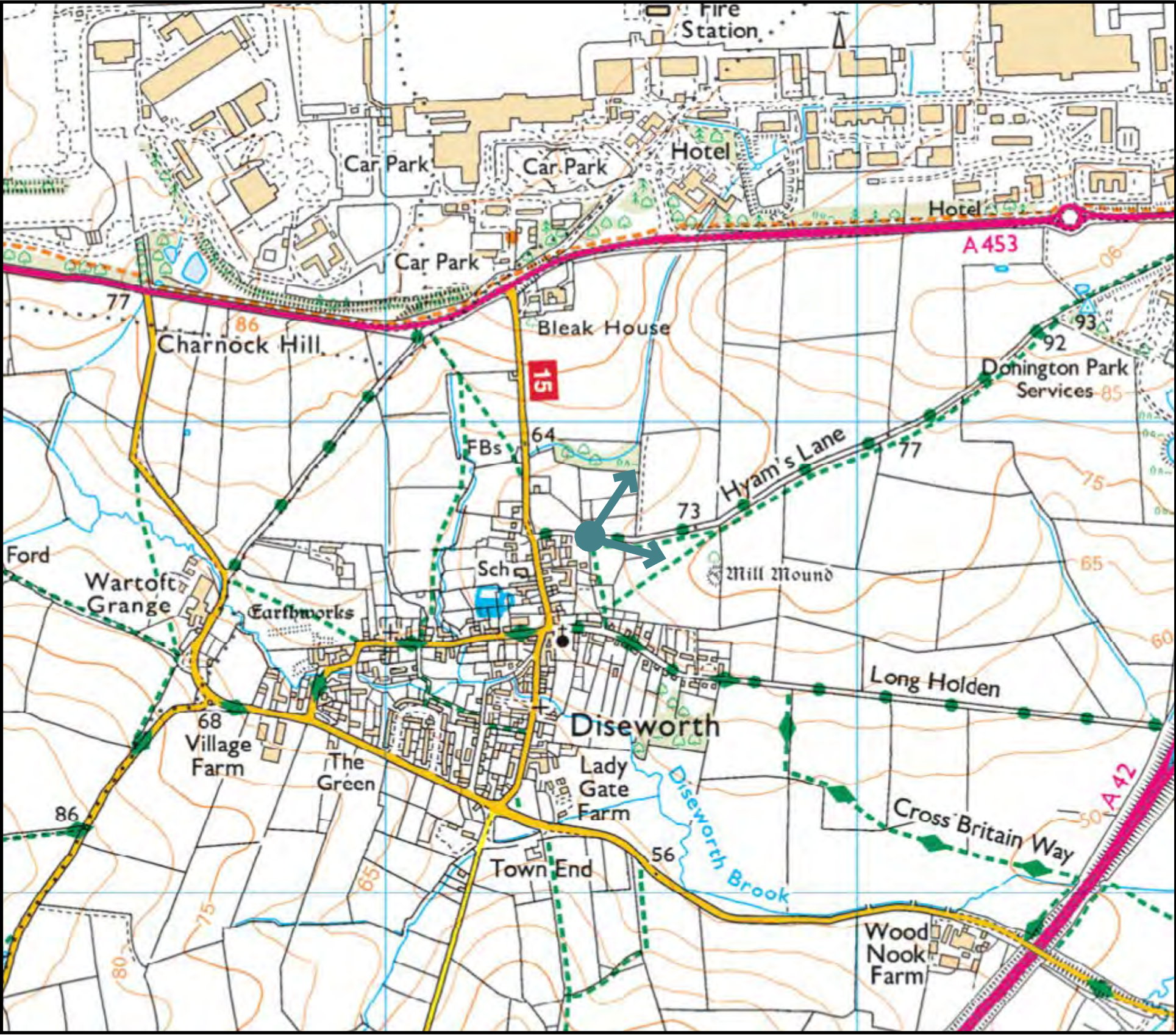


Photo Viewpoint B



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

date
11/04/25

drwn/chkd
HT / TRJ

client
Segro

project
East Midlands Gateway 2

title
PHOTOVIEWPOINT B - EXISTING VIEW

number
FIGURE 9.2

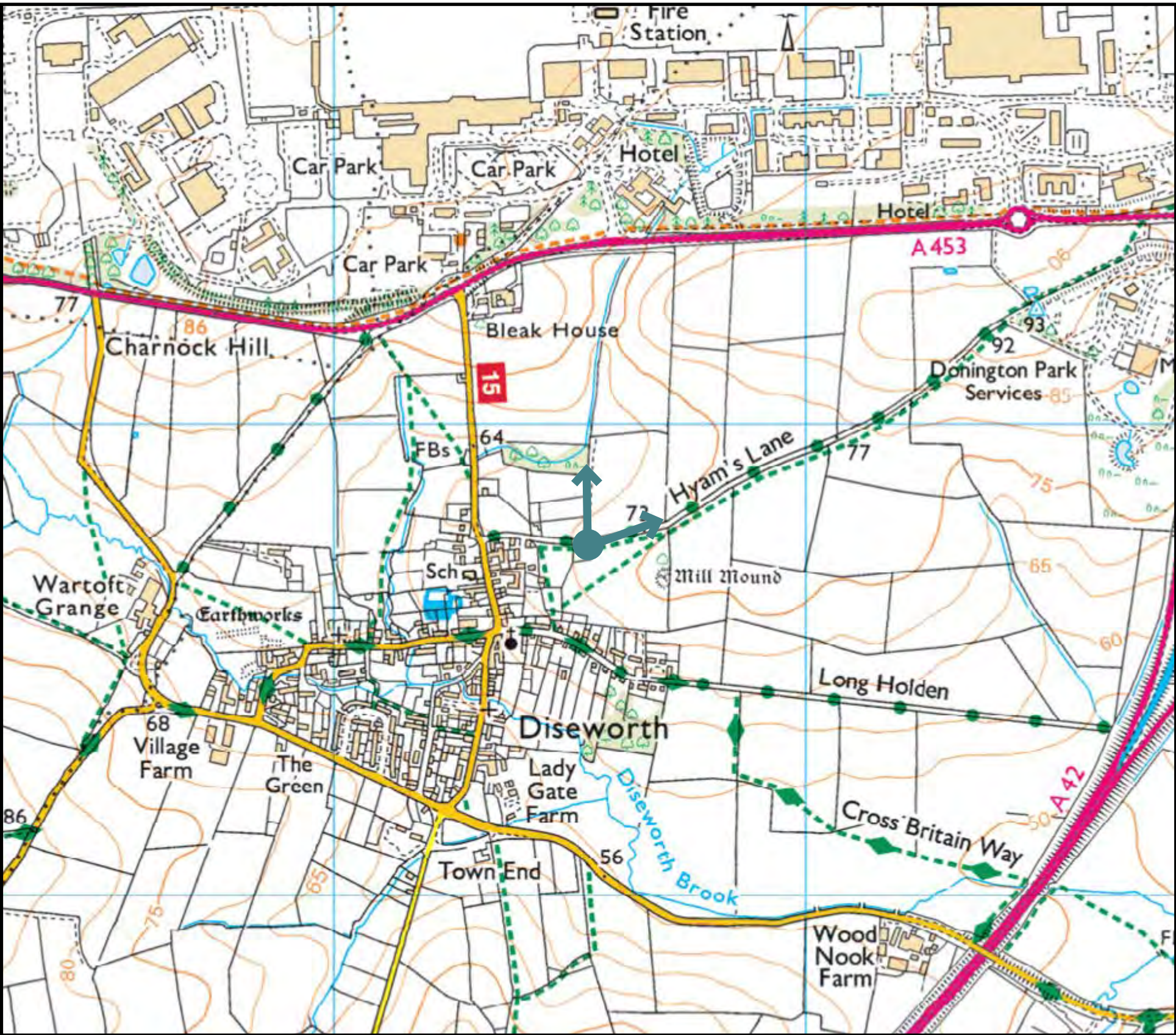
rev
-

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Photo Viewpoint C



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

date11/04/25

drwn/chkdHT / TRJ

client

Segro

project

East Midlands Gateway 2

title

PHOTOVIEWPOINT C - EXISTING VIEW

number

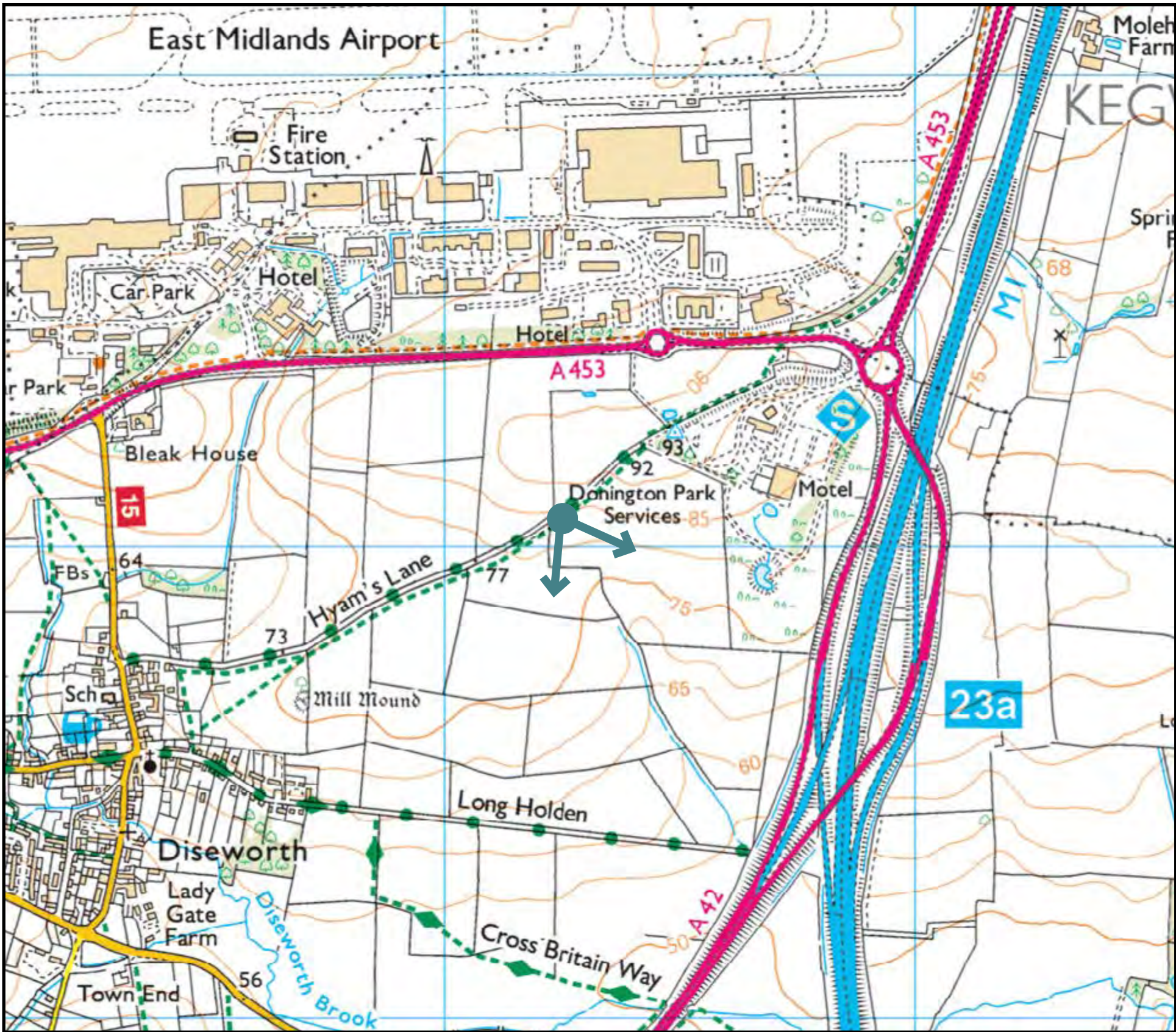
FIGURE 9.3

rev-

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Photo Viewpoint D



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

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

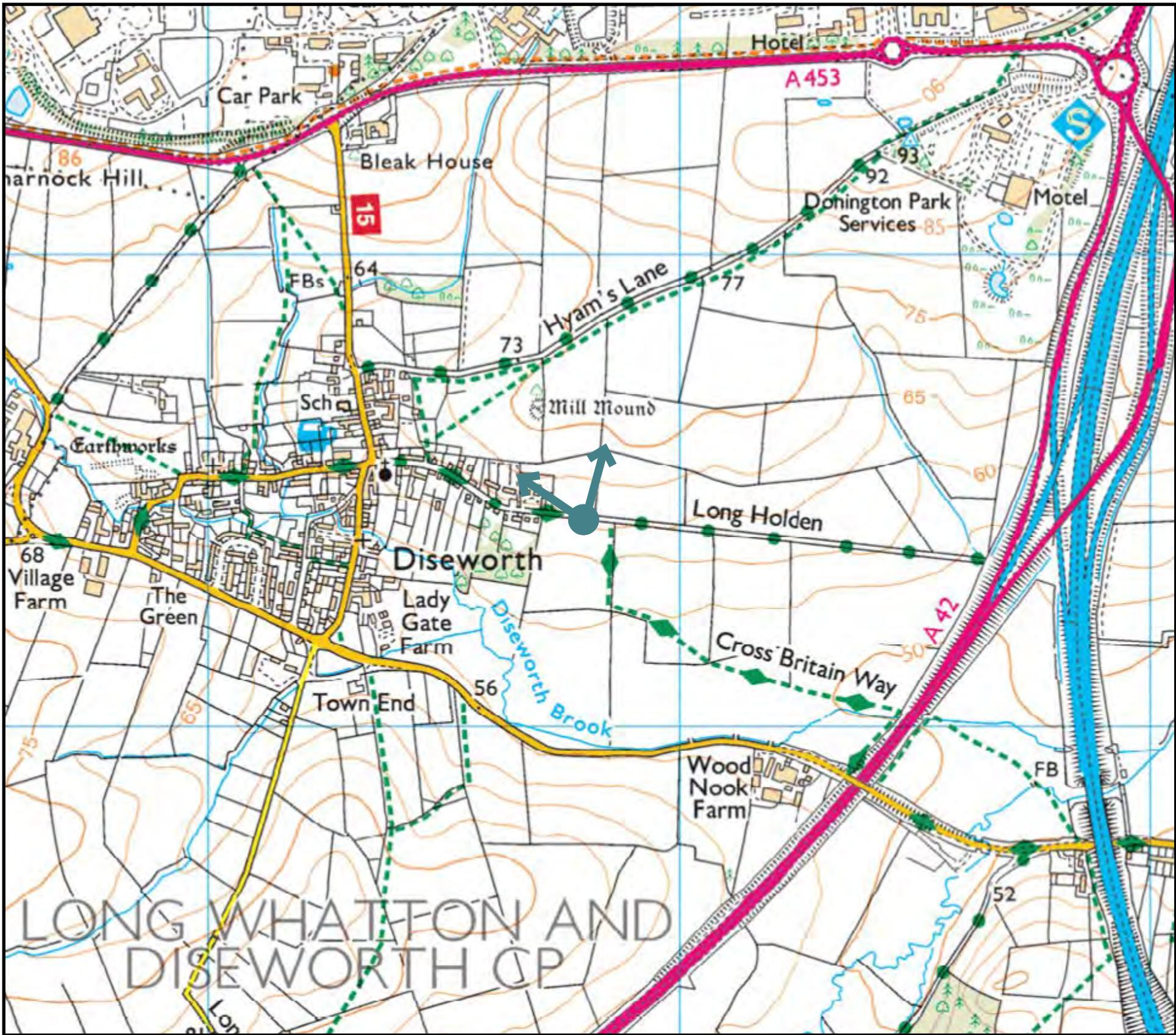
client
Segro
project
East Midlands Gateway 2

title
PHOTOVIEWPOINT D - EXISTING VIEW

number	rev
FIGURE 9.4	-



Photo Viewpoint E



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

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

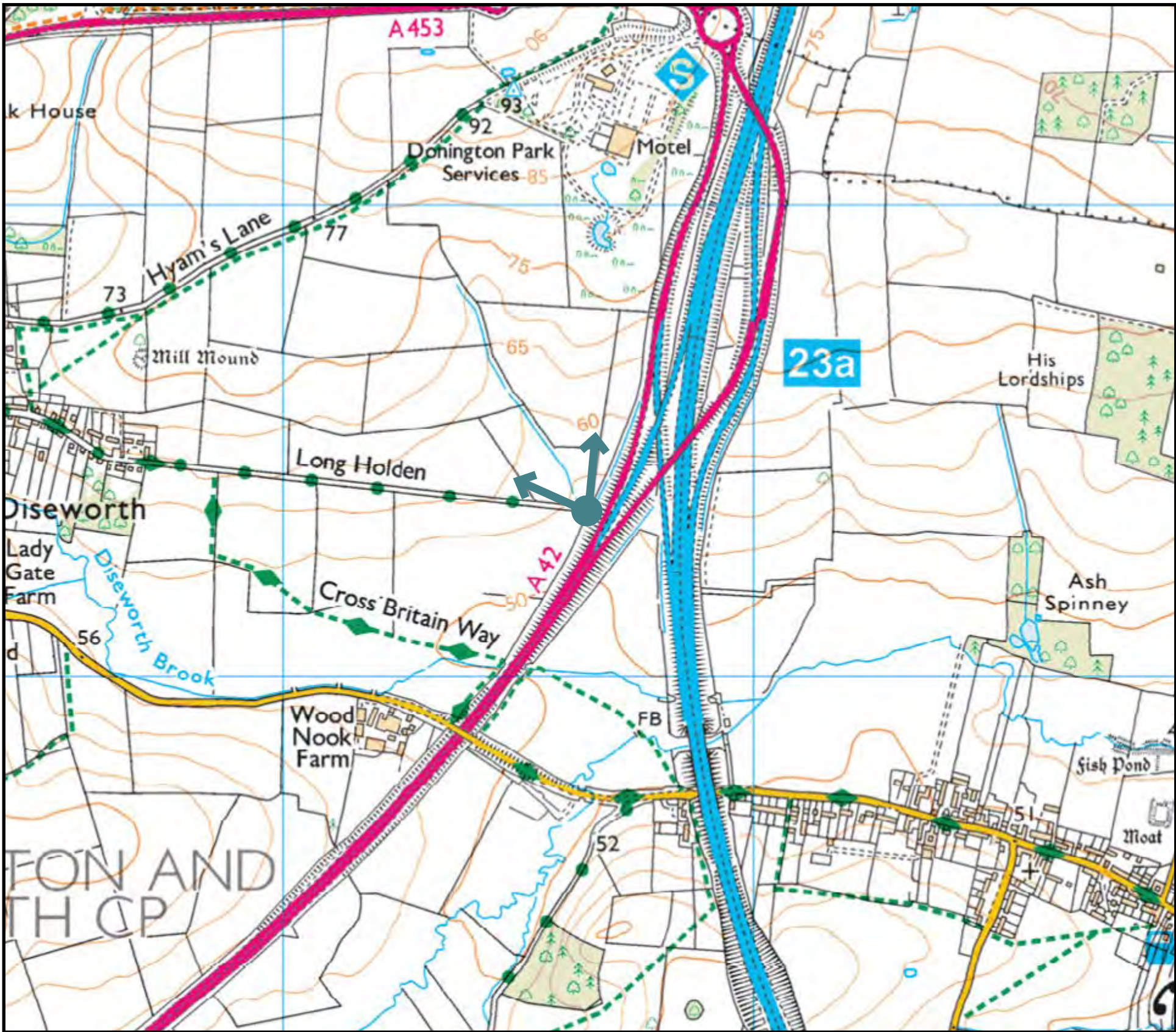
client
Segro
project
East Midlands Gateway 2

title
PHOTOVIEWPOINT E - EXISTING VIEW

number	rev
FIGURE 9.5	-



Photo Viewpoint F



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

date
11/04/25

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East Midlands Gateway 2

title
PHOTOVIEWPOINT F - EXISTING VIEW

number
FIGURE 9.6

rev
-

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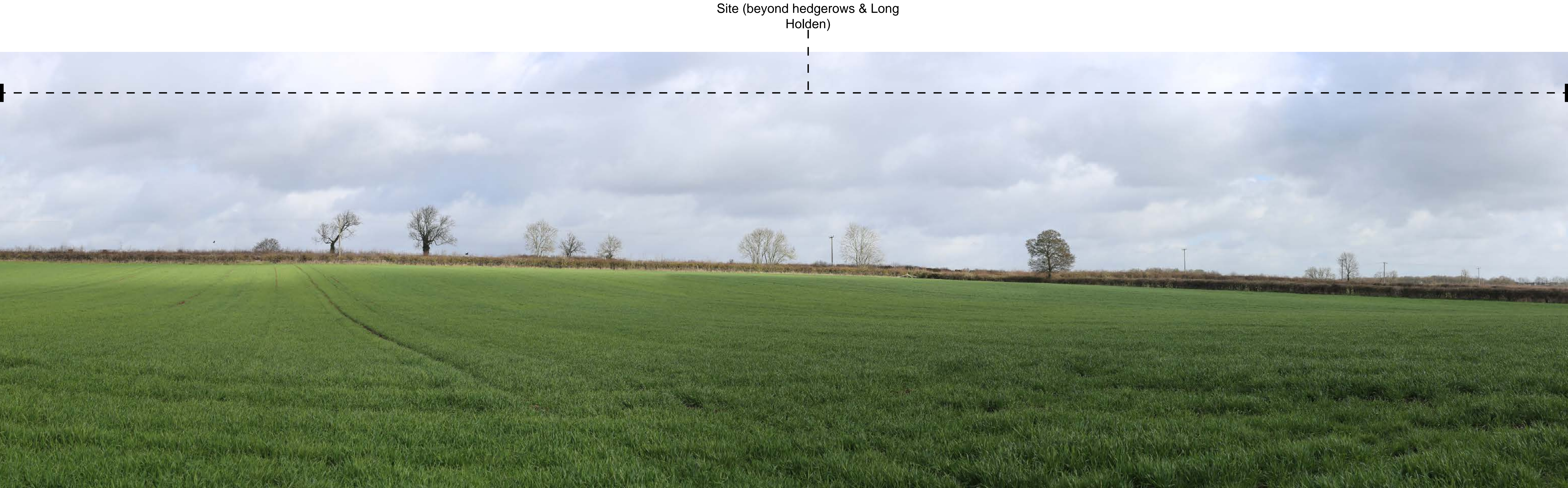
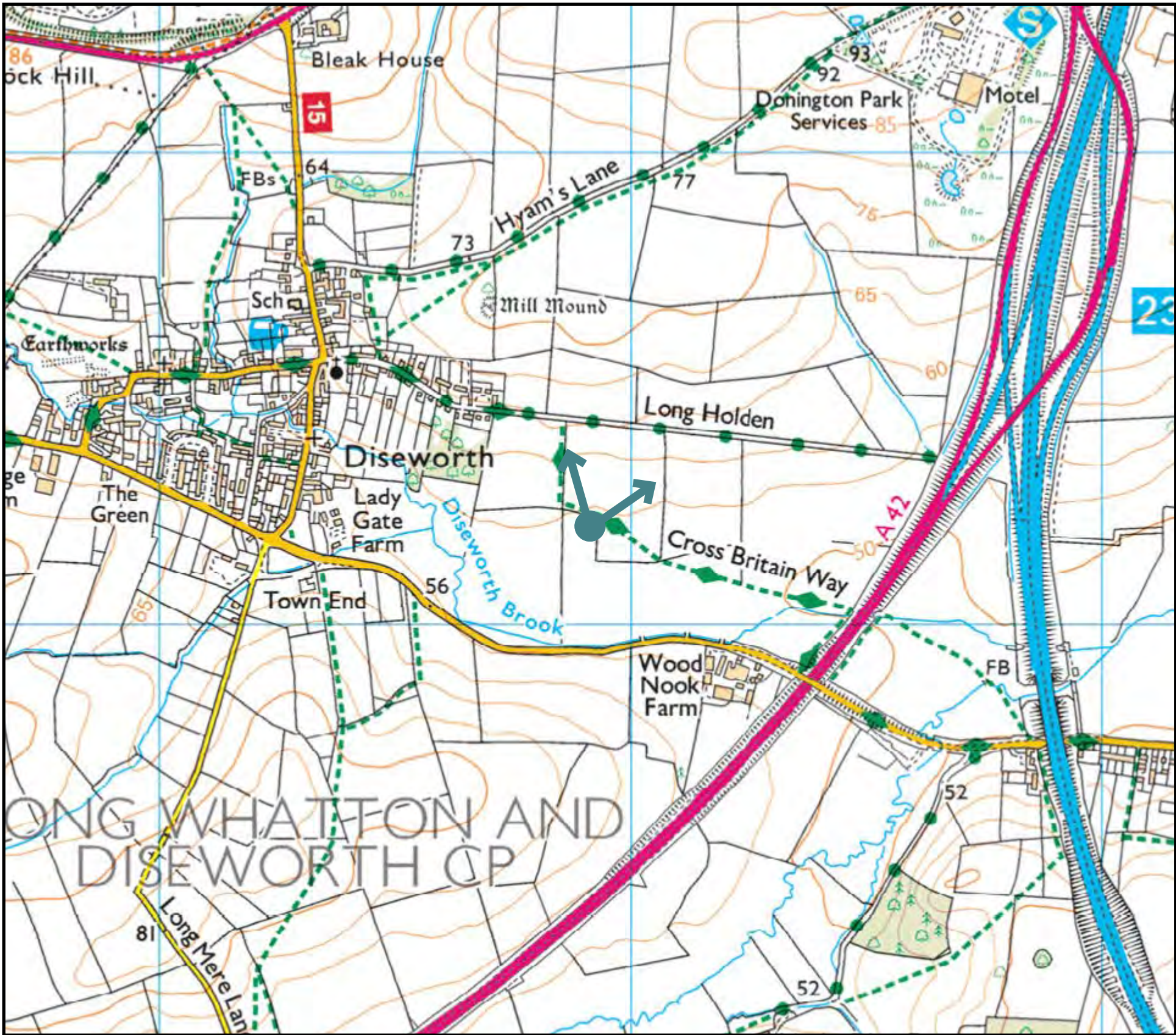


Photo Viewpoint G



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

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

client
Segro
project
East Midlands Gateway 2

title
PHOTOVIEWPOINT G - EXISTING VIEW

number	rev
FIGURE 9.7	-

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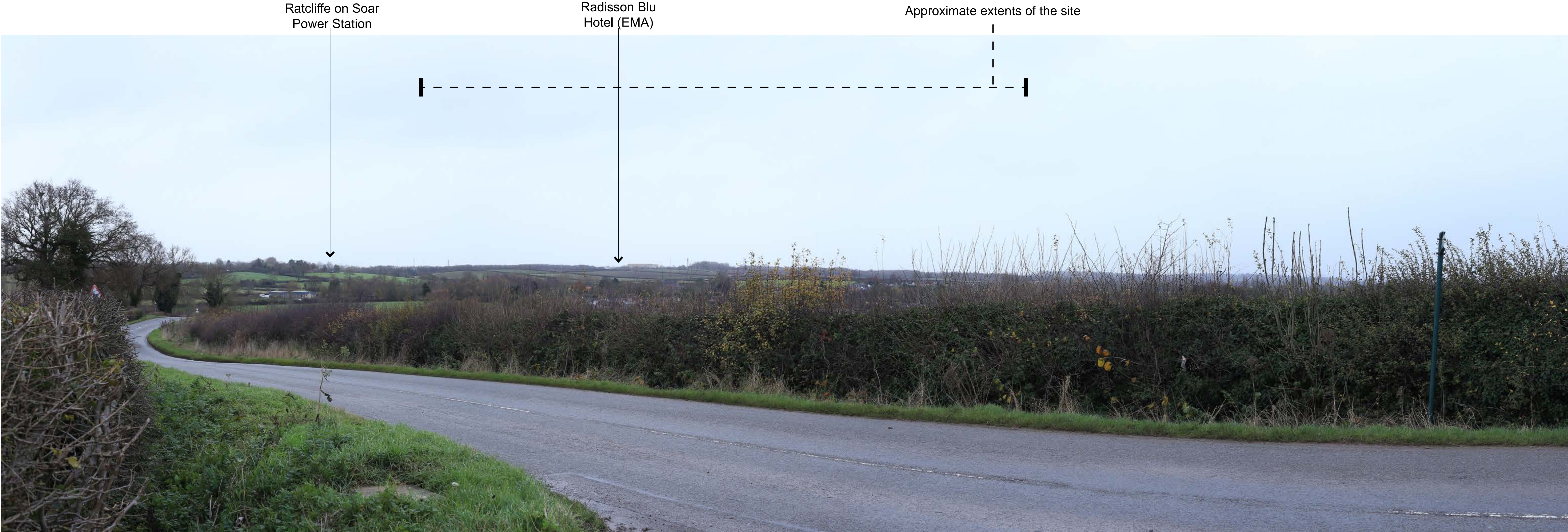
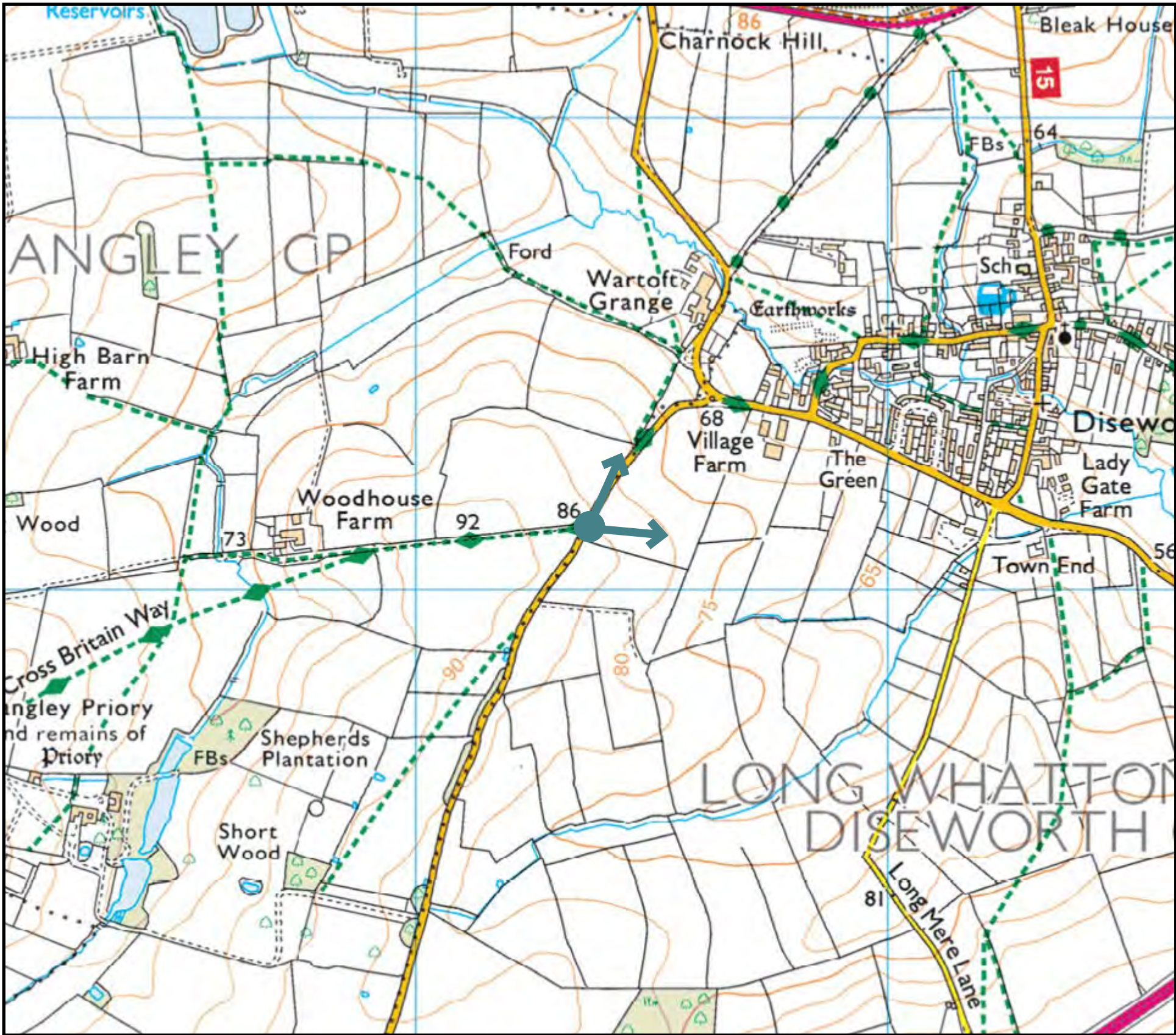


Photo Viewpoint I



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

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

client
Segro
project
East Midlands Gateway 2

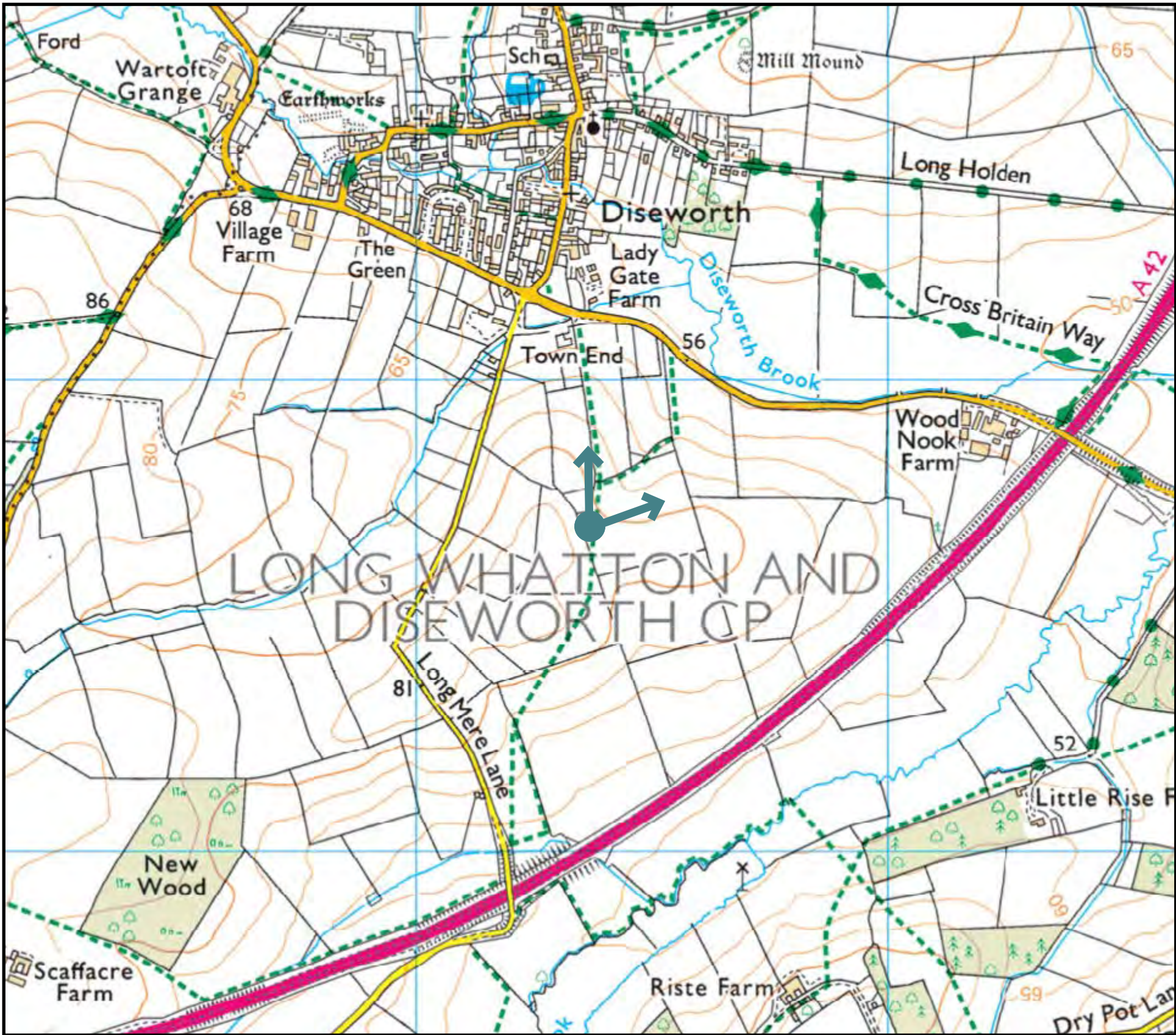
title
PHOTOVIEWPOINT I - EXISTING VIEW

number	rev
FIGURE 9.9	-

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Photo Viewpoint J



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

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

client
Segro
project
East Midlands Gateway 2

title
PHOTOVIEWPOINT J - EXISTING VIEW

number	rev
FIGURE 9.10	-

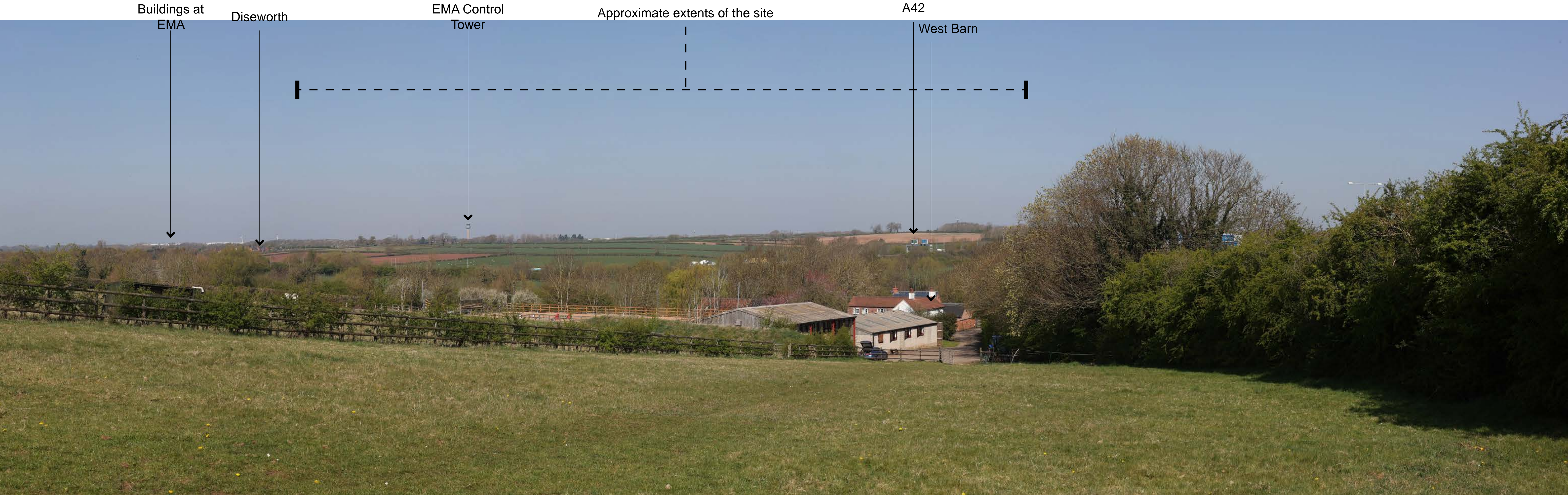
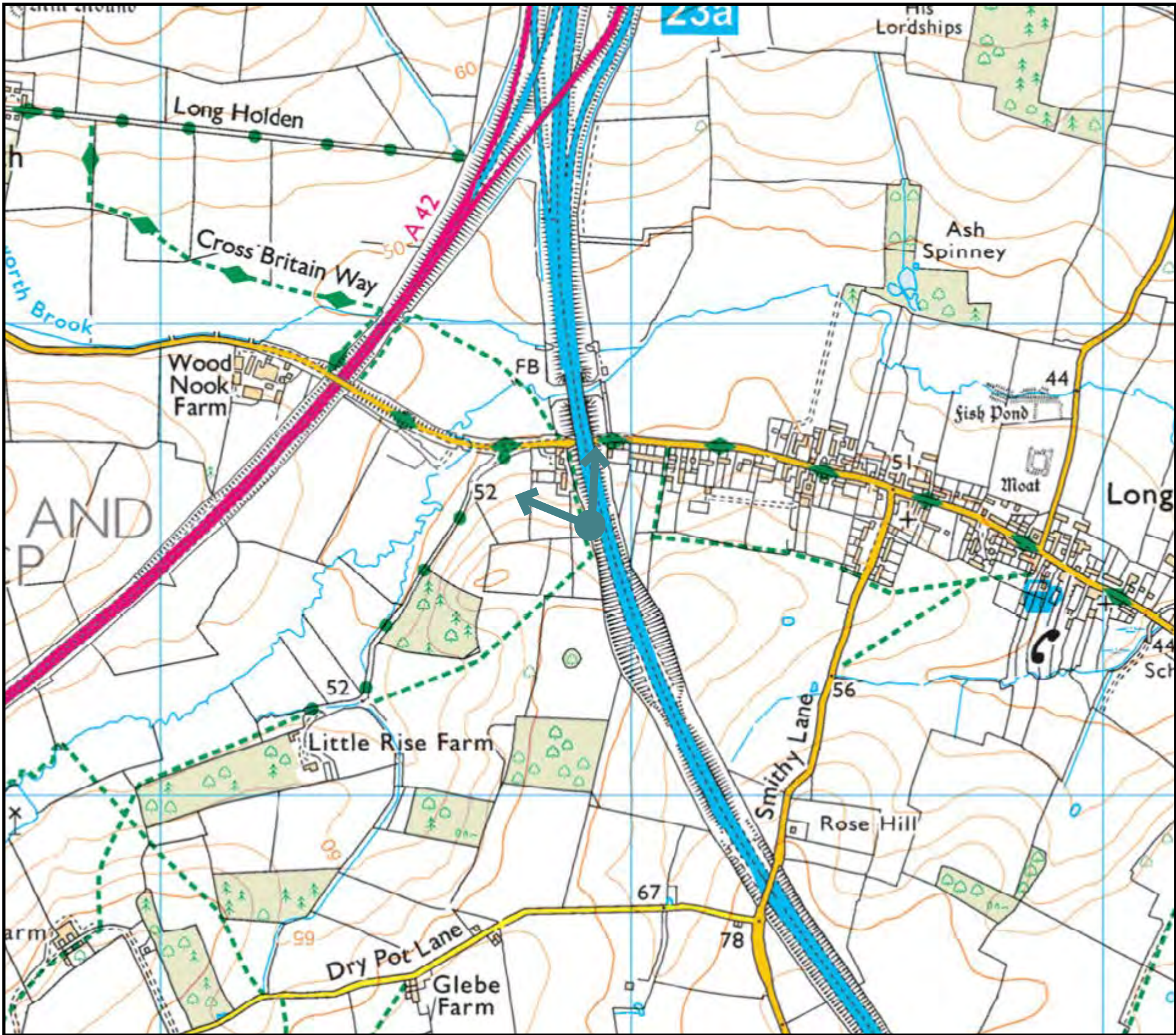


Photo Viewpoint K



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

date
11/04/25

drwn/chkd
HT / TRJ

client
Segro

project
East Midlands Gateway 2

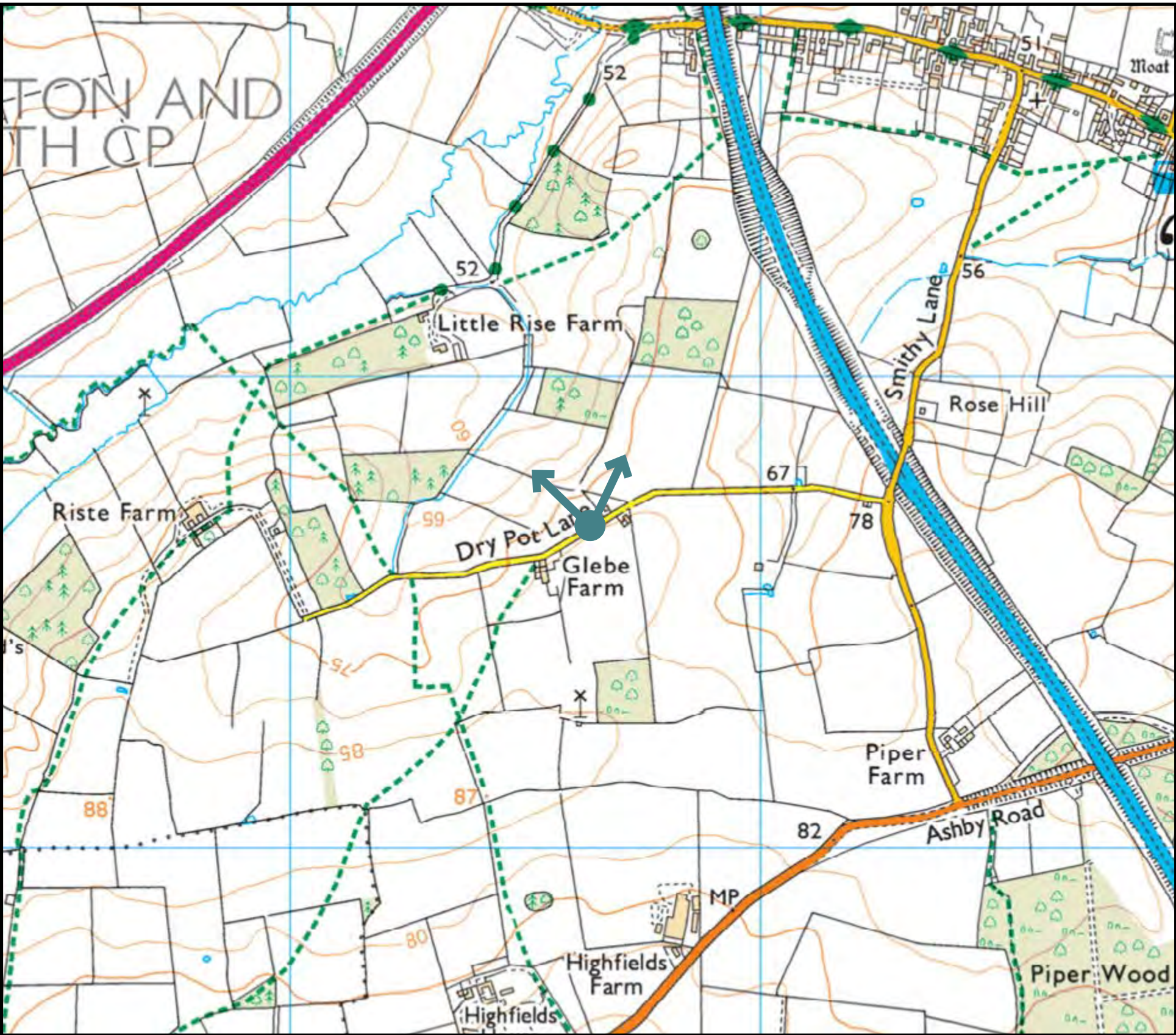
title
PHOTOVIEWPOINT K - EXISTING VIEW

number
FIGURE 9.11

rev
-



Photo Viewpoint L



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

date
11/04/25

drwn/chkd
HT / TRJ

client
Segro

project
East Midlands Gateway 2

title
PHOTOVIEWPOINT L - EXISTING VIEW

number
FIGURE 9.12

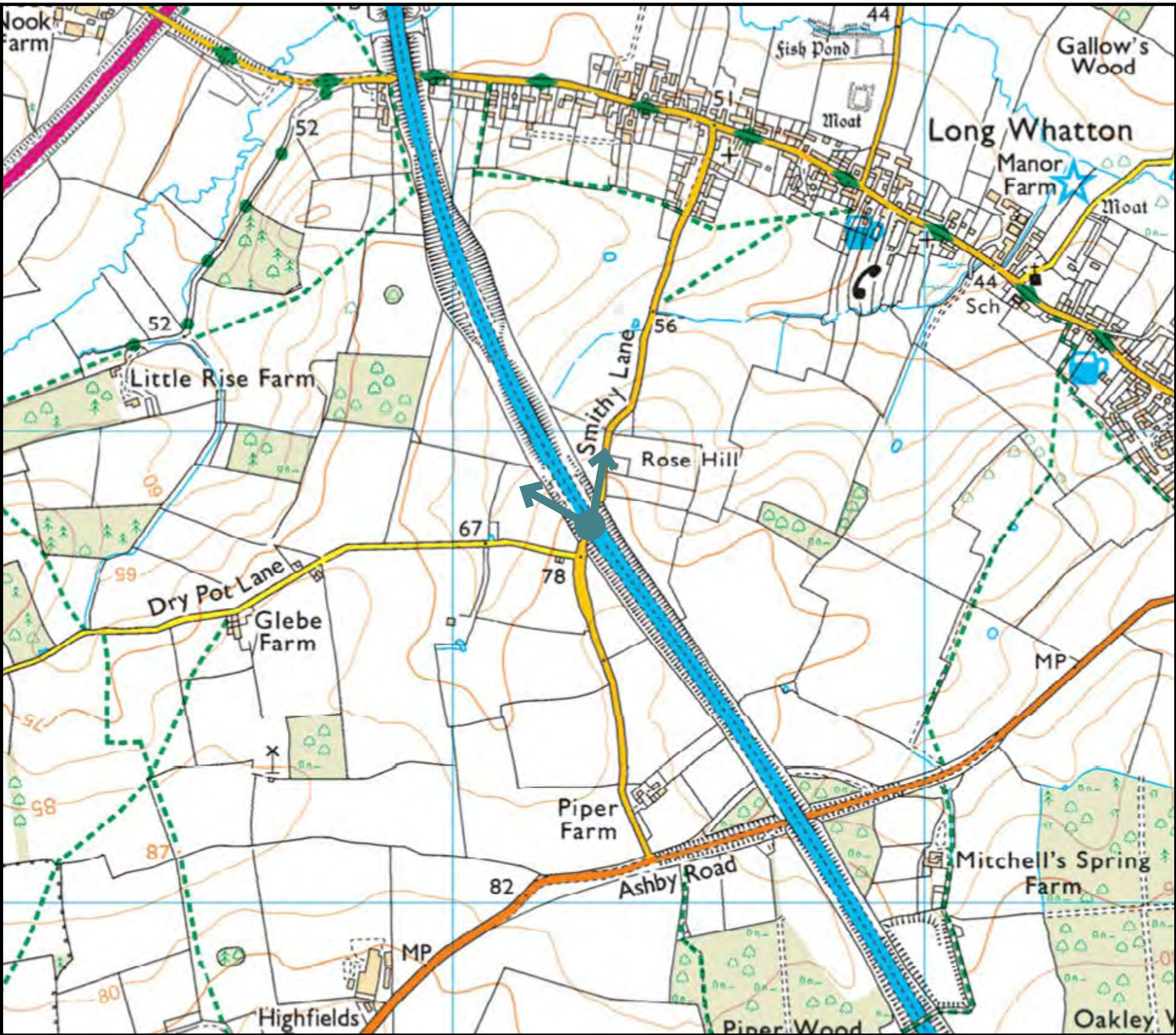
rev
-

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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 FF5, Canon 50mm Lens
Horizontal Field of View: 87°
Direction of View: 335° (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

date
11/04/25

drwn/chkd
HT / TRJ

client
Segro

project
East Midlands Gateway 2

title
PHOTOVIEWPOINT M - EXISTING VIEW

number
FIGURE 9.13

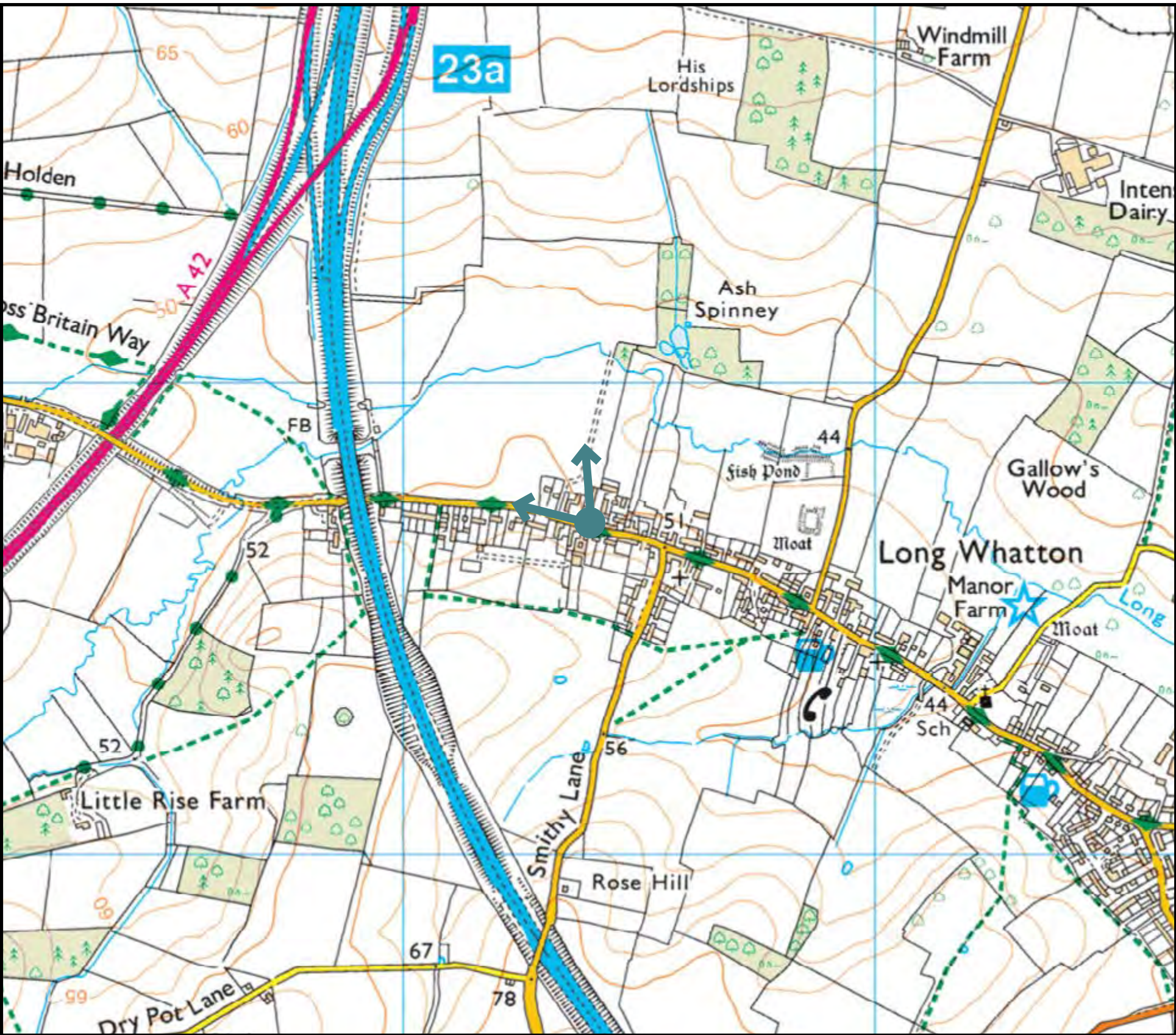
rev
-

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Photo Viewpoint N



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

date
11/04/25

drwn/chkd
HT / TRJ

client
Segro

project
East Midlands Gateway 2

title
PHOTOVIEWPOINT N - EXISTING VIEW

number
FIGURE 9.14

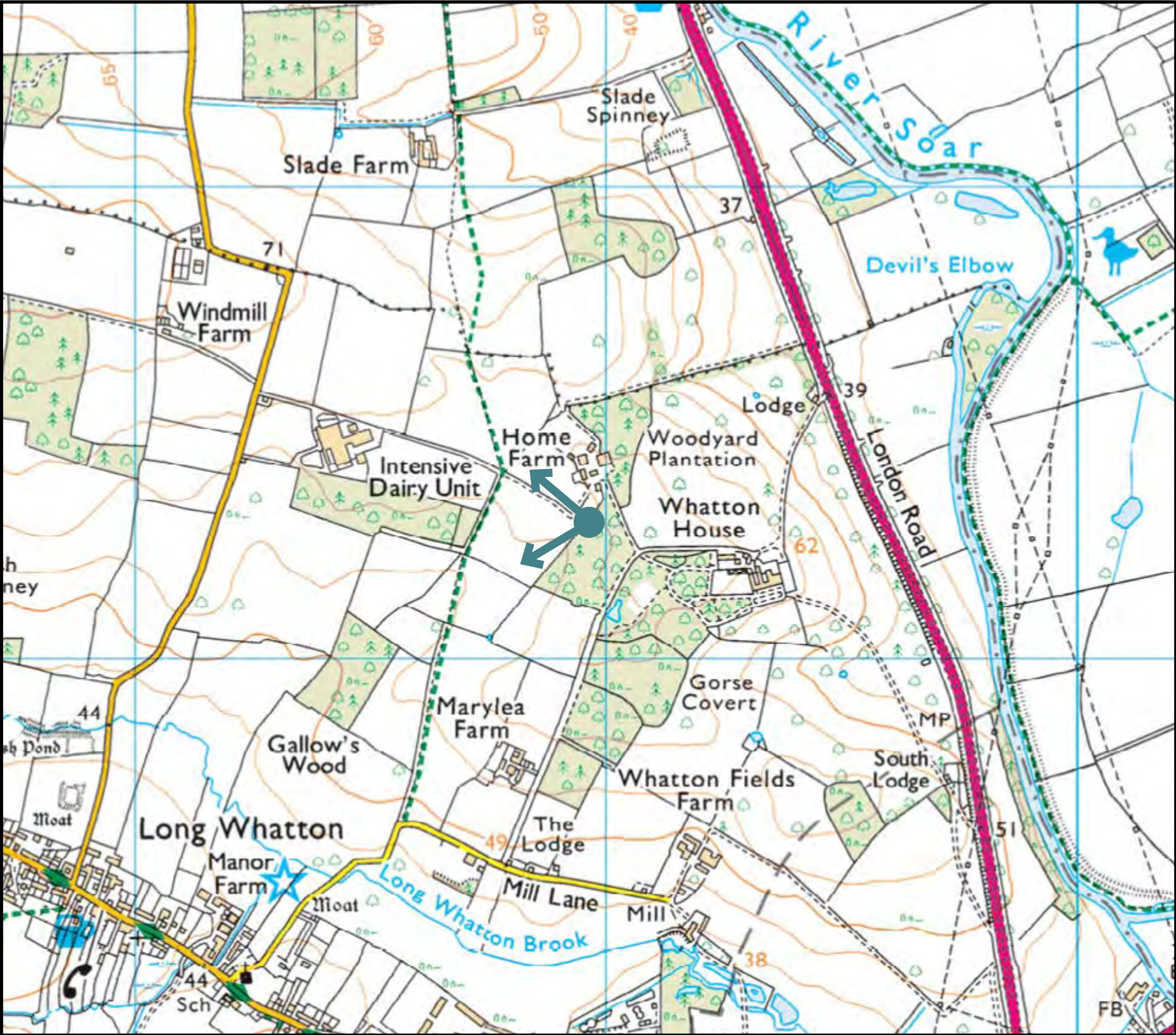
rev
-

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Photo Viewpoint 0



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

date

11/04/25

drwn/chkd

HT / TRJ

client

Segro

project

East Midlands Gateway 2

title

PHOTOVIEWPOINT 0 - EXISTING VIEW

number

FIGURE 9.15

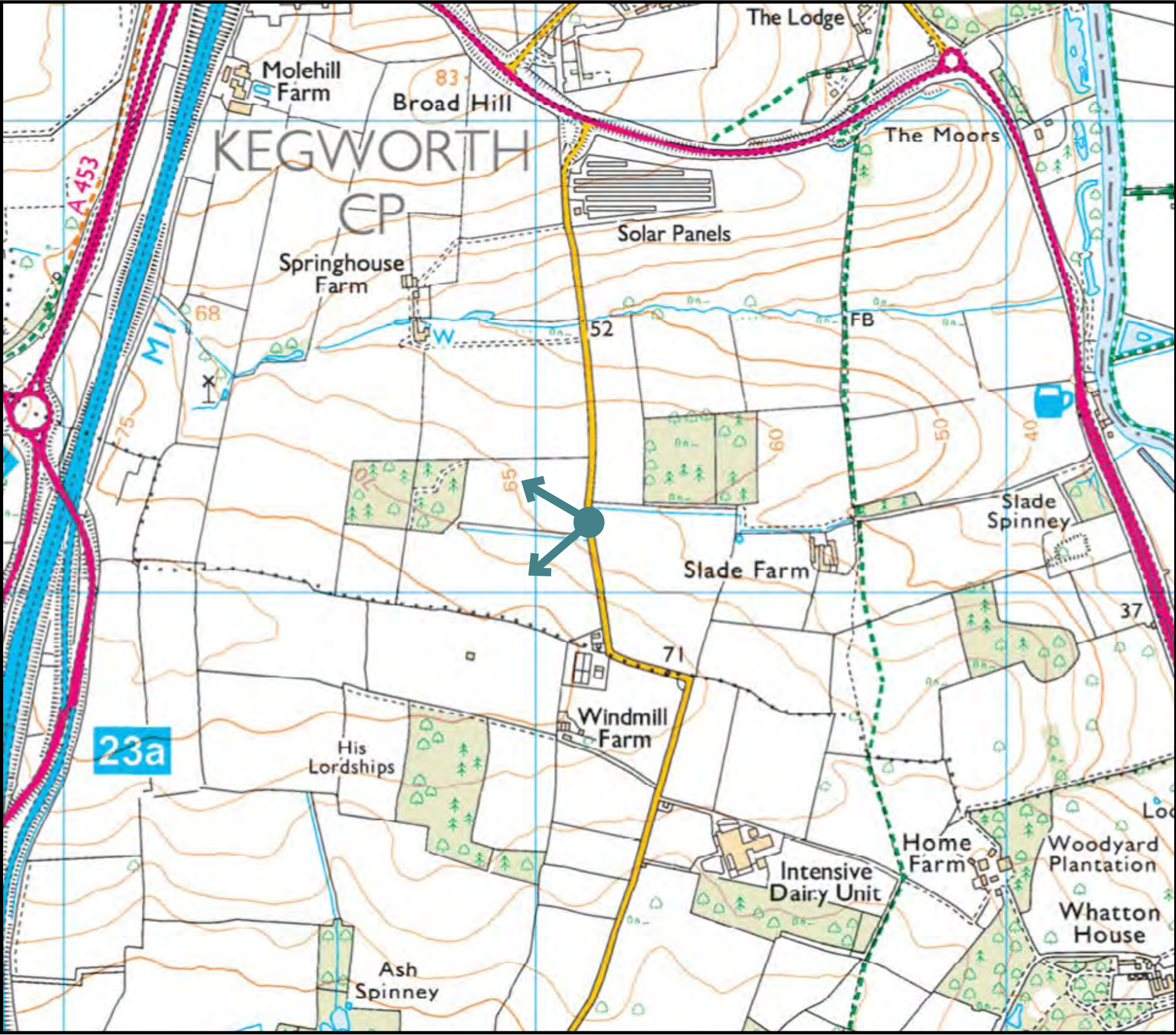
rev

-

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Photo Viewpoint P



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

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

client
Segro
project
East Midlands Gateway 2

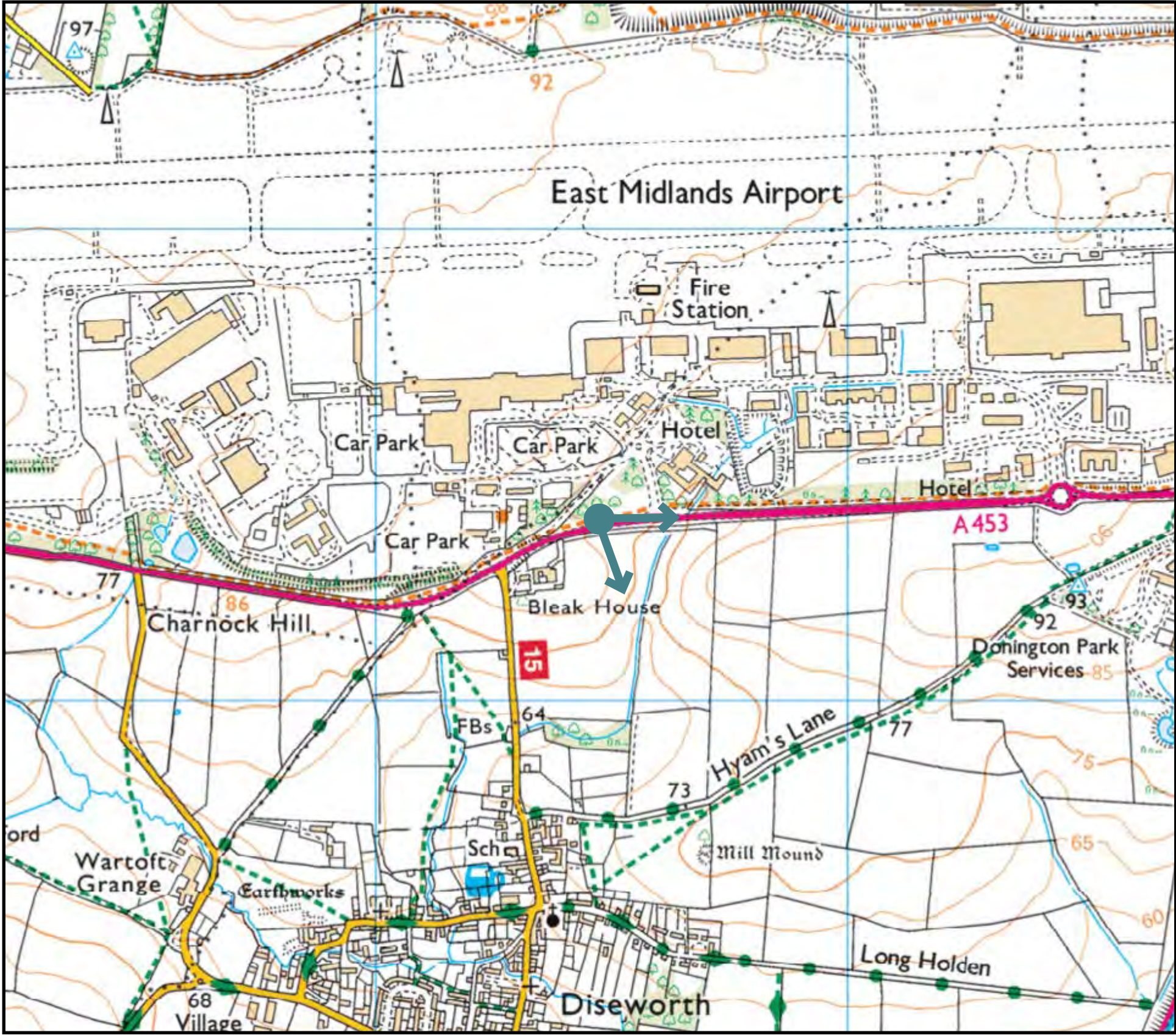
title
PHOTOVIEWPOINT P - EXISTING VIEW

number	rev
FIGURE 9.16	-

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Photo Viewpoint Q



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

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

client
Segro
project
East Midlands Gateway 2

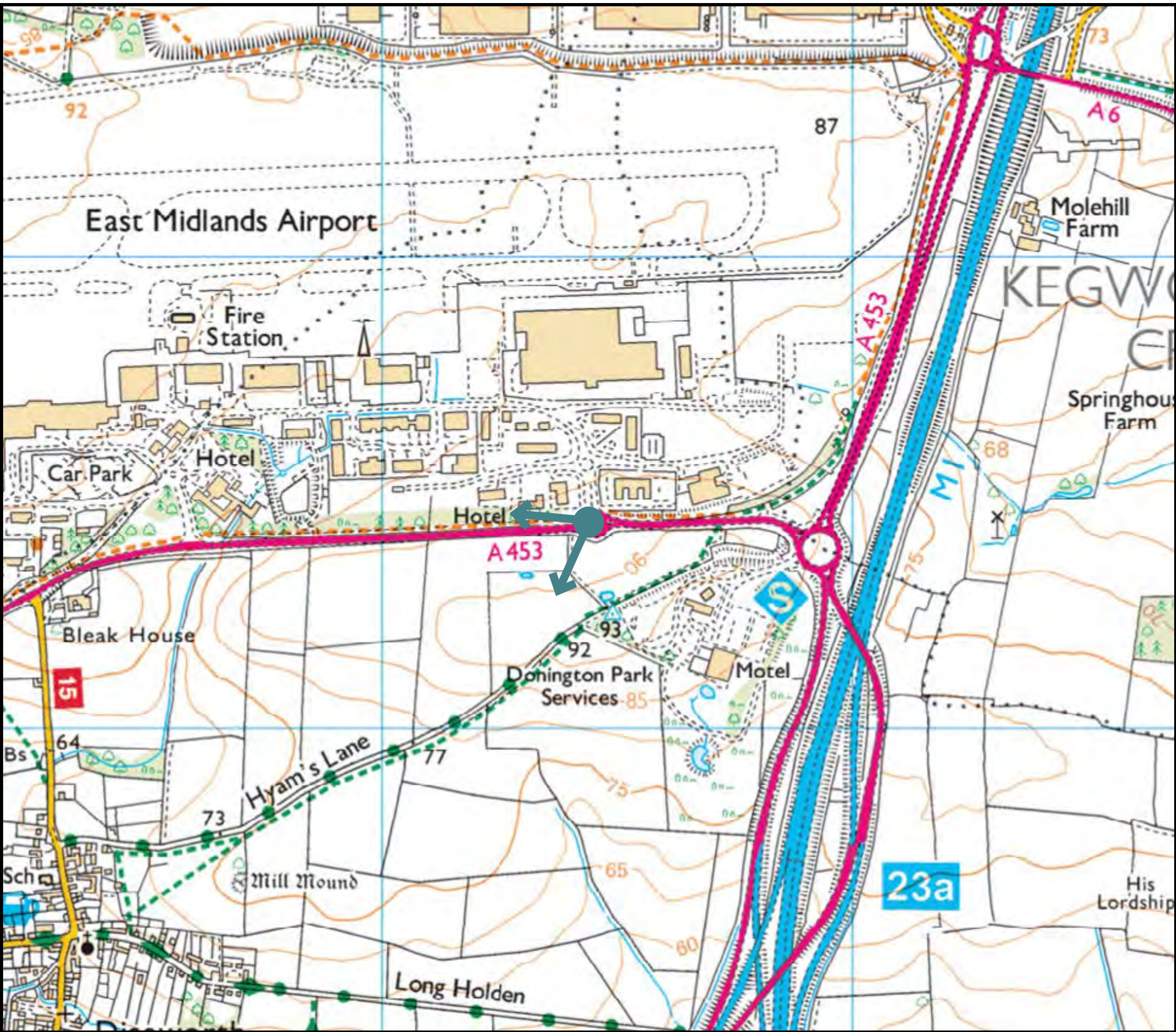
title
PHOTOVIEWPOINT Q - EXISTING VIEW

number	rev
FIGURE 9.17	-

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Photo Viewpoint R



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

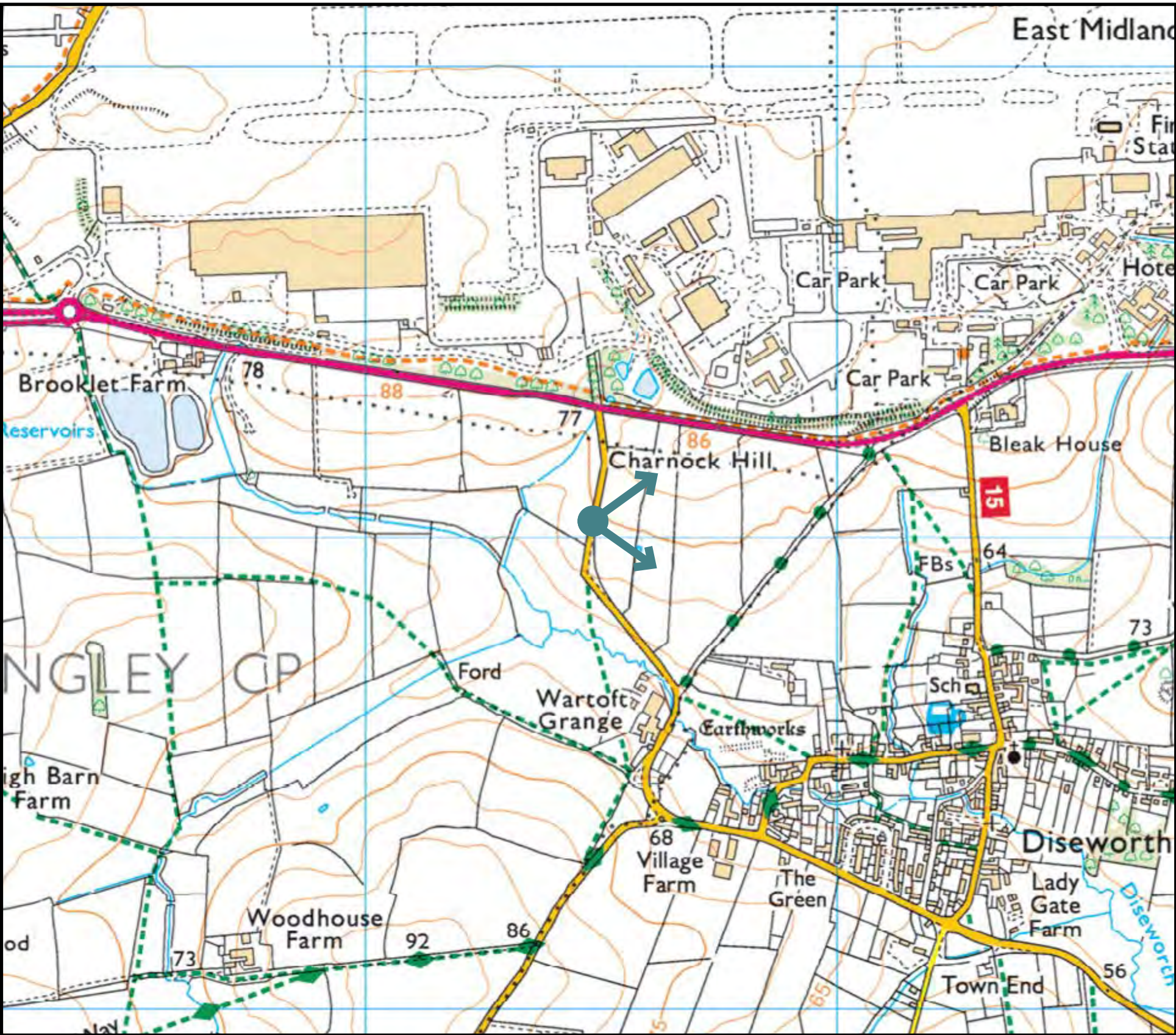
date	drwn/chkd
11/04/25	HT / TRJ

client
Segro
project
East Midlands Gateway 2

title	rev
PHOTOVIEWPOINT R - EXISTING VIEW	
number	
FIGURE 9.18	-



Photo Viewpoint S



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

date
11/04/25

drwn/chkd
HT / TRJ

client
Segro

project
East Midlands Gateway 2

title
PHOTOVIEWPOINT S - EXISTING VIEW

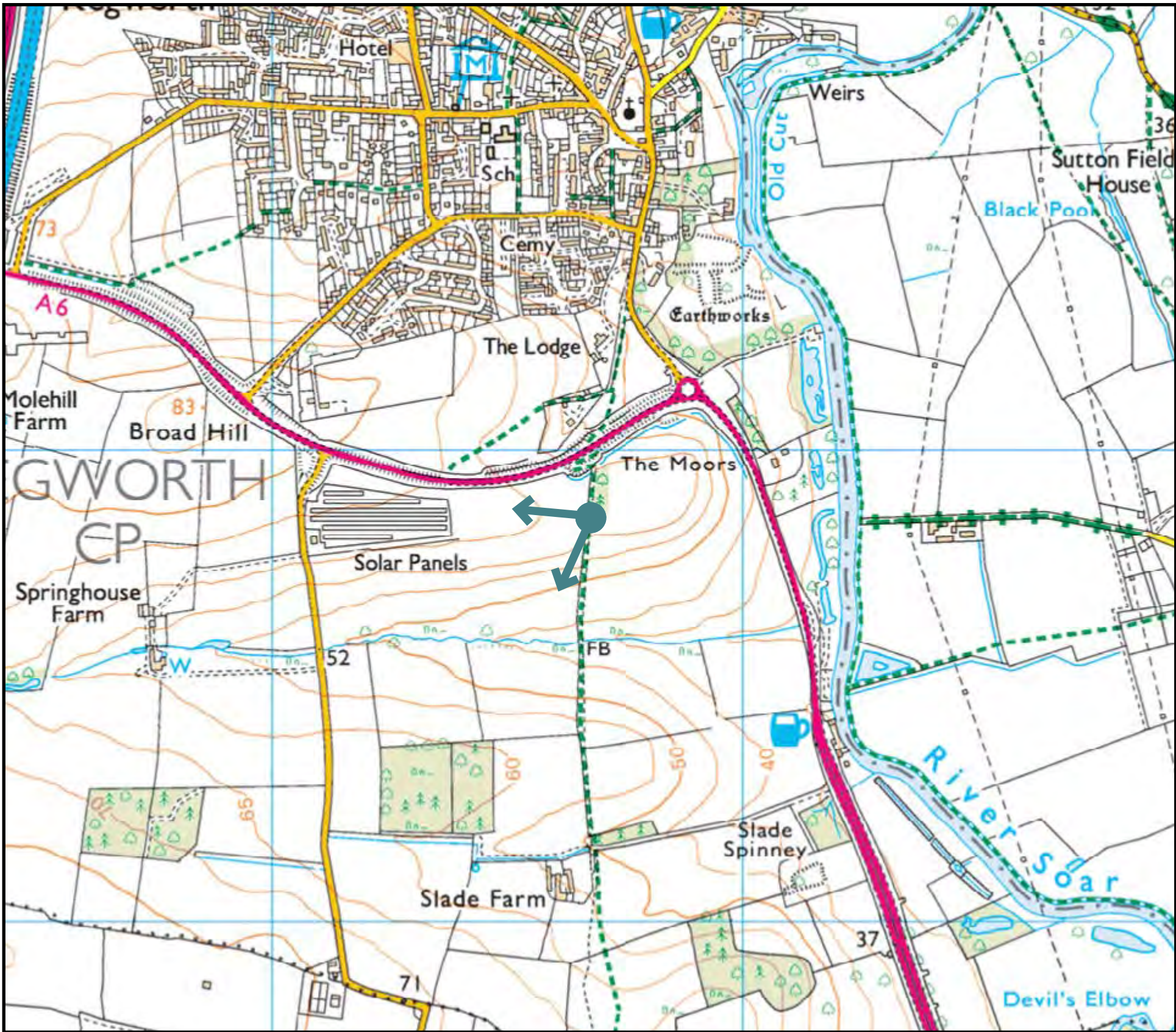
number
FIGURE 9.19

rev
-

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Photo Viewpoint T



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

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

client
Segro
project
East Midlands Gateway 2

title	rev
PHOTOVIEWPOINT T - EXISTING VIEW	
number	
FIGURE 9.20	-

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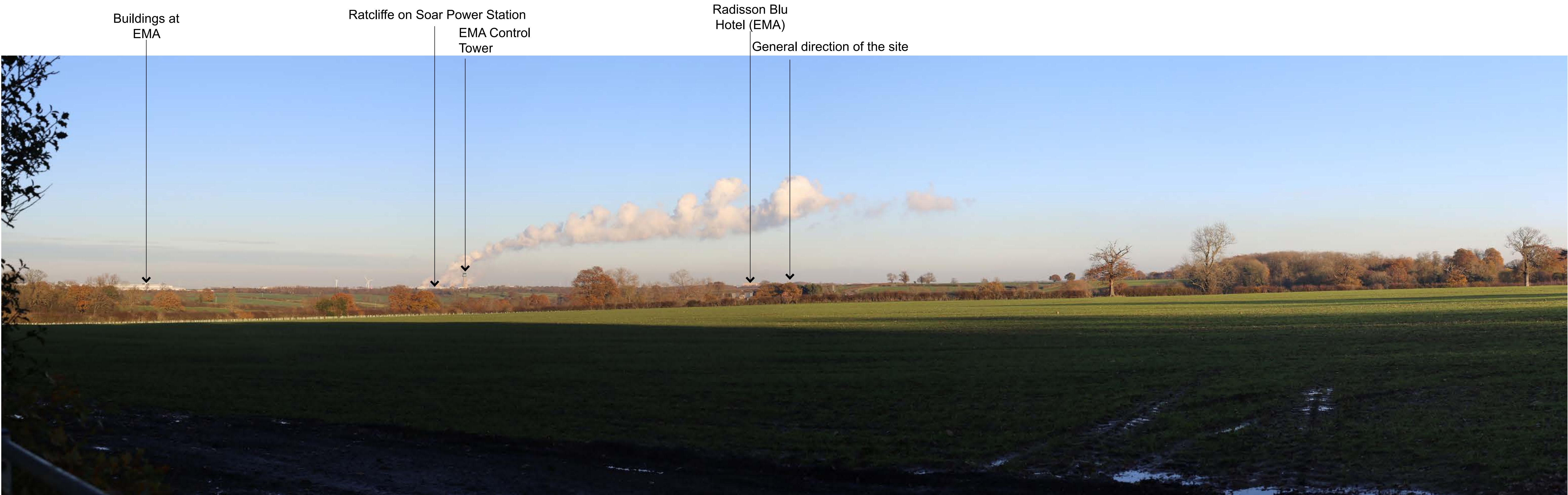
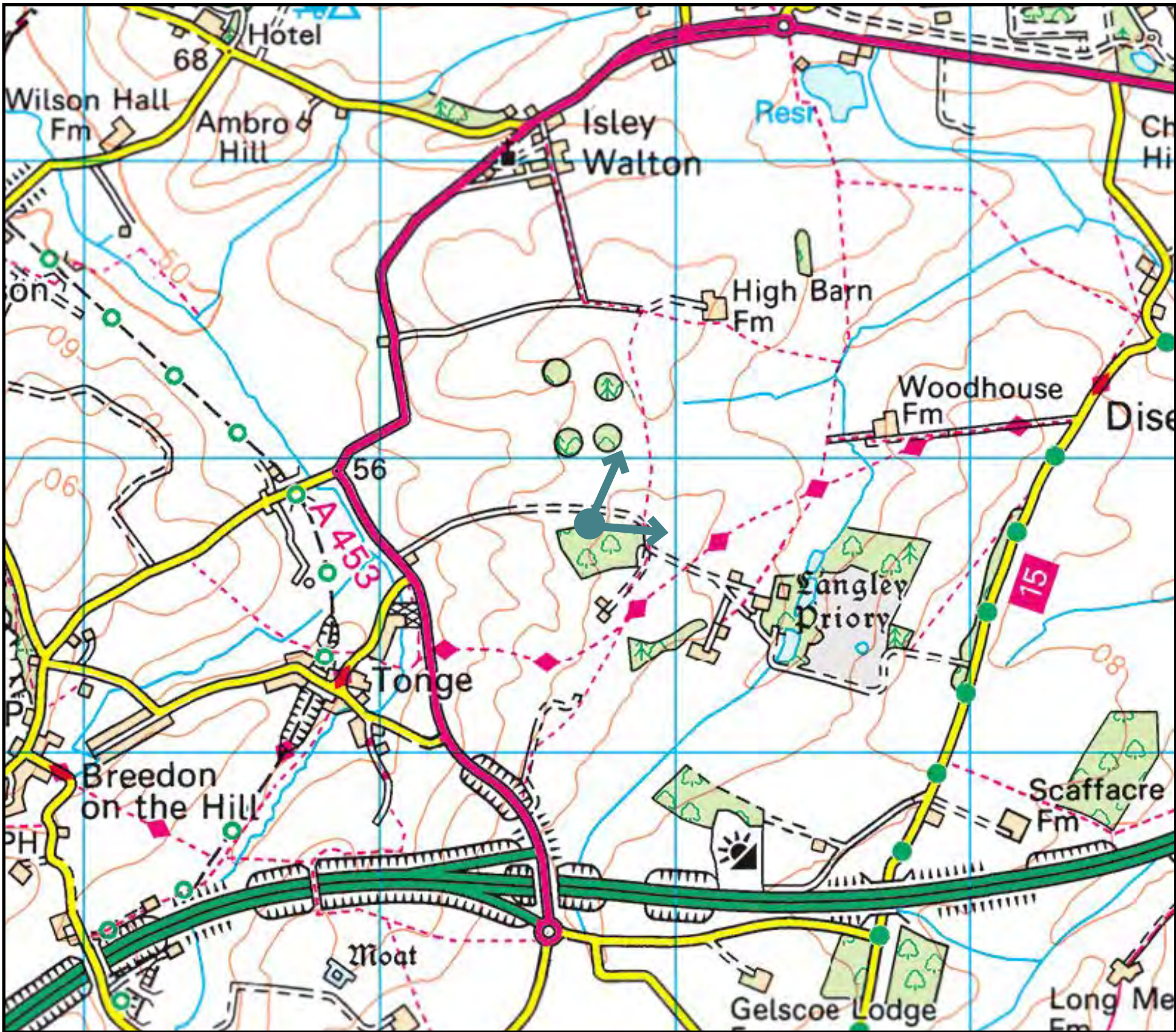


Photo Viewpoint U



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

date
11/04/25

drwn/chkd
HT / TRJ

client
Segro

project
East Midlands Gateway 2

title
PHOTOVIEWPOINT U - EXISTING VIEW

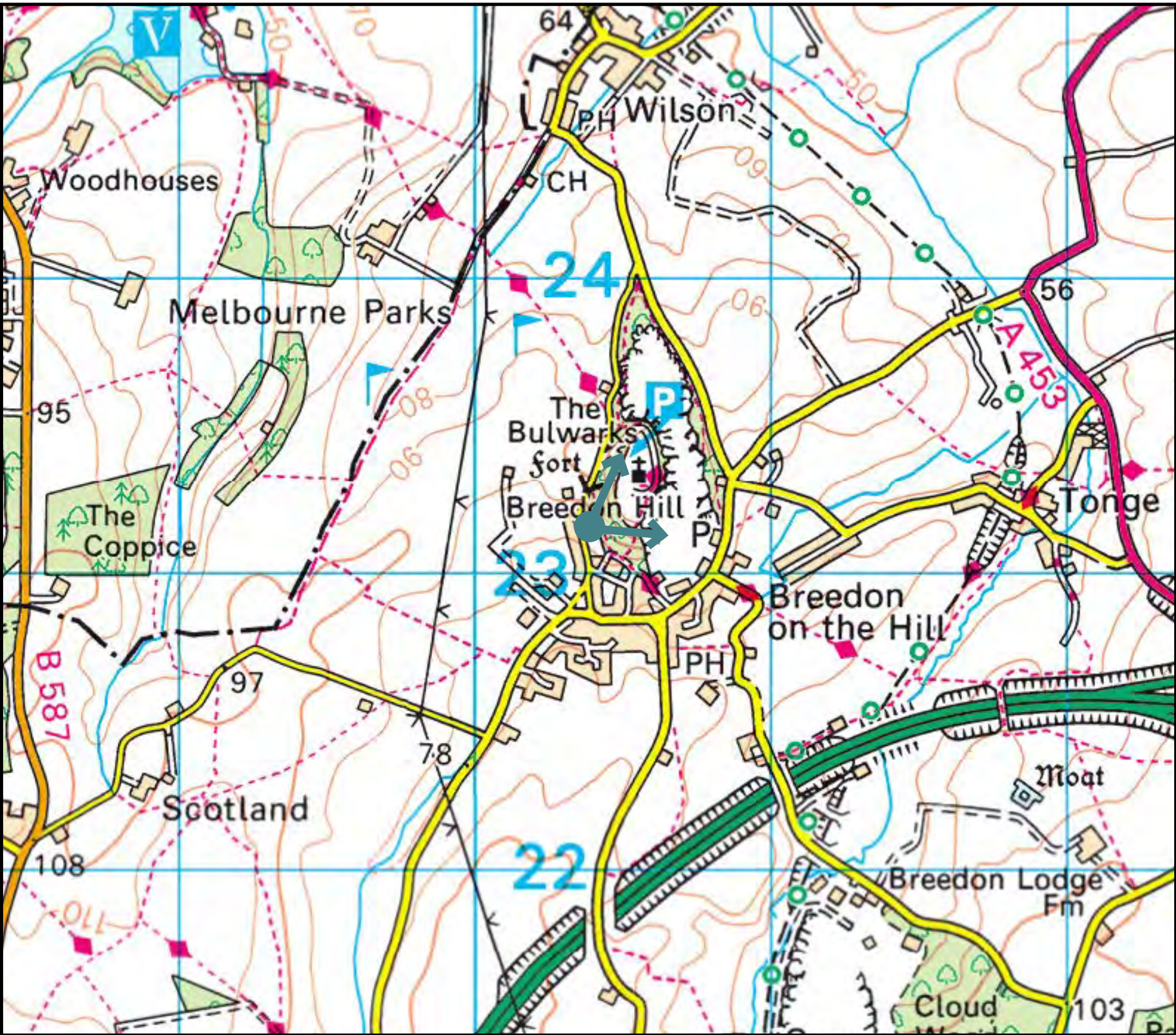
number
FIGURE 9.21

rev
-

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Photo Viewpoint V



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

date
11/04/25

drwn/chkd
HT / TRJ

client
Segro

project
East Midlands Gateway 2

title
PHOTOVIEWPOINT V - EXISTING VIEW

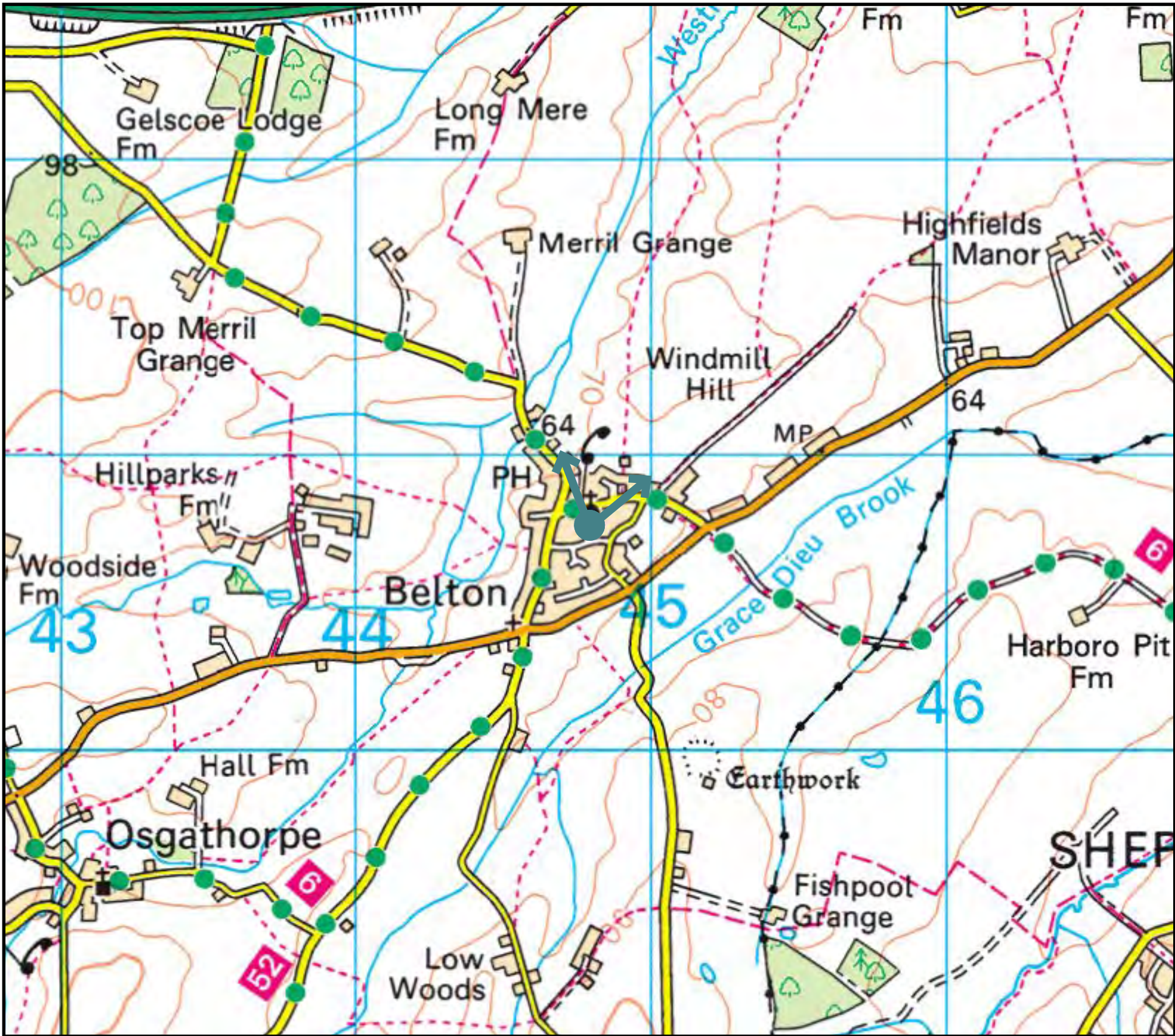
number
FIGURE 9.22

rev
-

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Photo Viewpoint W



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

General direction
of the site

date
11/04/25

drwn/chkd
HT / TRJ

client
Segro

project
East Midlands Gateway 2

title
PHOTOVIEWPOINT W - EXISTING VIEW

number
FIGURE 9.23

rev
-

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Photo Viewpoint X



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

date

11/04/25

drwn/chkd

HT / TRJ

client

Segro

project

East Midlands Gateway 2

title

PHOTOVIEWPOINT X - EXISTING VIEW

number

FIGURE 9.24

rev

-

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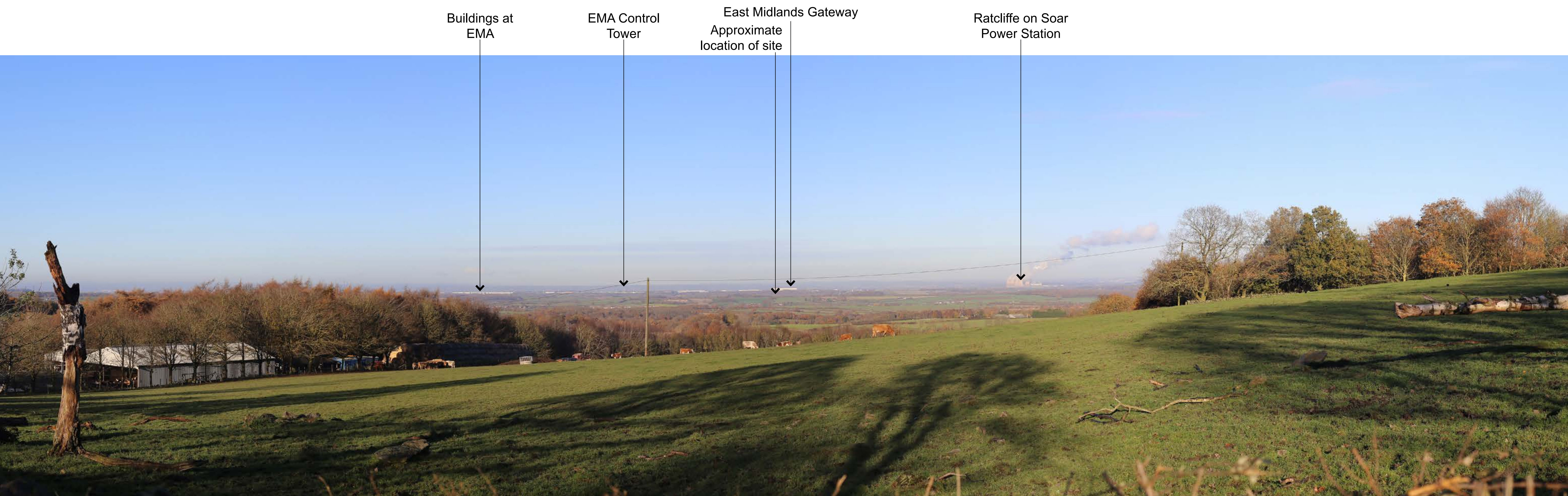


Photo Viewpoint Y



Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 7/12/22
Time: 14:16
Camera make & model, sensor format & lens:
Canon EOS 6D FF5, Canon 50mm Lens
Horizontal Field of View: 87°
Direction of View: 000° (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

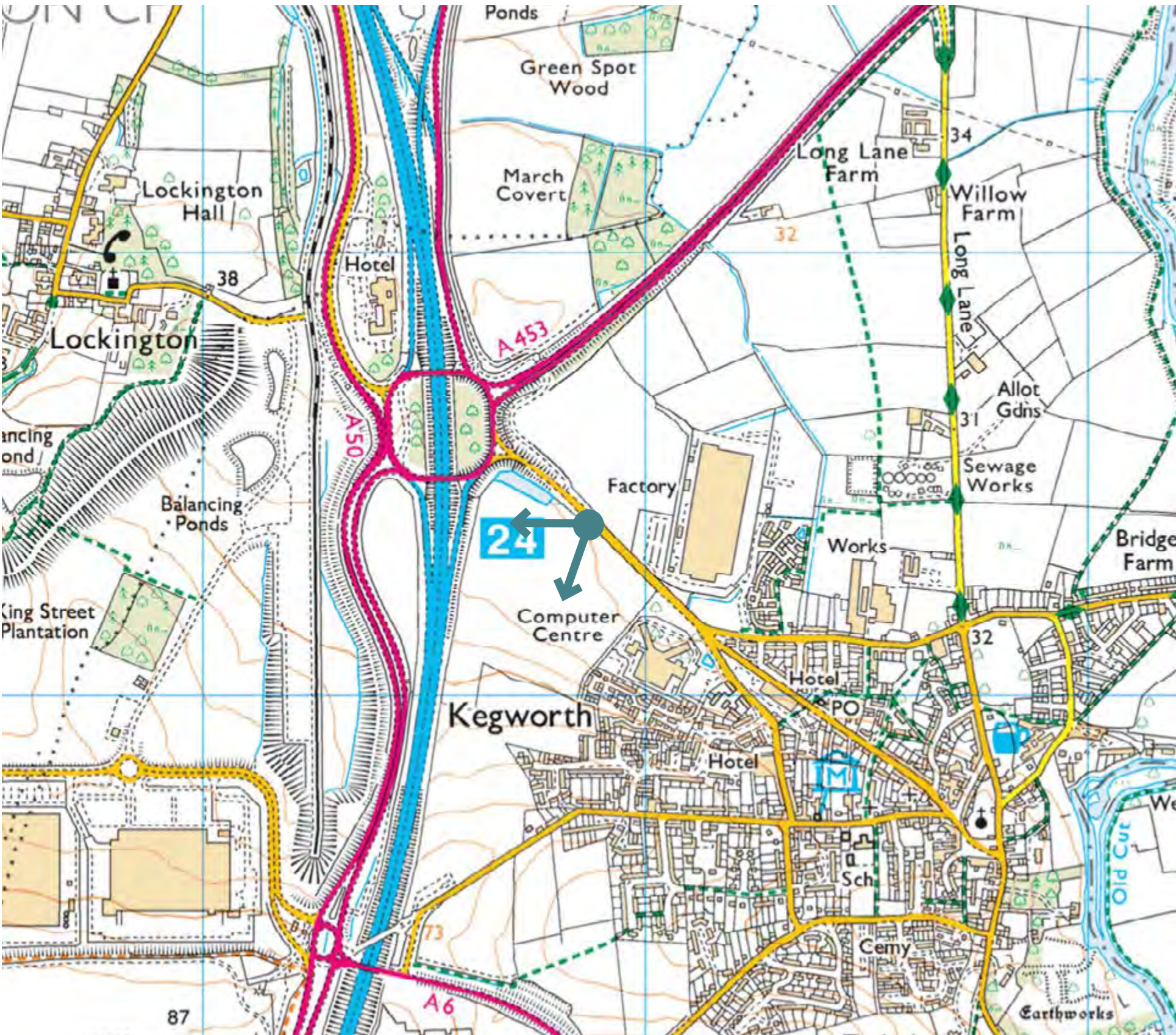
date	drwn/chkd
11/04/25	HT / TRJ

client
Segro
project
East Midlands Gateway 2

title	rev
PHOTOVIEWPOINT Y - EXISTING VIEW	
number	
FIGURE 9.25	-



Photo Viewpoint EMG1 a



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

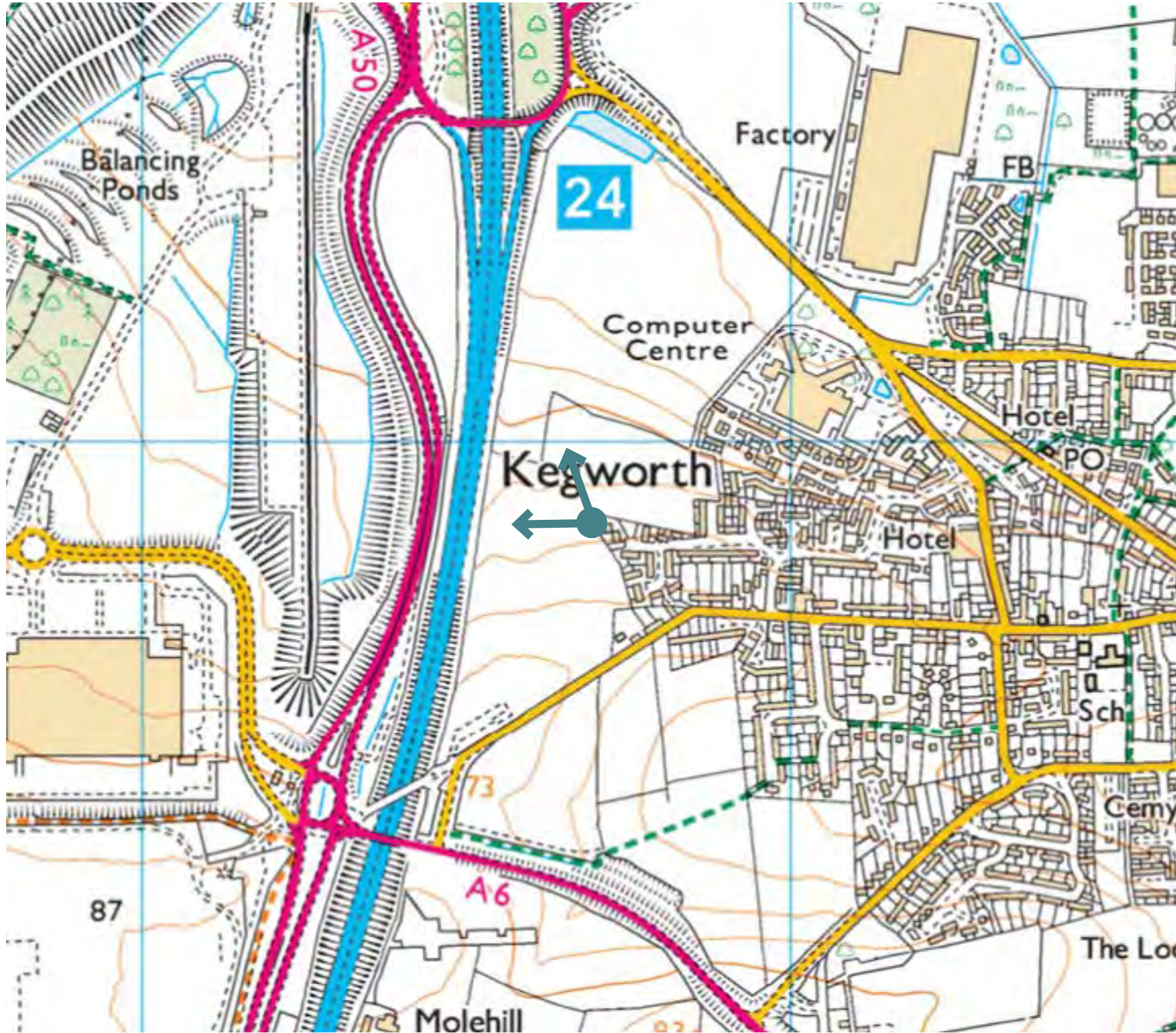
date	drwn/chkd
11/04/25	HT / TRJ

client
Segro
project
East Midlands Gateway 2

title	rev
PHOTOVIEWPOINT EMG1 a - EXISTING VIEW	
number	
FIGURE 9.26	-



Photo Viewpoint EMG1 b



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

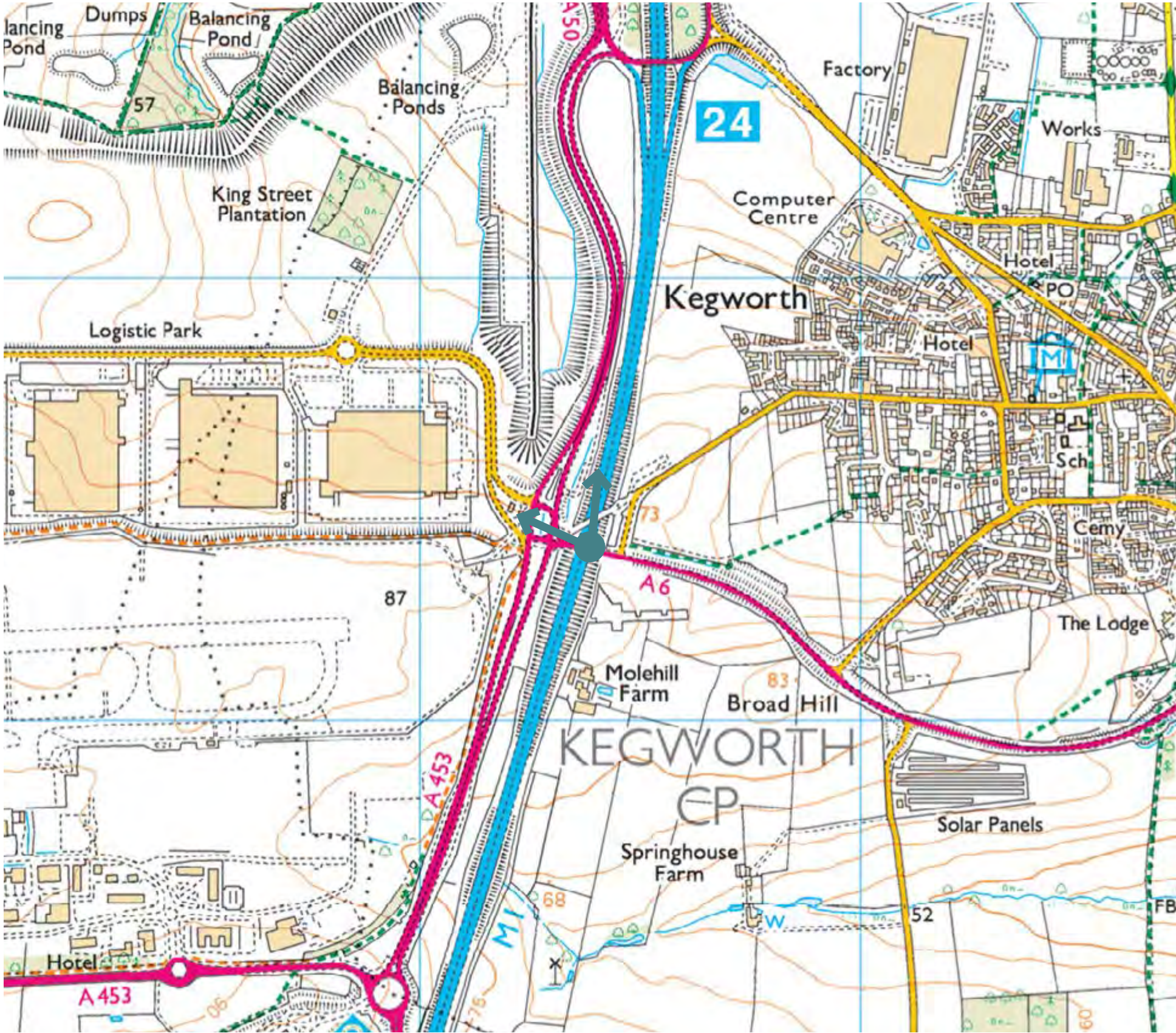
date	drwn/chkd
11/04/25	HT / TRJ

client
Segro
project
East Midlands Gateway 2

title	rev
PHOTOVIEWPOINT EMG1 b - EXISTING VIEW	
number	
FIGURE 9.27	-



Photo Viewpoint EMG1 c



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

date
11/04/25

drwn/chkd
HT / TRJ

client
Segro

project
East Midlands Gateway 2

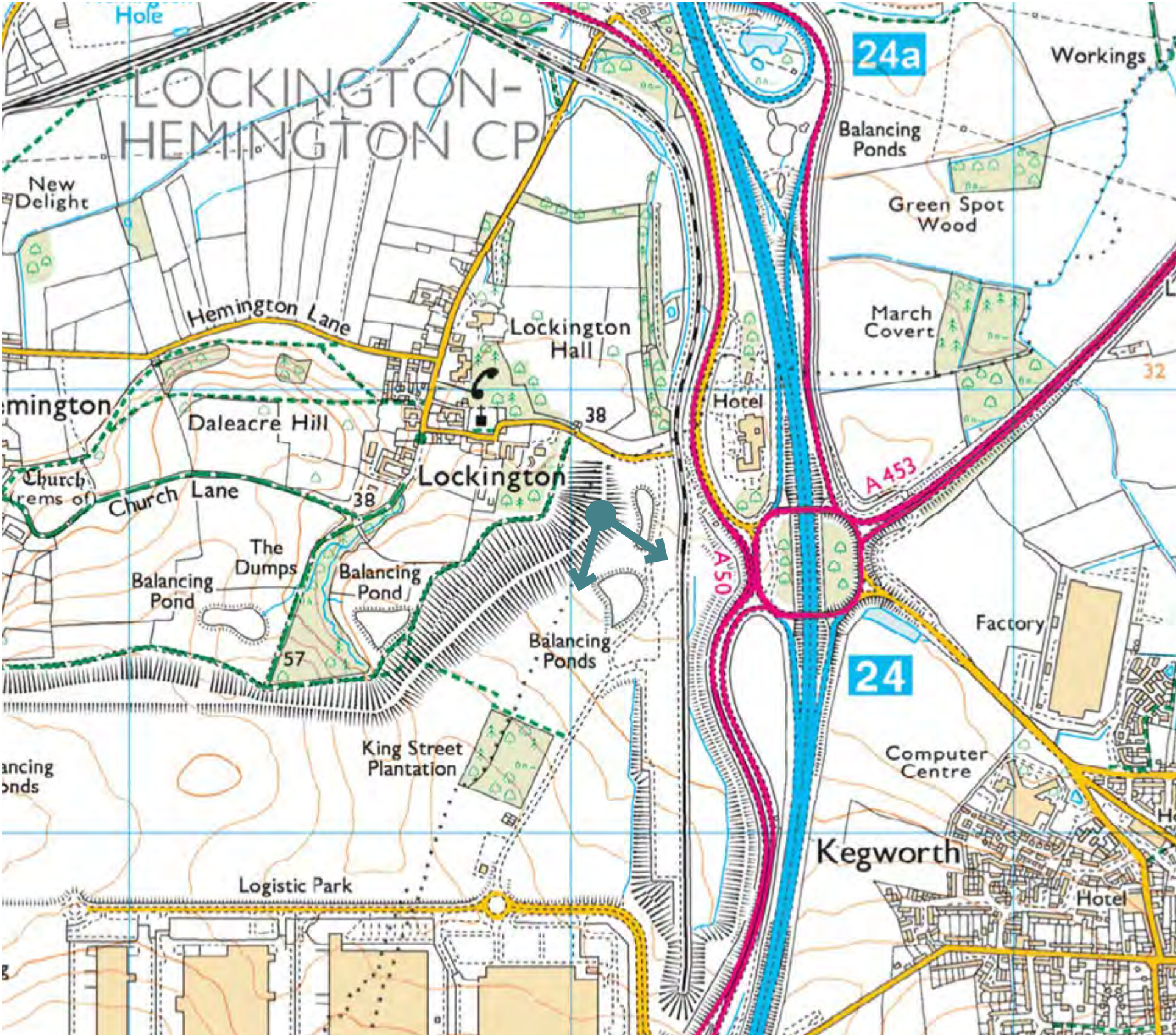
title
PHOTOVIEWPOINT EMG1 c - EXISTING VIEW

number
FIGURE 9.28

rev
-



Photo Viewpoint EMG1 d



Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 10/04/25
Time: 14:41
Camera make & model, sensor format & lens:
Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 87°
Direction of View: 160° (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

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

client
Segro
project
East Midlands Gateway 2

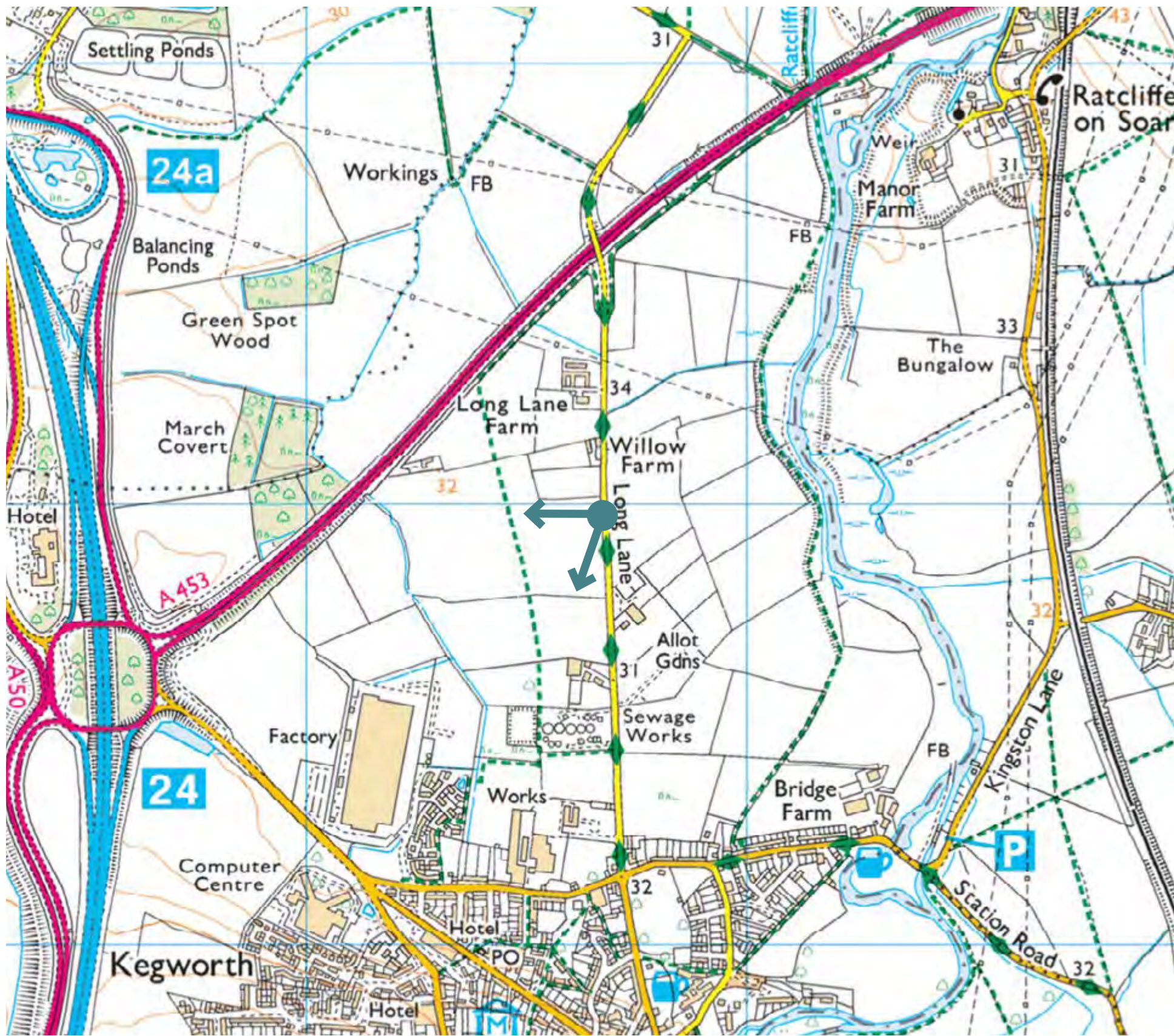
title	rev
PHOTOVIEWPOINT EMG1 d - EXISTING VIEW	
number	
FIGURE 9.29	-

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Photo Viewpoint EMG1 e

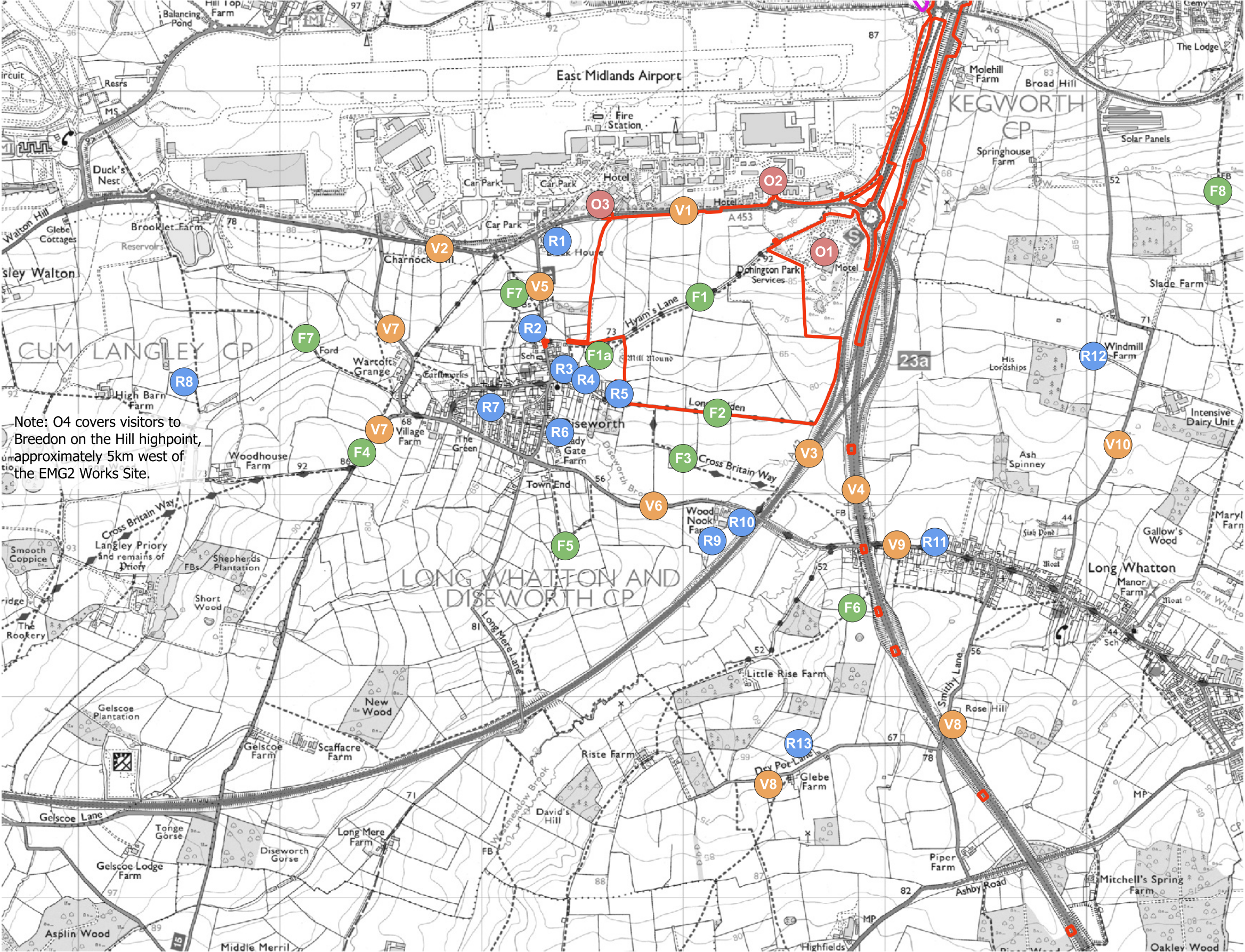
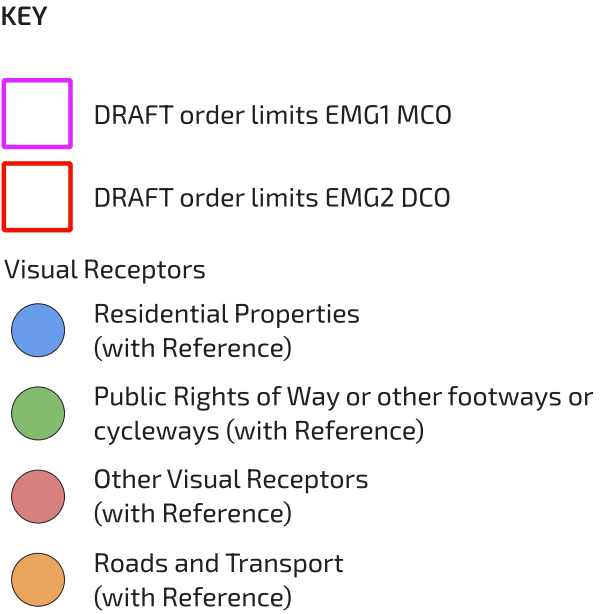


Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 10/04/25
Time: 10:05
Camera make & model, sensor format & lens:
Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 87°
Direction of View: 235° (bearing from North)
Viewing distance: To be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

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

client
Segro
project
East Midlands Gateway 2

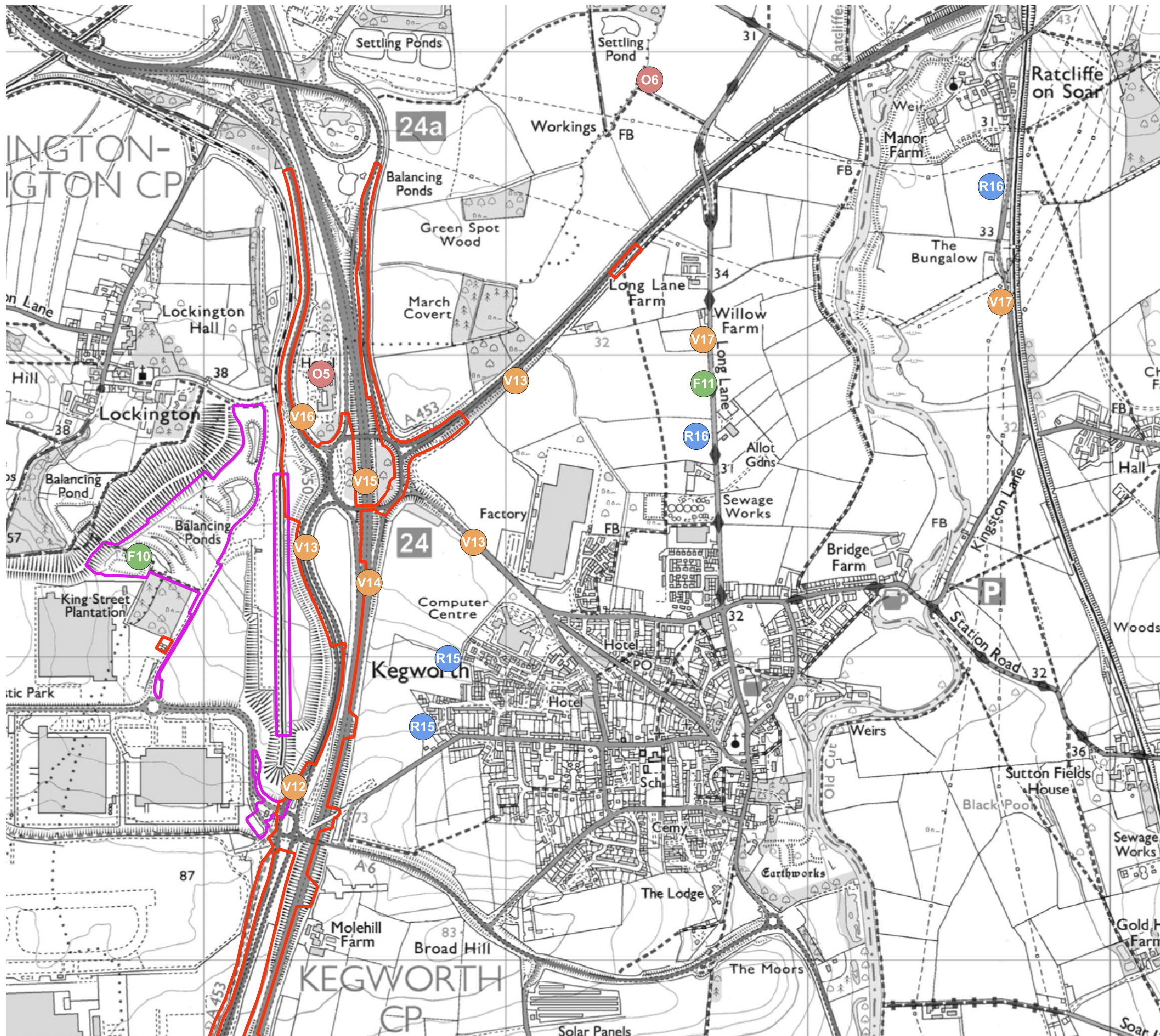
title	
PHOTOVIEWPOINT EMG1 e - EXISTING VIEW	
number	rev
FIGURE 9.30	-



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

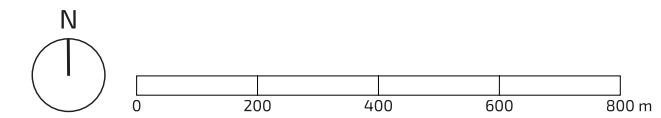
Note: R14, F9 and V11 cover other more distant receptors (generally 3km+) to the south, south west and south east of the EMG2 Works Site

date	13/08/25	drwn/chkd	HT/TRJ
client	SEGRO		
project	East Midlands Gateway 2		
title	Visual Receptors [EMG2 Works]	scale	1:20,000 @ A3
number	FIGURE 10.1	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 13/08/25 drwn/chkd HT/TRJ

client SEGRO
project

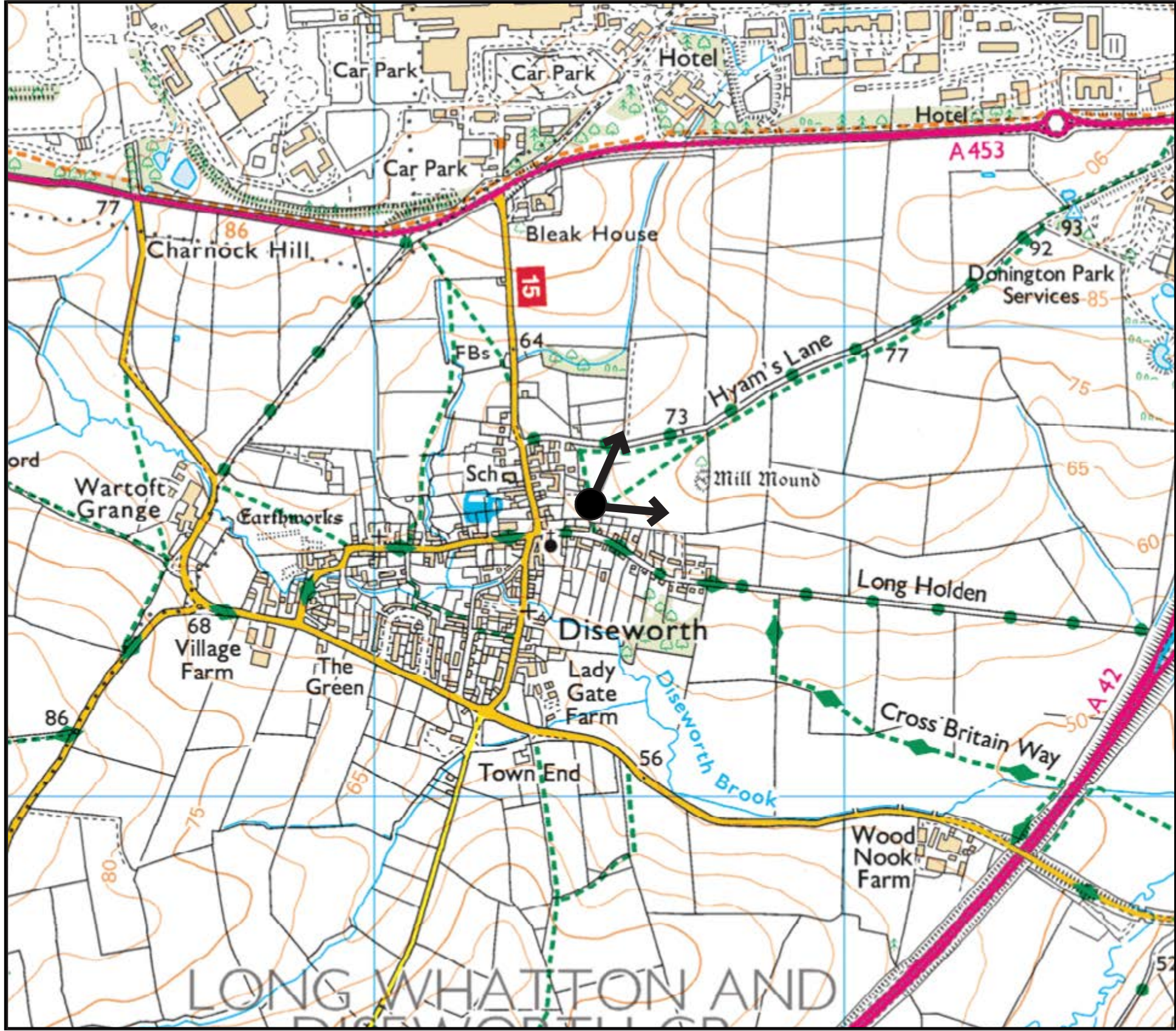
East Midlands Gateway 2

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

number **FIGURE 10.2** rev -



Photo Viewpoint A



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Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 02/12/24
Time: 12:11
Camera make & model, sensor format & lens:
Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 87°
Direction of View: 060° (bearing from North)
Location: 445456.788, 324627.557, 69.026m AOD (Eye Level)
Height of camera lens above ground: 1.6m
Distance to proposed building: 460m
Viewing distance: To be viewed at comfortable arm's length

date
13/08/25

drwn/chkd
HT / TRJ

client
SEGRO

project
East Midlands Gateway 2

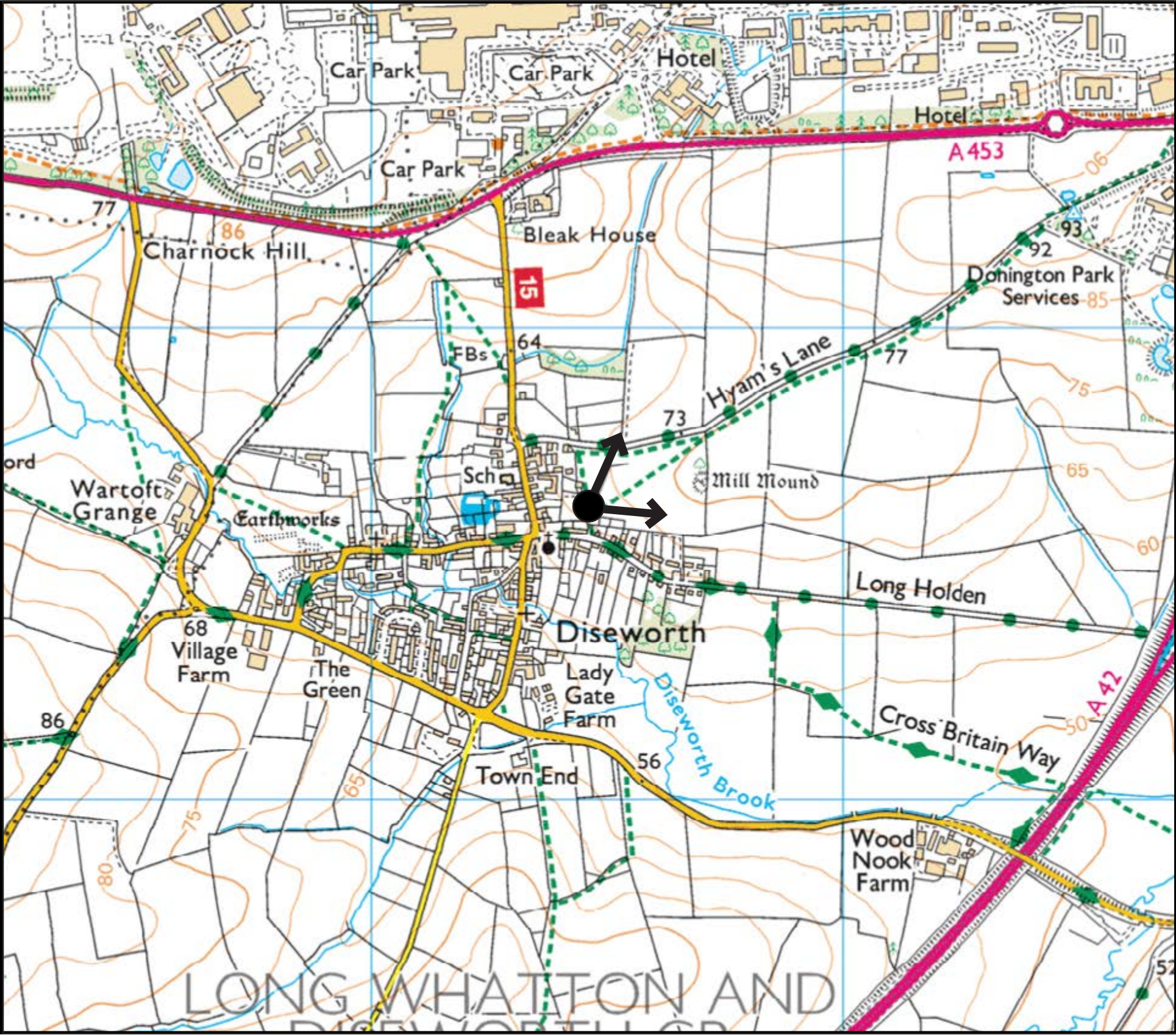
title
PHOTOVIEWPOINT A - EXISTING VIEW

number
FIGURE 11.1

rev
B



Photo Viewpoint A



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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
13/08/25

drwn/chkd
HT / TRJ

client
SEGRO

project
East Midlands Gateway 2

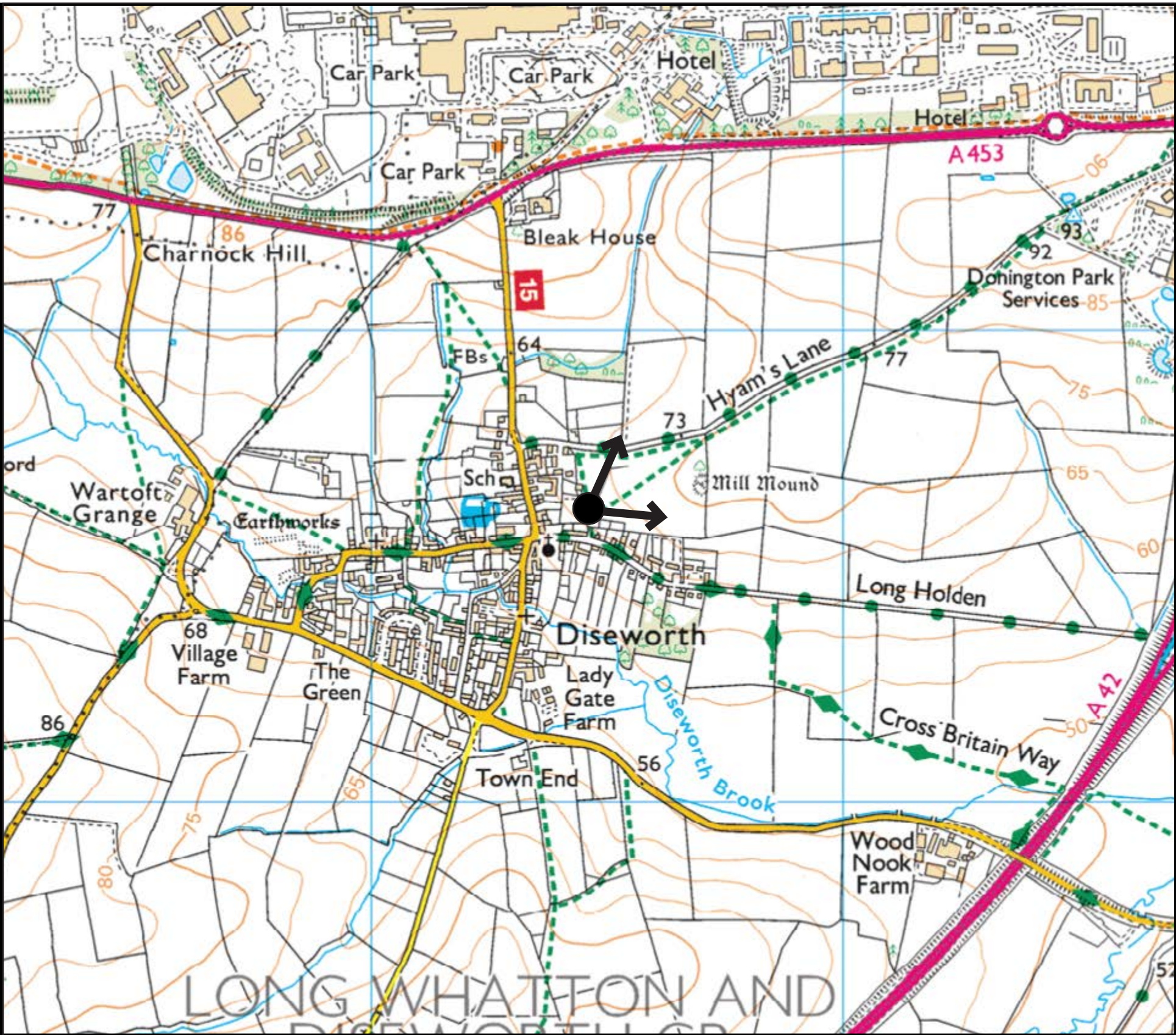
title
PHOTOVIEWPOINT A - PHOTOMONTAGE YEAR 0

number
FIGURE 11.2

rev
B



Photo Viewpoint A



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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
13/08/25

drwn/chkd
HT / TRJ

client
SEGRO

project
East Midlands Gateway 2

title
PHOTOVIEWPOINT A - PHOTOMONTAGE YEAR 15

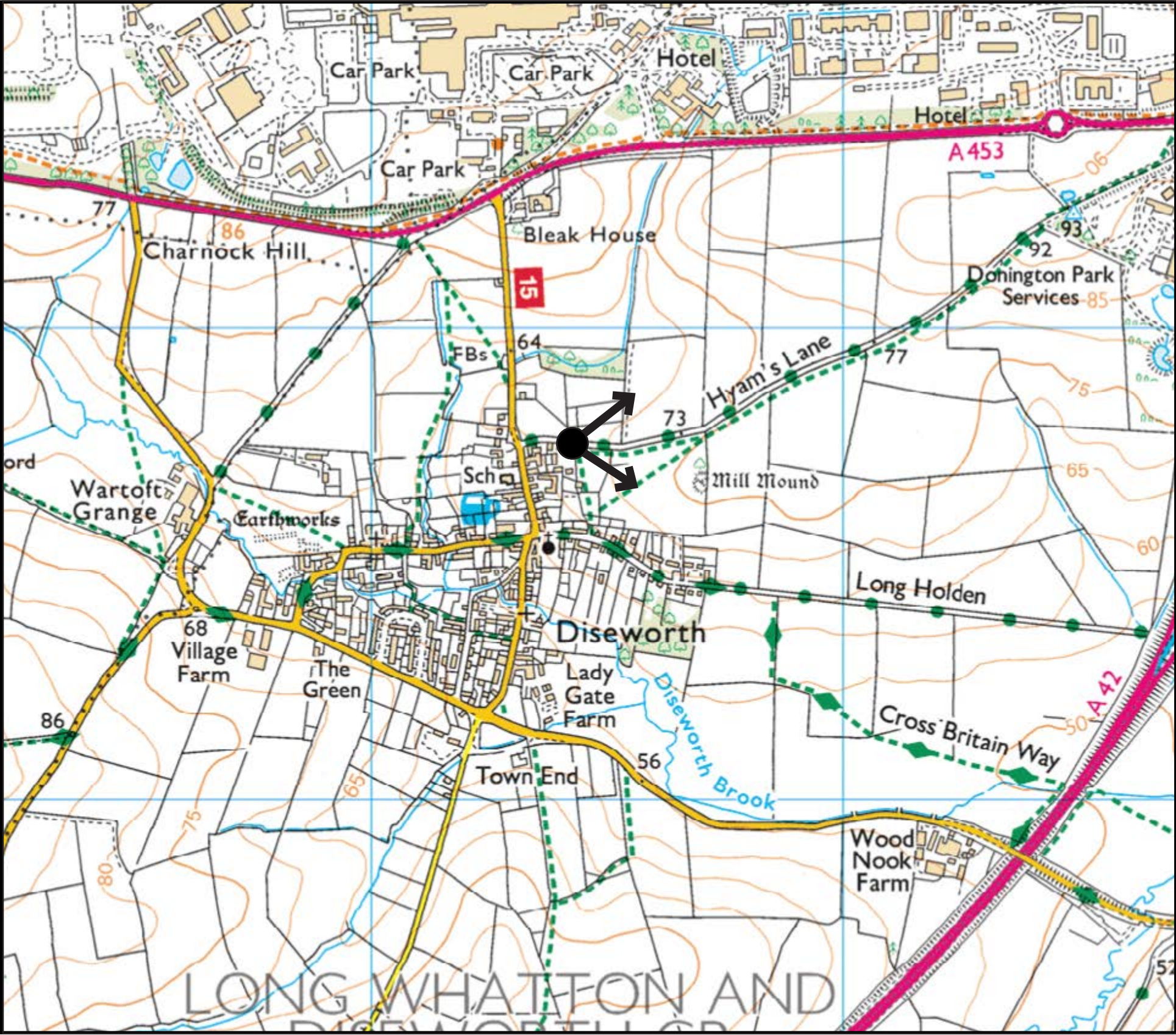
number
FIGURE 11.3

rev
B

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Photo Viewpoint B



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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
13/08/25

drwn/chkd
HT / TRJ

client
SEGRO
project
East Midlands Gateway 2

title
PHOTOVIEWPOINT B - EXISTING VIEW

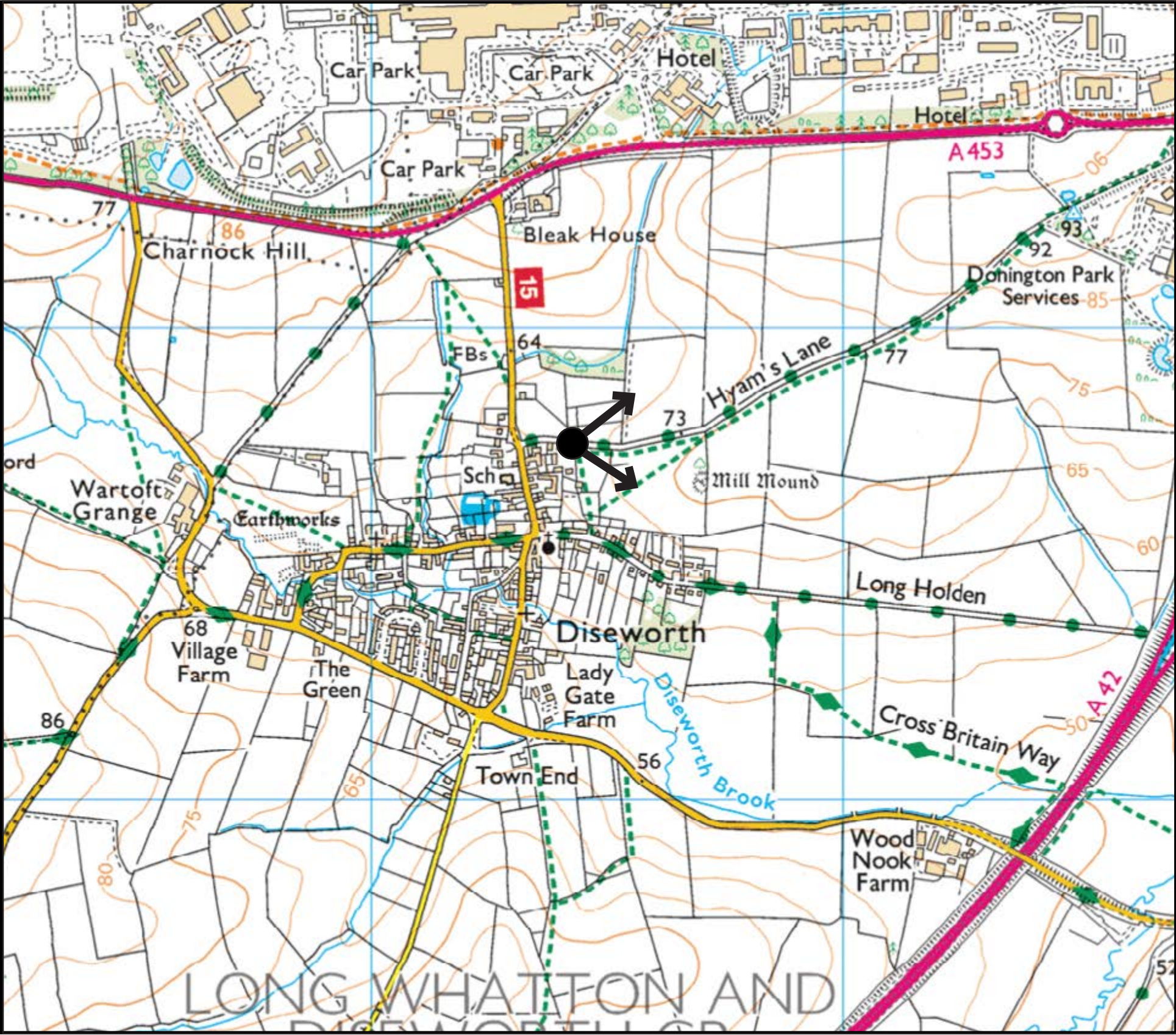
number
FIGURE 11.4

rev
B

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Photo Viewpoint B



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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
13/08/25

drwn/chkd
HT / TRJ

client
SEGRO

project
East Midlands Gateway 2

title
PHOTOVIEWPOINT B - PHOTOMONTAGE YEAR 0

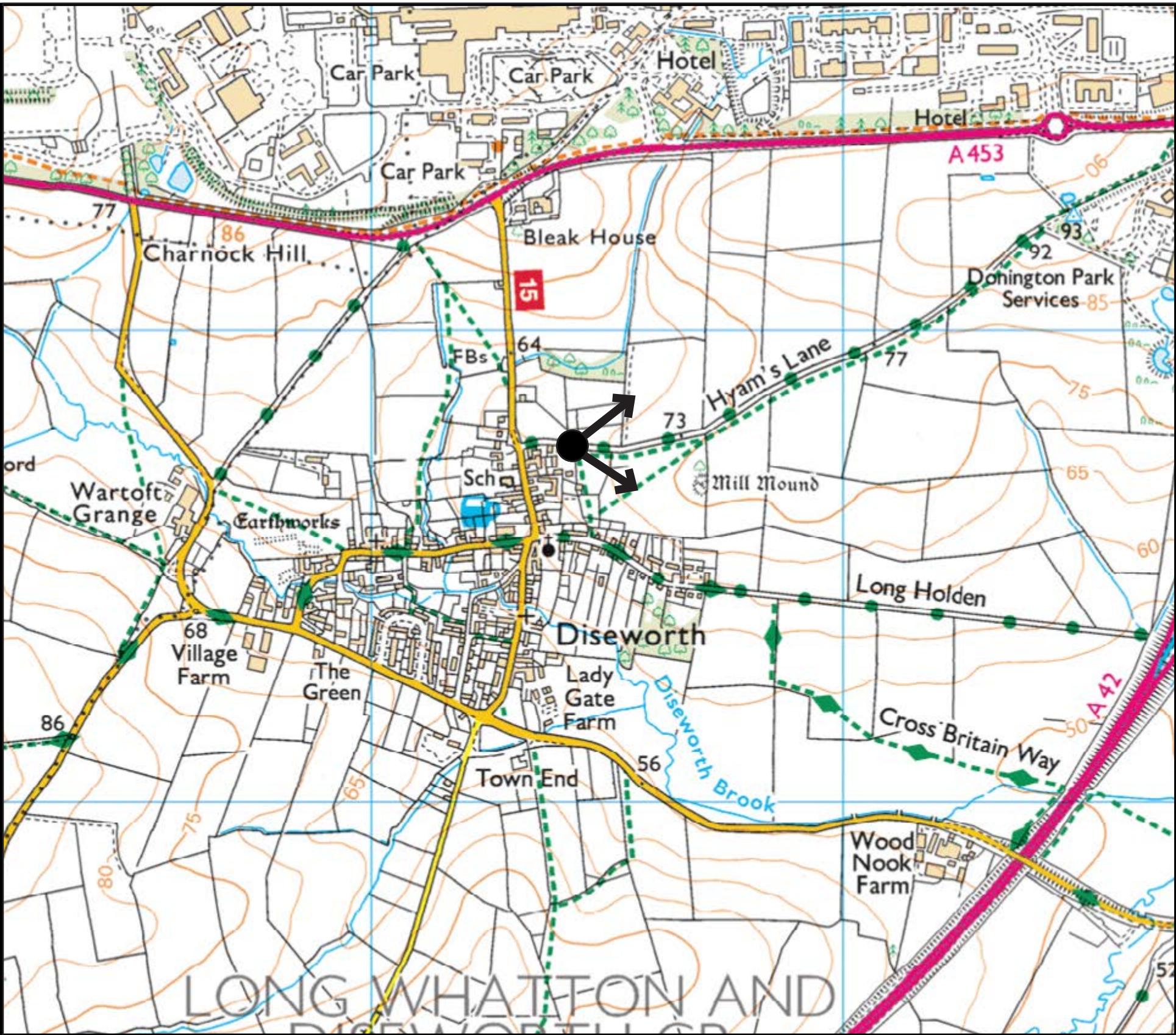
number
FIGURE 11.5

rev
B

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Photo Viewpoint B



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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
13/08/25

drwn/chkd
HT / TRJ

client
SEGRO

project
East Midlands Gateway 2

title
PHOTOVIEWPOINT B - PHOTOMONTAGE YEAR 15

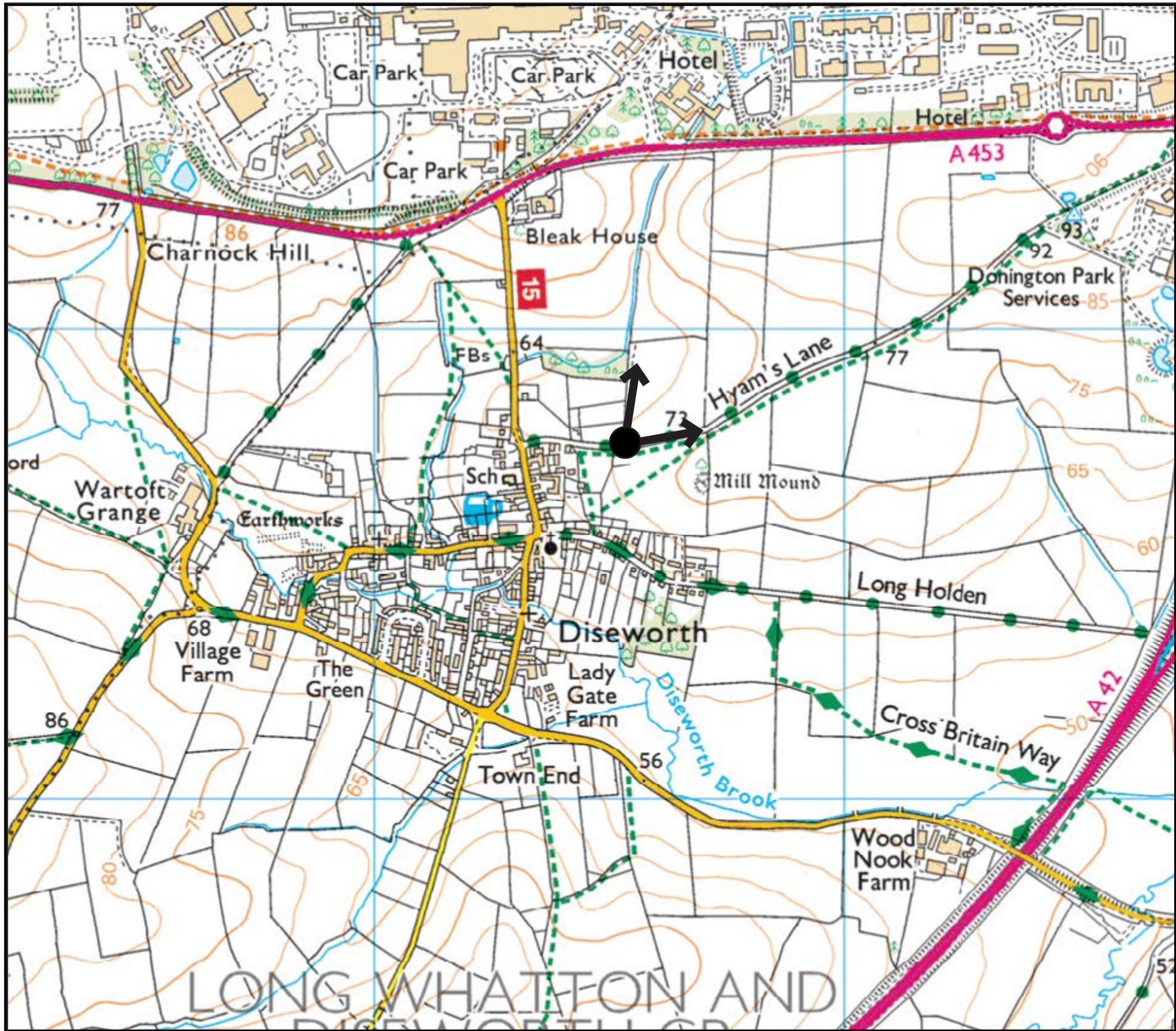
number
FIGURE 11.6

rev
B

FPCR | environment & design



Photo Viewpoint C



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

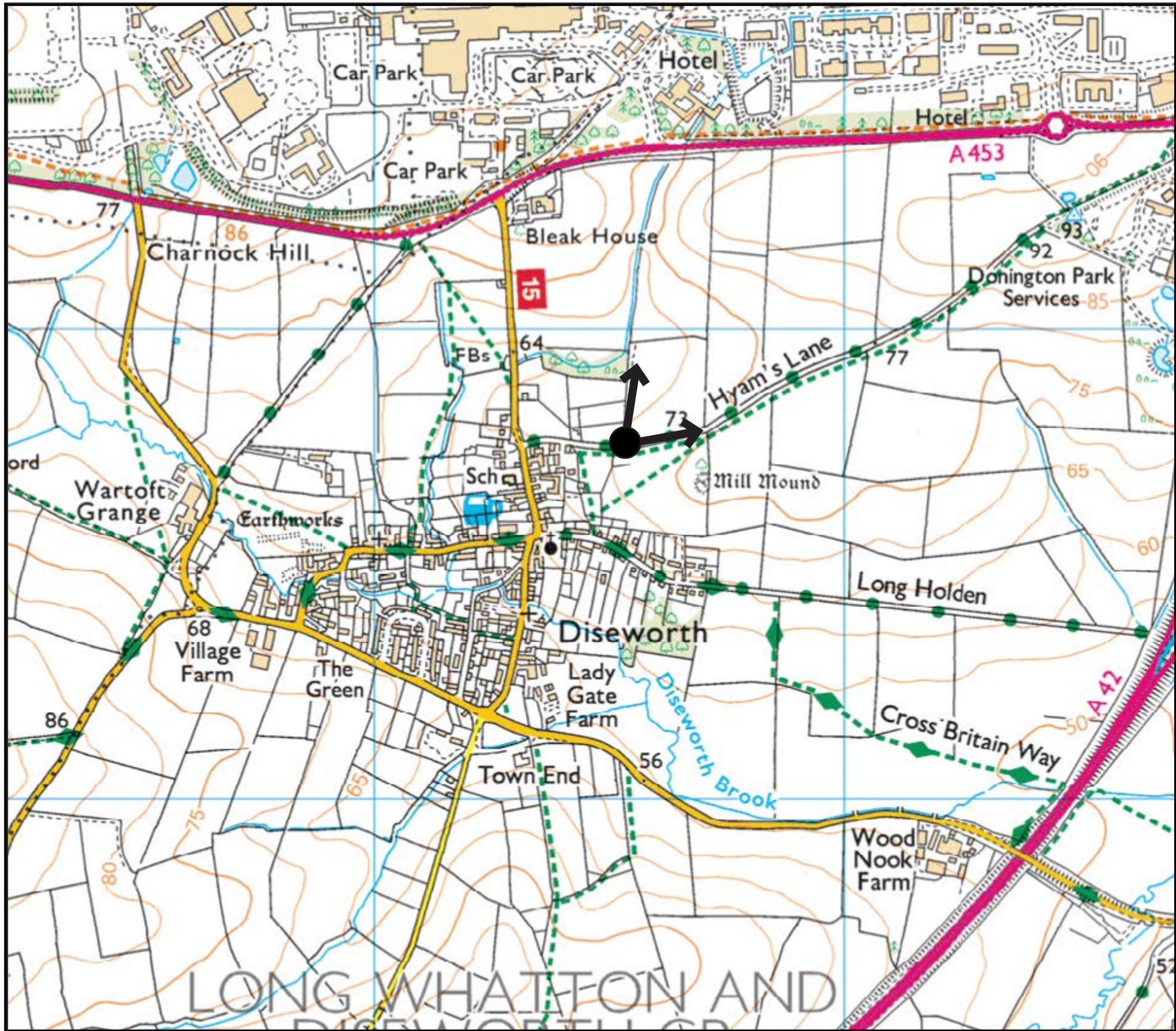
date	drwn/chkd
13/08/25	HT / TRJ

client
SEGRO
project
East Midlands Gateway 2

title	rev
PHOTOVIEWPOINT C - EXISTING VIEW	
number	B
FIGURE 11.7	



Photo Viewpoint C



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

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

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

Extent of maximum development height parameter

date
13/08/25

drwn/chkd
HT / TRJ

client
SEGRO

project
East Midlands Gateway 2

title
PHOTOVIEWPOINT C - PHOTOMONTAGE YEAR 0

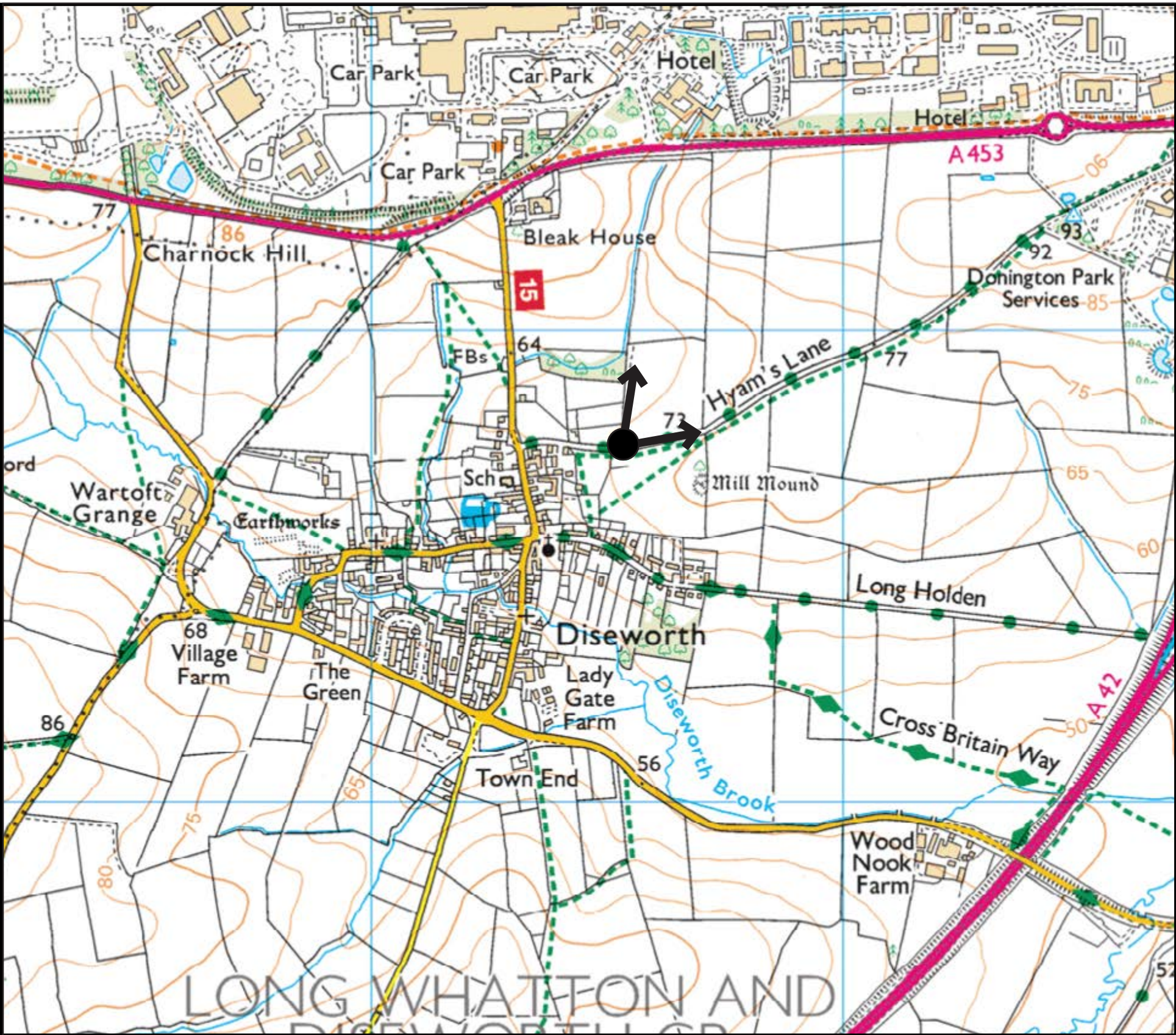
number
FIGURE 11.8

rev
B

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Photo Viewpoint C



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

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

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

Extent of maximum development height parameter

date
13/08/25

drwn/chkd
HT / TRJ

client
SEGRO

project
East Midlands Gateway 2

title
PHOTOVIEWPOINT C - PHOTOMONTAGE YEAR 15

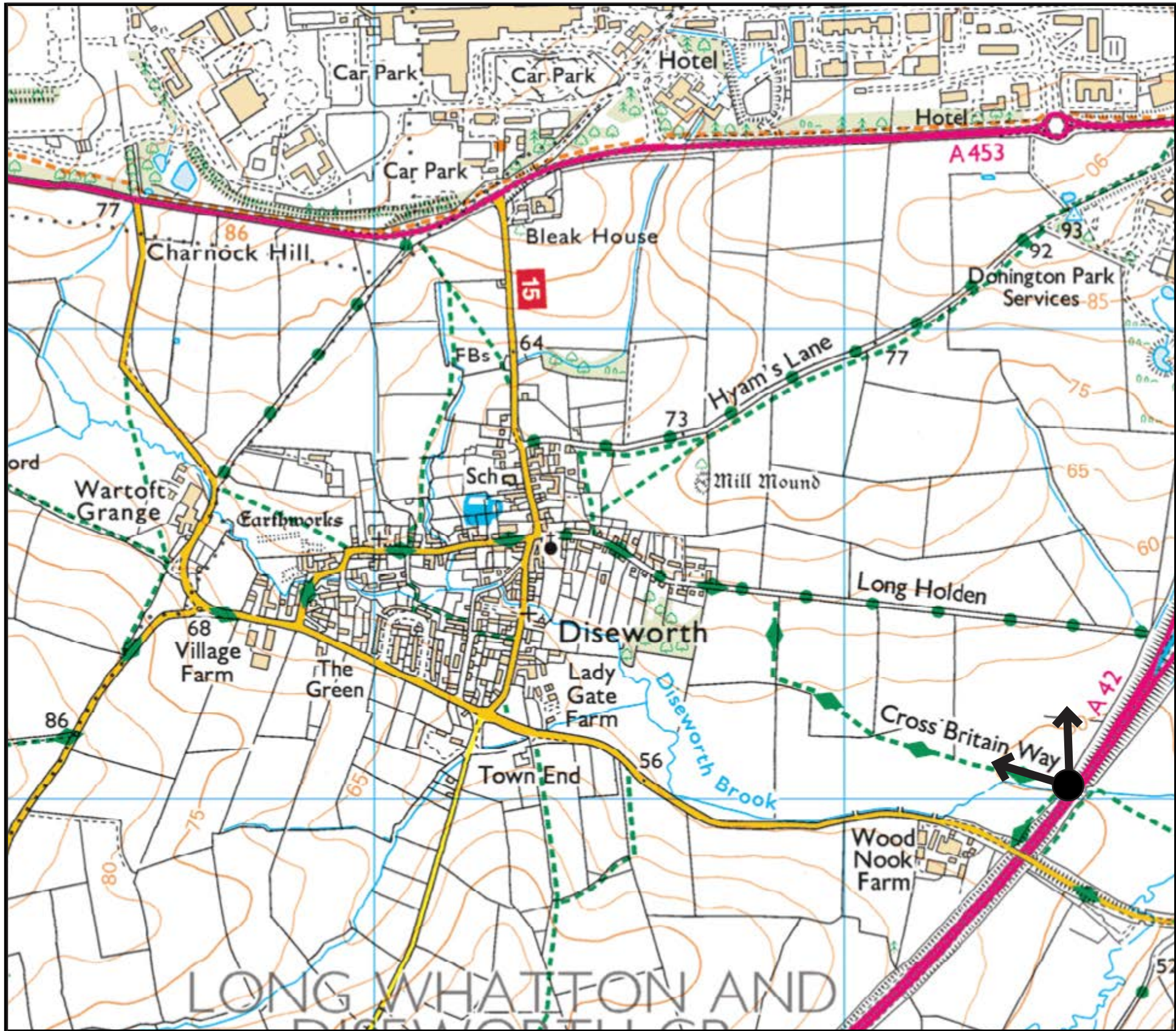
number
FIGURE 11.9

rev
B

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Photo Viewpoint H



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

date
13/08/25

drwn/chkd
HT / TRJ

client
SEGRO

project
East Midlands Gateway 2

title
PHOTOVIEWPOINT H - EXISTING VIEW

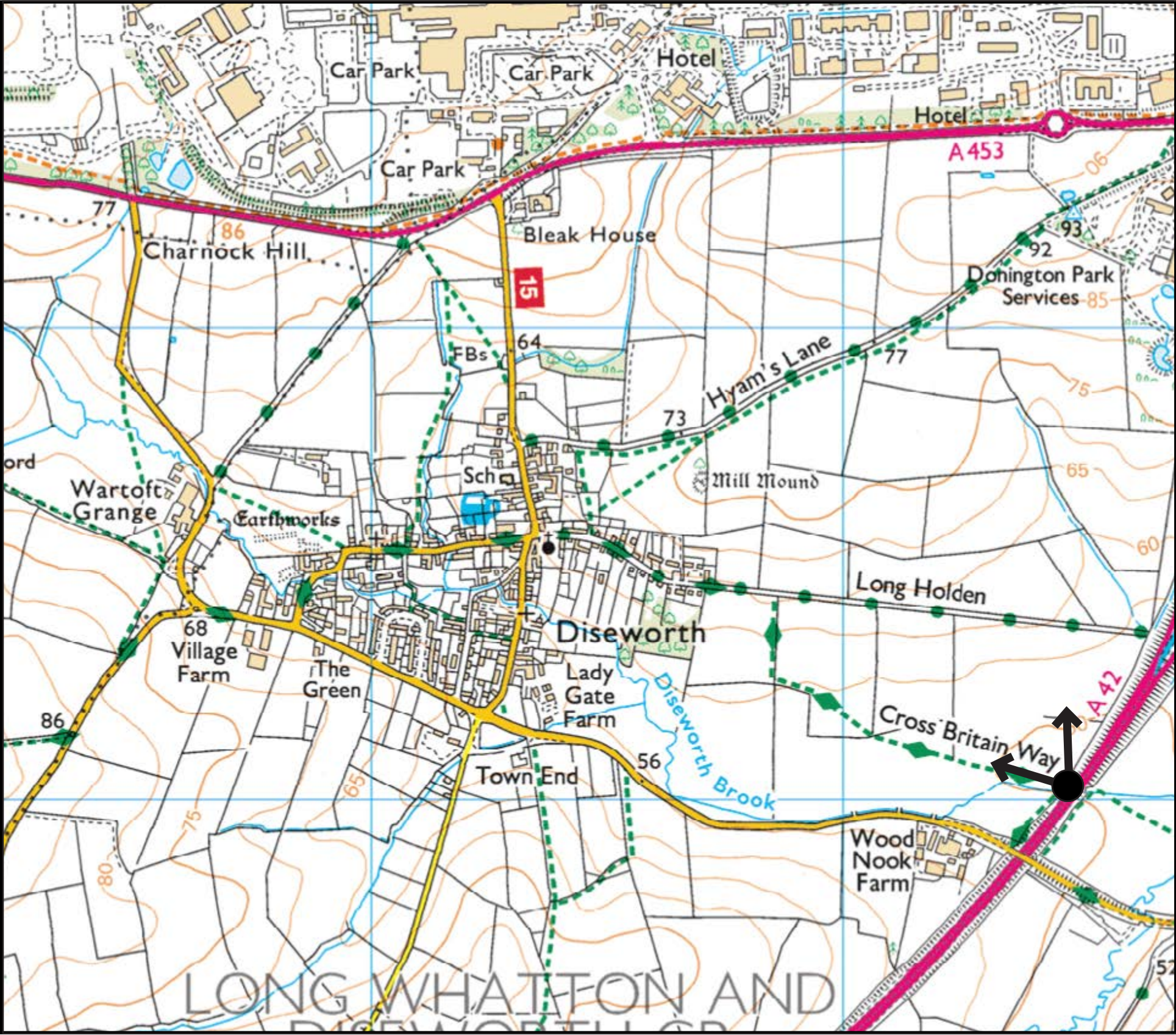
number
FIGURE 11.10

rev
B

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Photo Viewpoint H



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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

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
13/08/25

drwn/chkd
HT / TRJ

client
SEGRO

project
East Midlands Gateway 2

title
PHOTOVIEWPOINT H - PHOTOMONTAGE YEAR 0

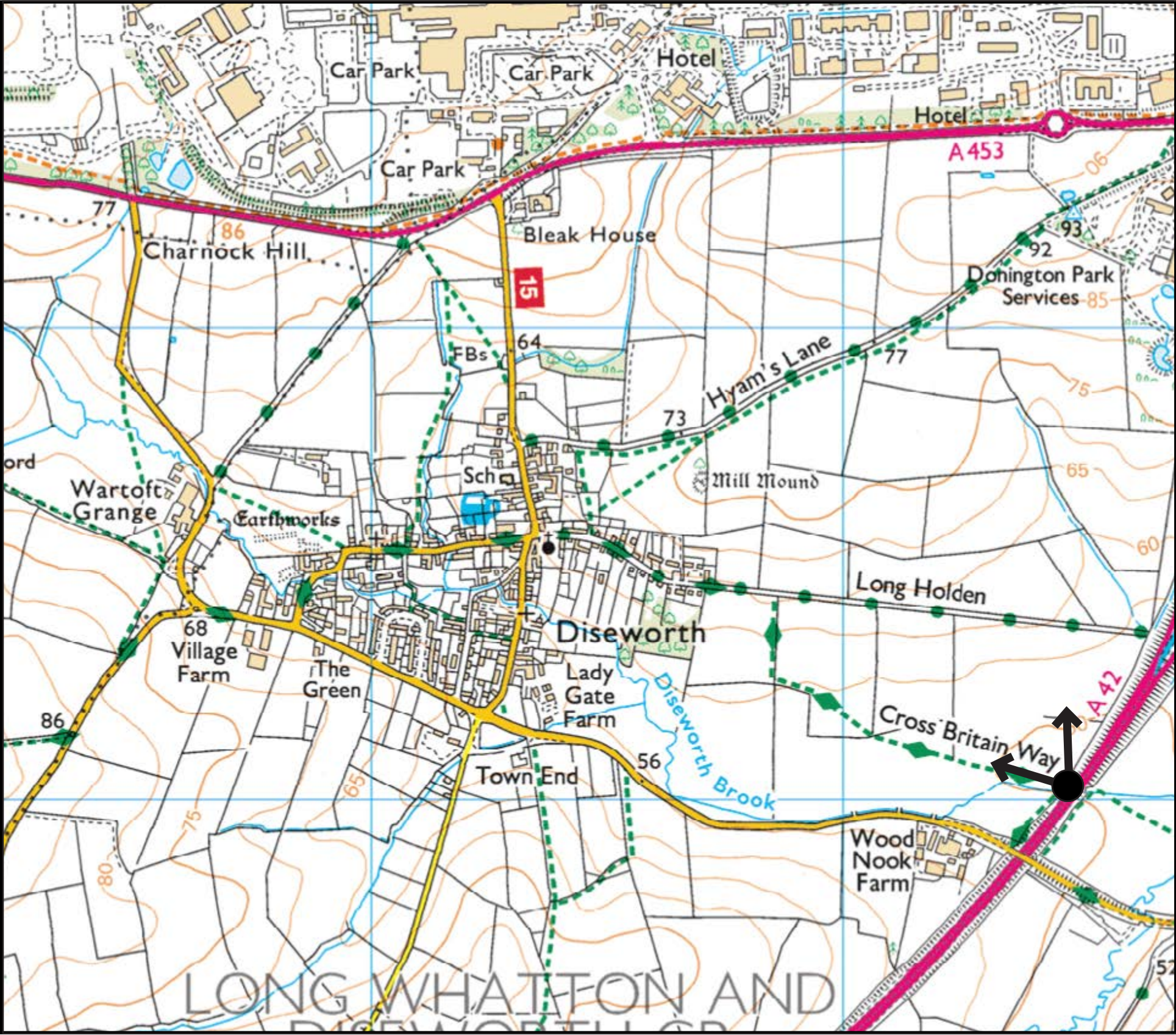
number
FIGURE 11.11

rev
B

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Photo Viewpoint H



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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

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
13/08/25

drwn/chkd
HT / TRJ

client
SEGRO

project
East Midlands Gateway 2

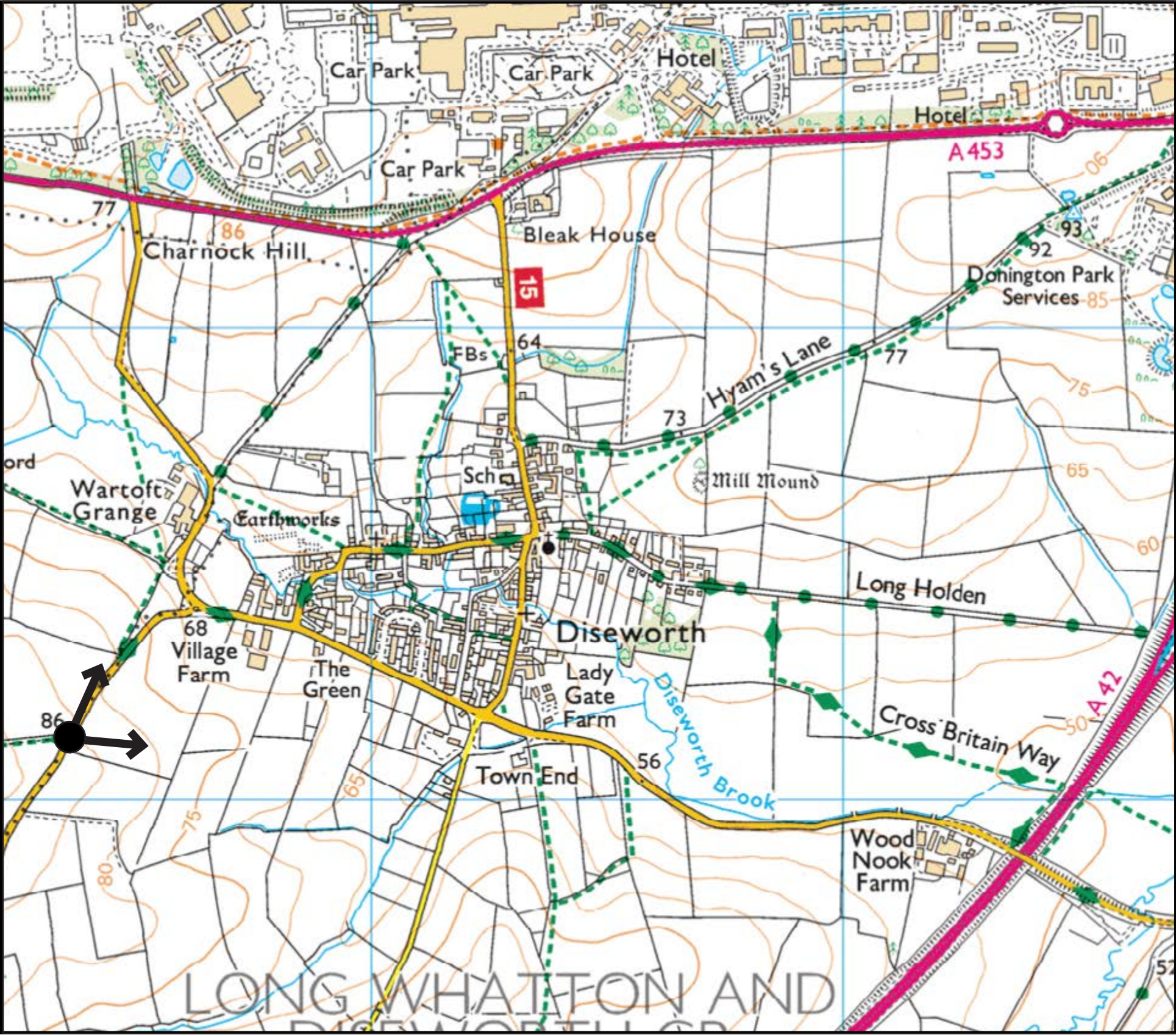
title
PHOTOVIEWPOINT H - PHOTOMONTAGE YEAR 15

number
FIGURE 11.12

rev
B



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

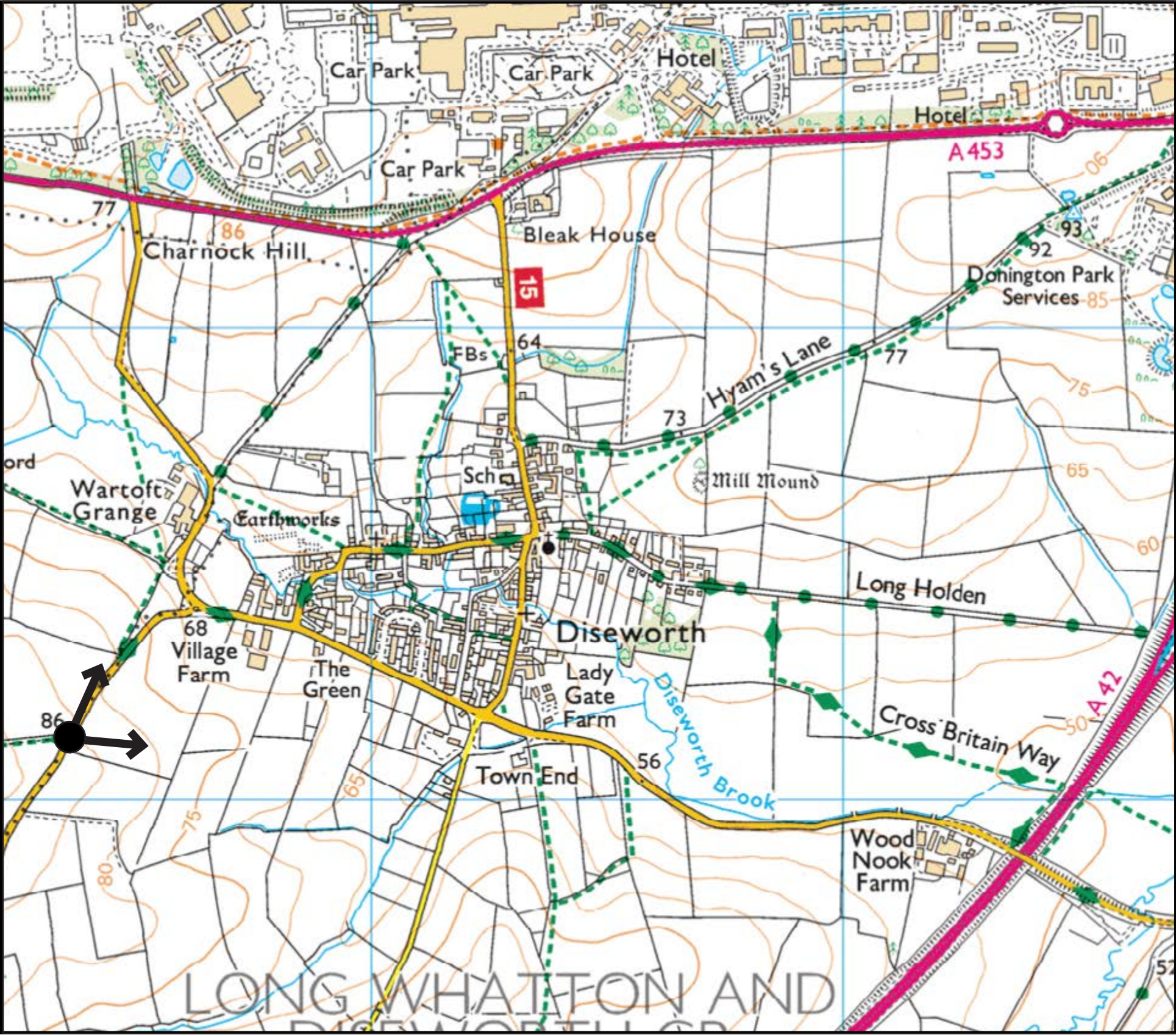
date	drwn/chkd
13/08/25	HT / TRJ

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SEGRO
project
East Midlands Gateway 2

title	rev
PHOTOVIEWPOINT I - EXISTING VIEW	
number	B
FIGURE 11.13	



Photo Viewpoint I



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

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

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

Extent of maximum development height parameter

date
13/08/25

drwn/chkd
HT / TRJ

client
SEGRO

project
East Midlands Gateway 2

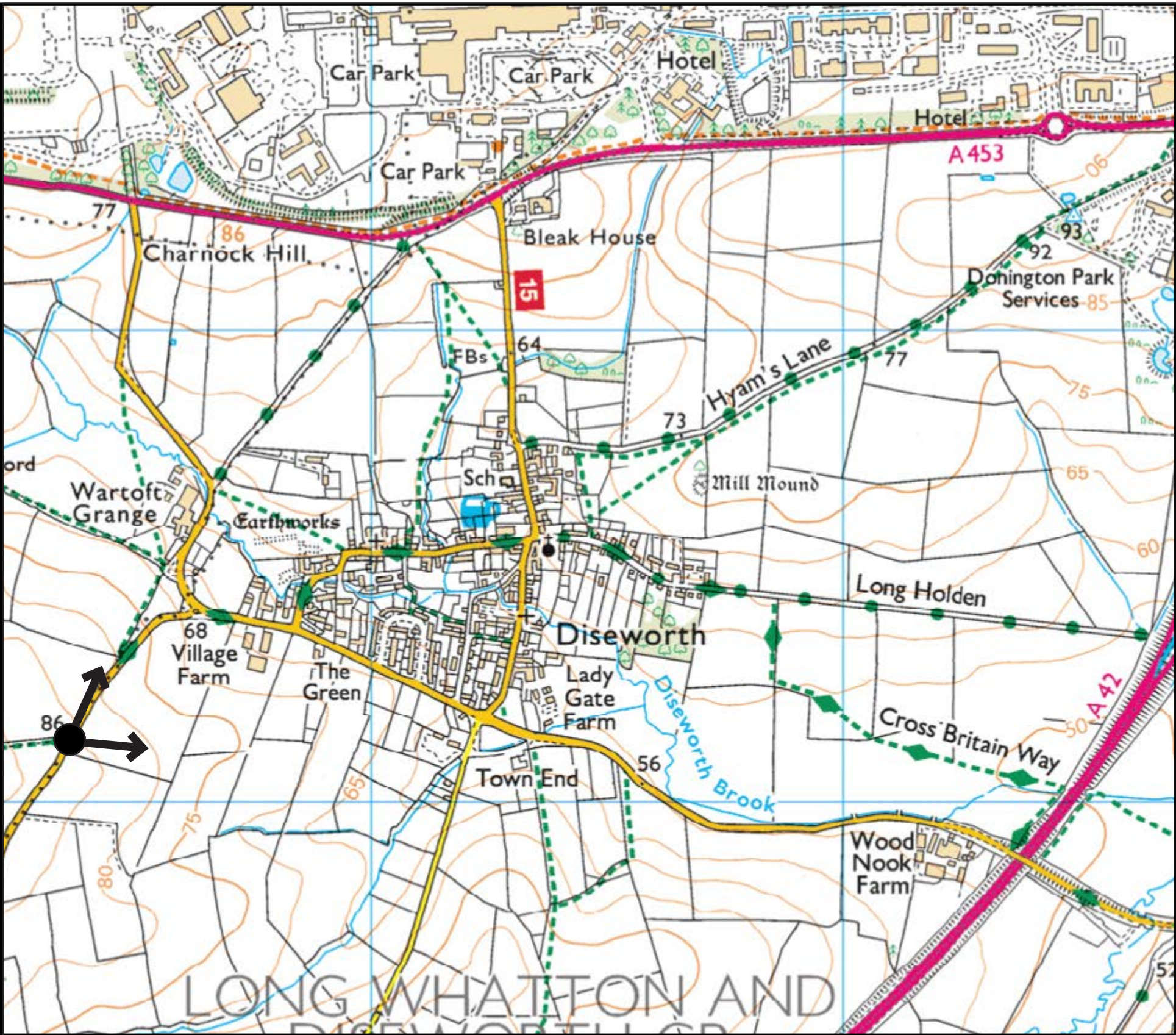
title
PHOTOVIEWPOINT I - PHOTOMONTAGE YEAR 0

number
FIGURE 11.14

rev
B



Photo Viewpoint I



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

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

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

Extent of maximum development height parameter

date
13/08/25

drwn/chkd
HT / TRJ

client
SEGRO

project
East Midlands Gateway 2

title
PHOTOVIEWPOINT I - PHOTOMONTAGE YEAR 15

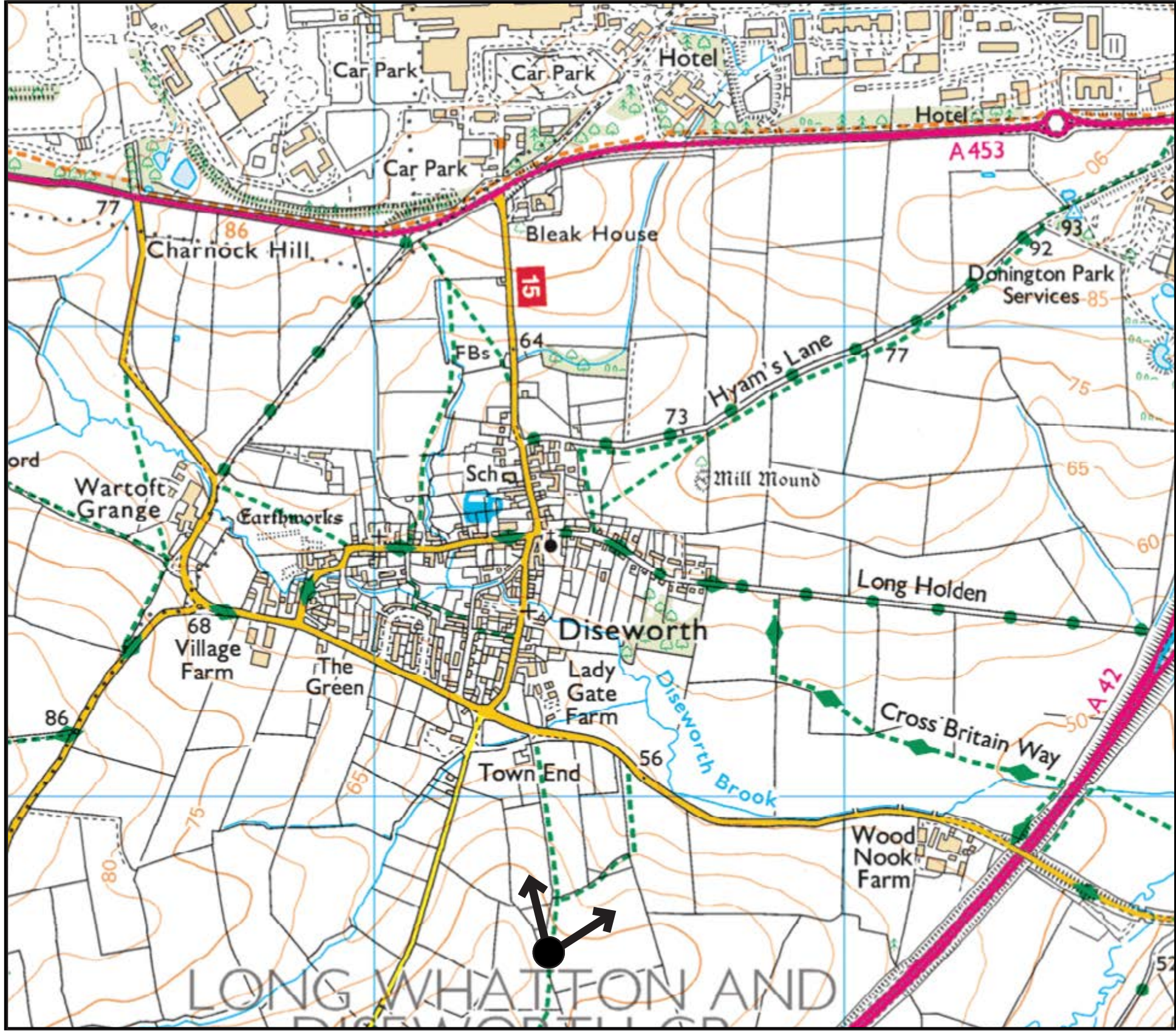
number
FIGURE 11.15

rev
B

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Photo Viewpoint J



Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 02/12/24
Time: 11:32
Camera make & model, sensor format & lens:
Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 87°
Direction of View: 035° (bearing from North)
Location: 445362.358, 323666.877, 79.195m AOD (Eye Level)
Height of camera lens above ground: 1.6m
Distance to proposed building: 1.04km
Viewing distance: To be viewed at comfortable arm's length

date	drwn/chkd
13/08/25	HT / TRJ

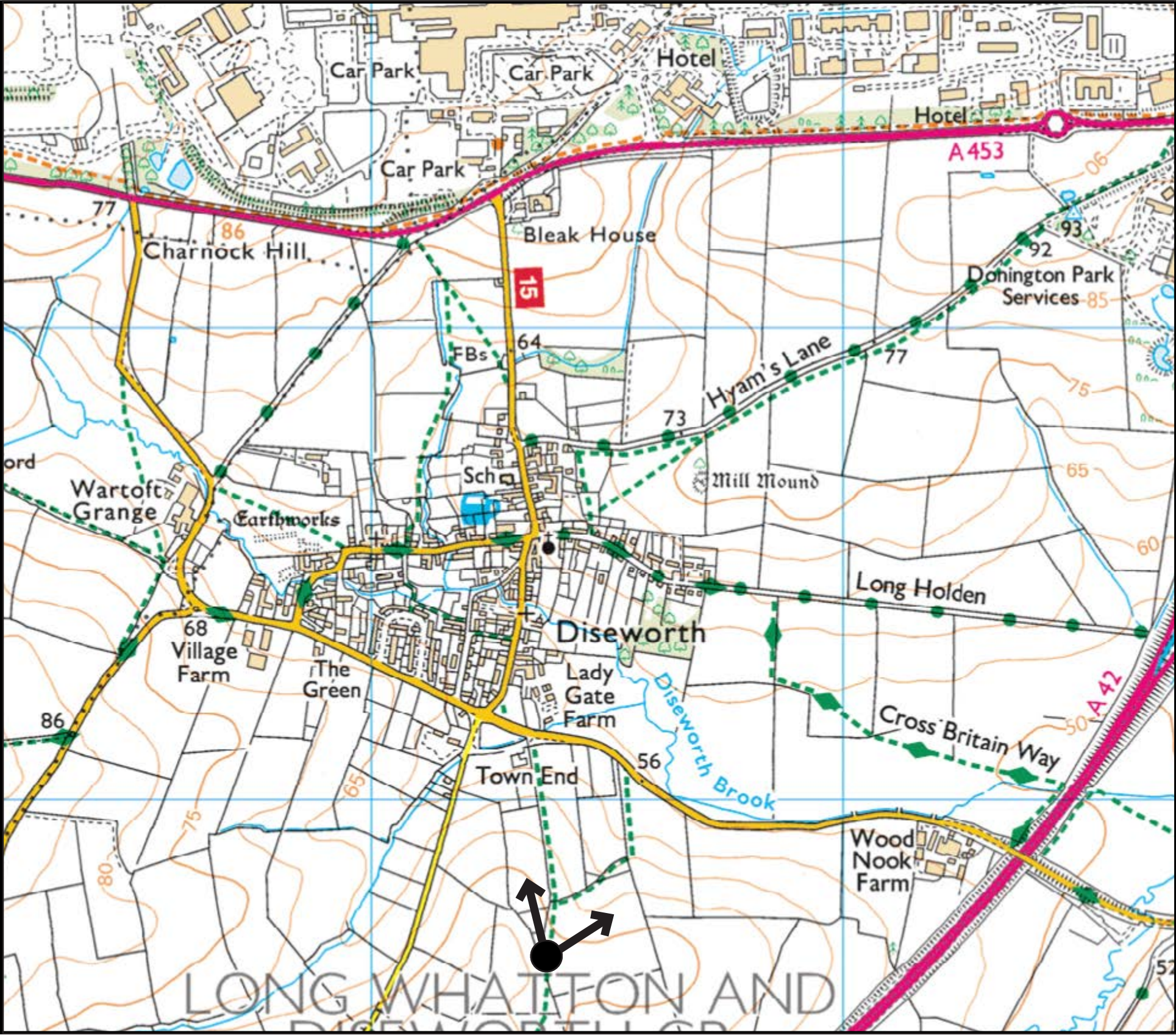
client
SEGRO
project
East Midlands Gateway 2

title	rev
PHOTOVIEWPOINT J - EXISTING VIEW	
number	B
FIGURE 11.16	

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Photo Viewpoint J



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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
13/08/25

drwn/chkd
HT / TRJ

client
SEGRO

project
East Midlands Gateway 2

title
PHOTOVIEWPOINT J - PHOTOMONTAGE YEAR 0

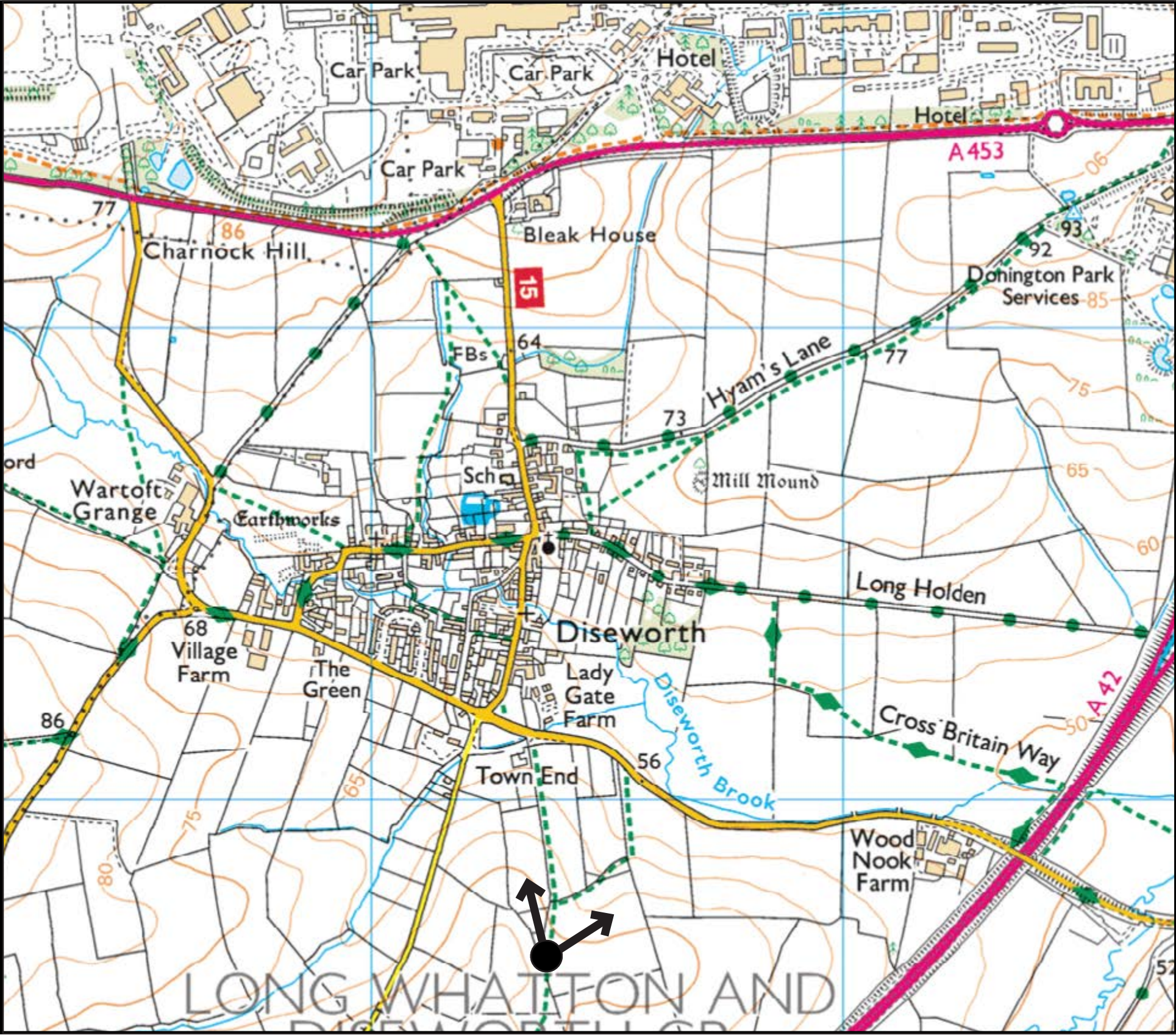
number
FIGURE 11.17

rev
B

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Photo Viewpoint J



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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
13/08/25

drwn/chkd
HT / TRJ

client
SEGRO

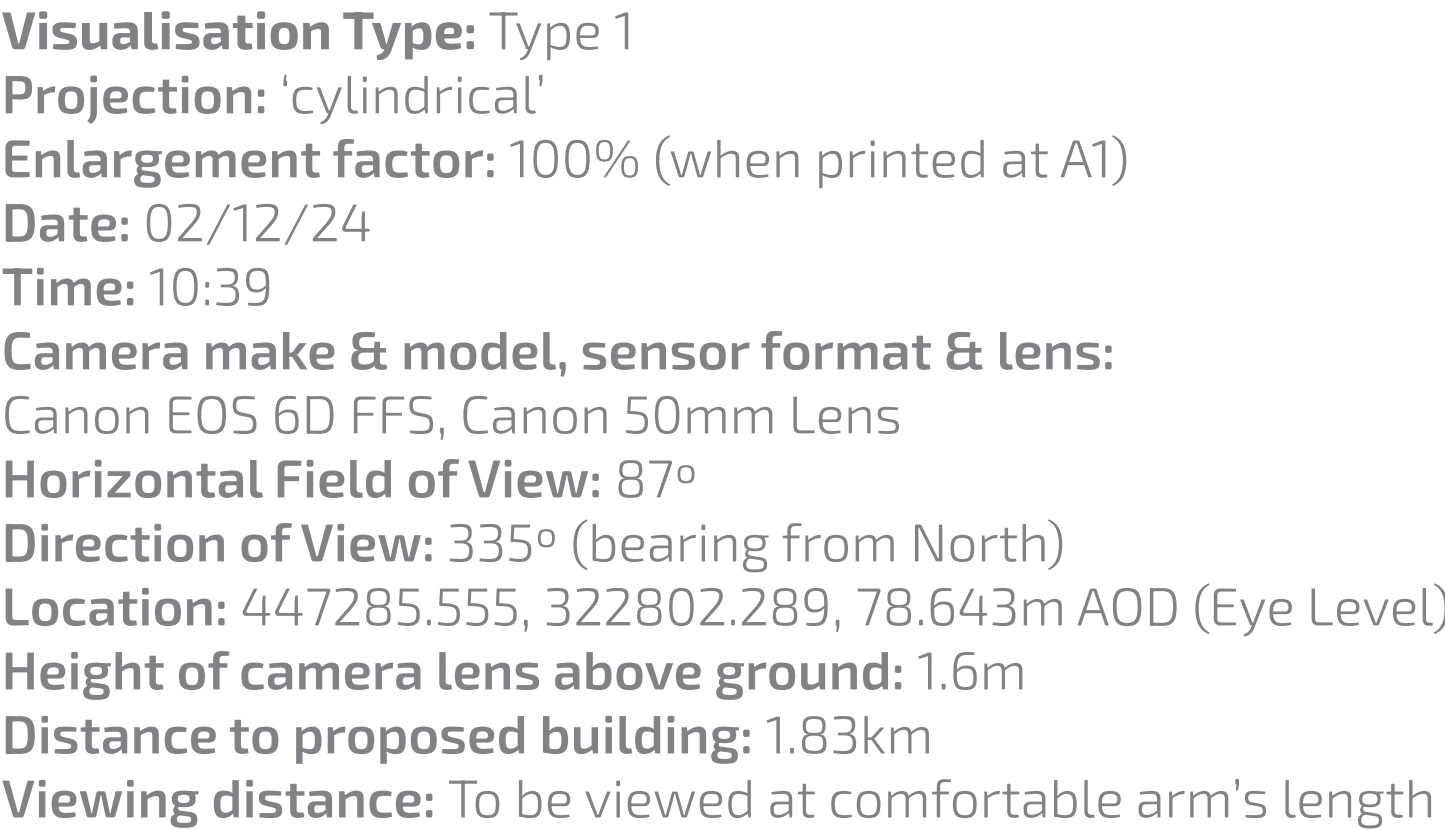
project
East Midlands Gateway 2

title
PHOTOVIEWPOINT J - PHOTOMONTAGE YEAR 15

number
FIGURE 11.18

rev
B

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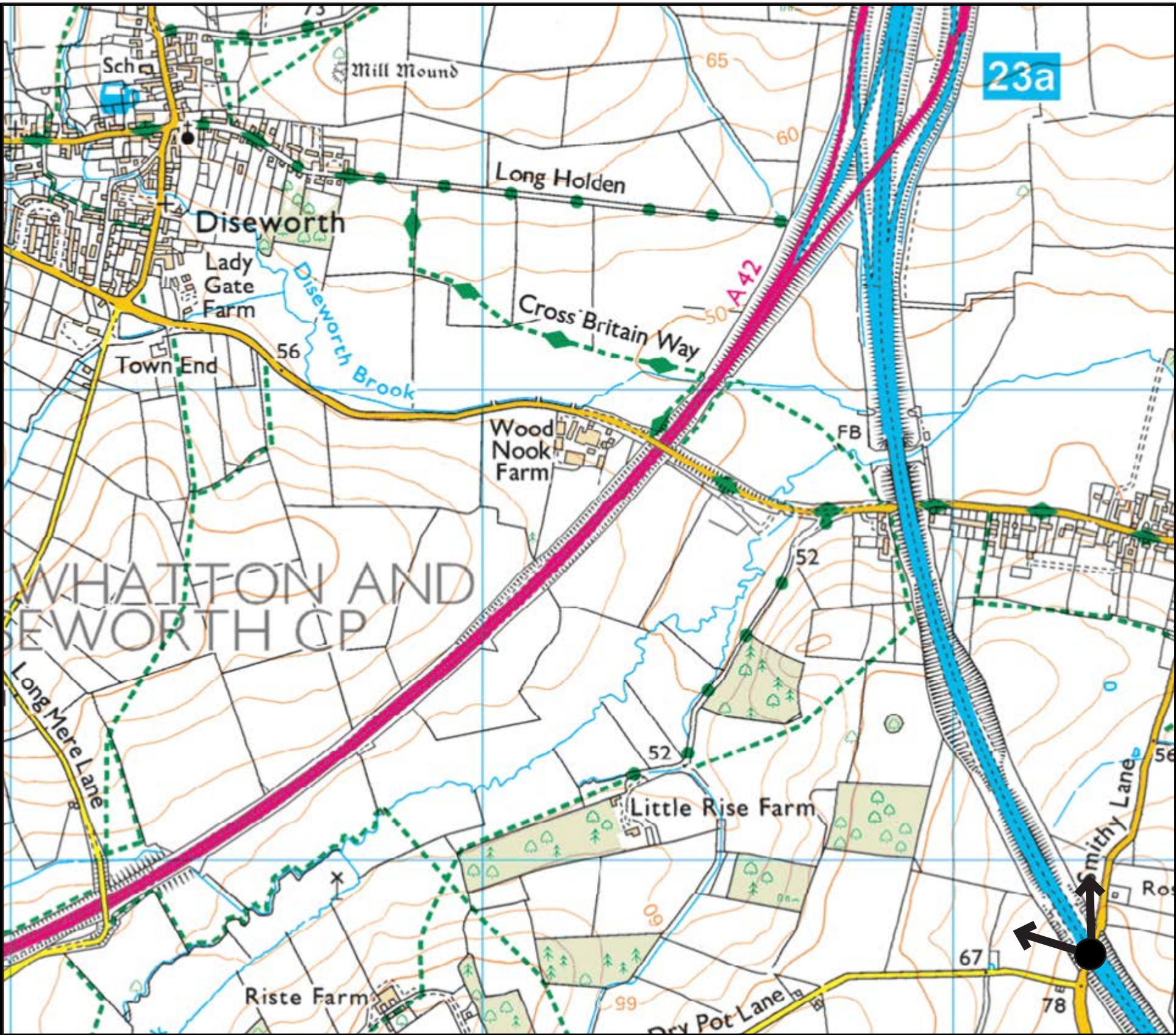
t: 01509 672772 e: mail@fpcr.co.uk w: www.fpcr.co.uk

title
PHOTOVIEWPOINT M - EXISTING VIEW
 number
FIGURE 11.19

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Photo Viewpoint M



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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

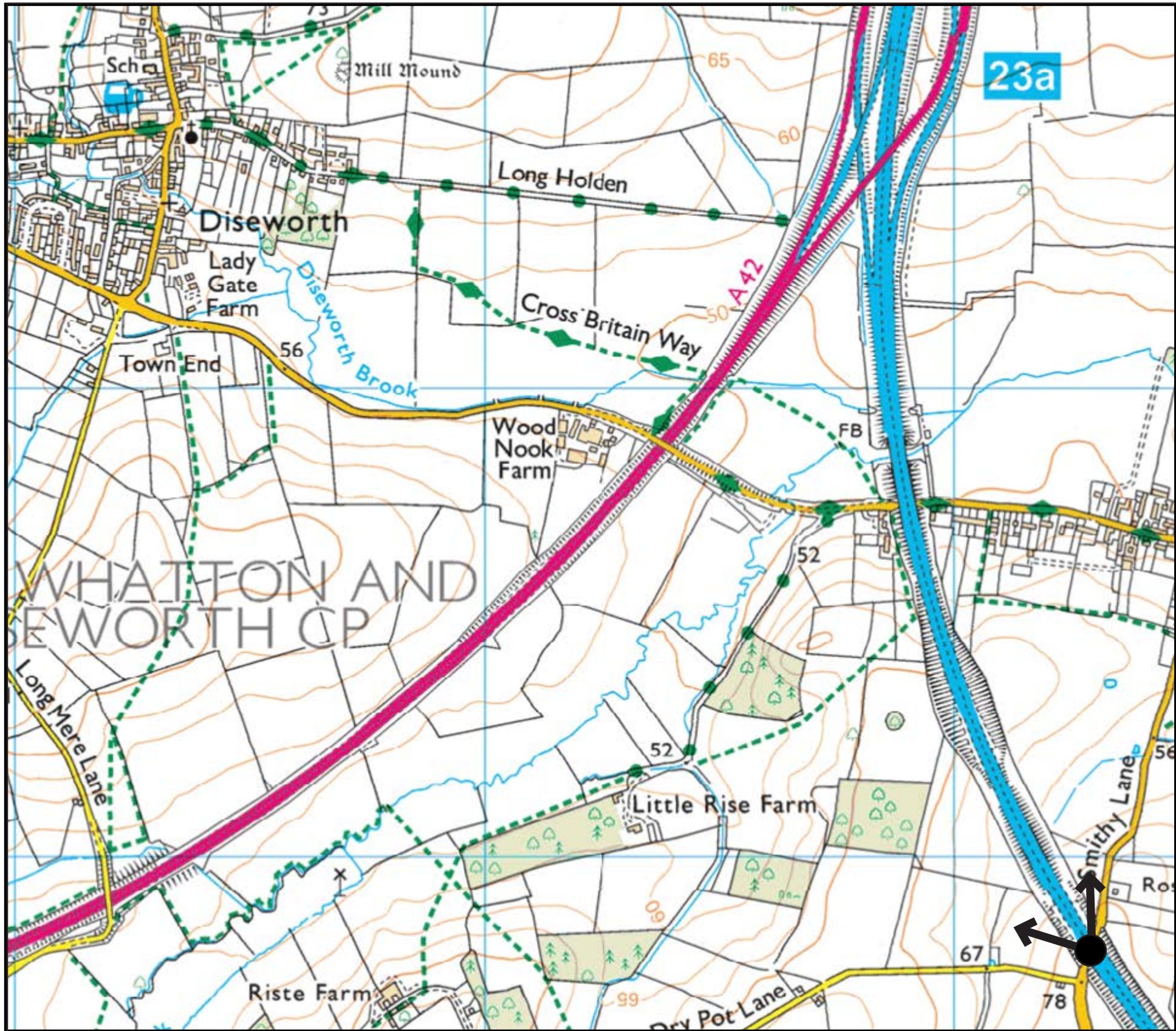
date 13/08/25 drwn/chkd HT / TRJ

client SEGRO
project East Midlands Gateway 2

title PHOTVIEWPOINT M - PHOTOMONTAGE YEAR 0
number FIGURE 11.20 rev B



Photo Viewpoint M



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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 13/08/25 drwn/chkd HT / TRJ

client SEGRO
project East Midlands Gateway 2

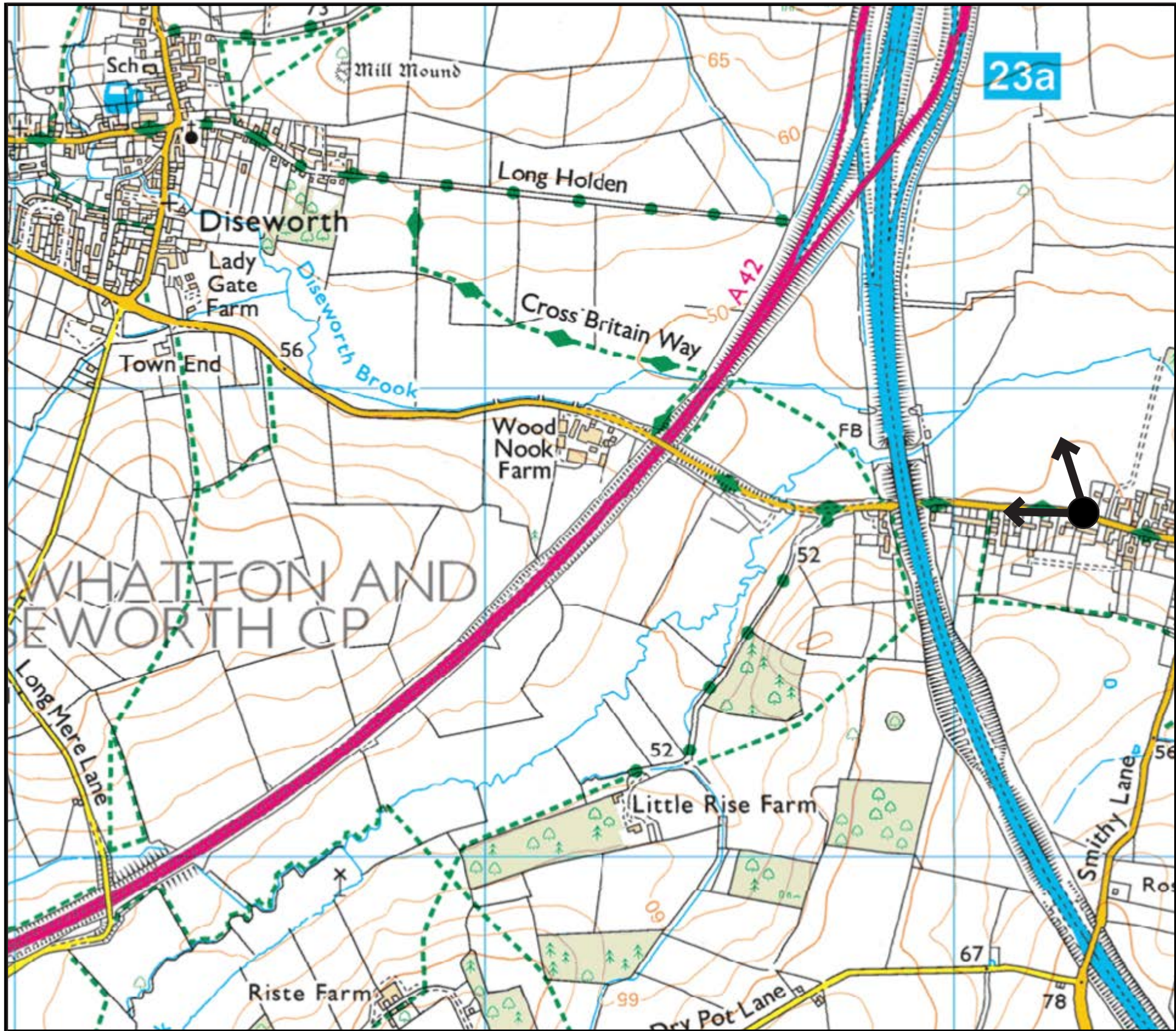
title PHOTVIEWPOINT M - PHOTOMONTAGE YEAR 15

number FIGURE 11.21 rev B

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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
13/08/25

drwn/chkd
HT / TRJ

client
SEGRO

project
East Midlands Gateway 2

title
PHOTOVIEWPOINT N - EXISTING VIEW

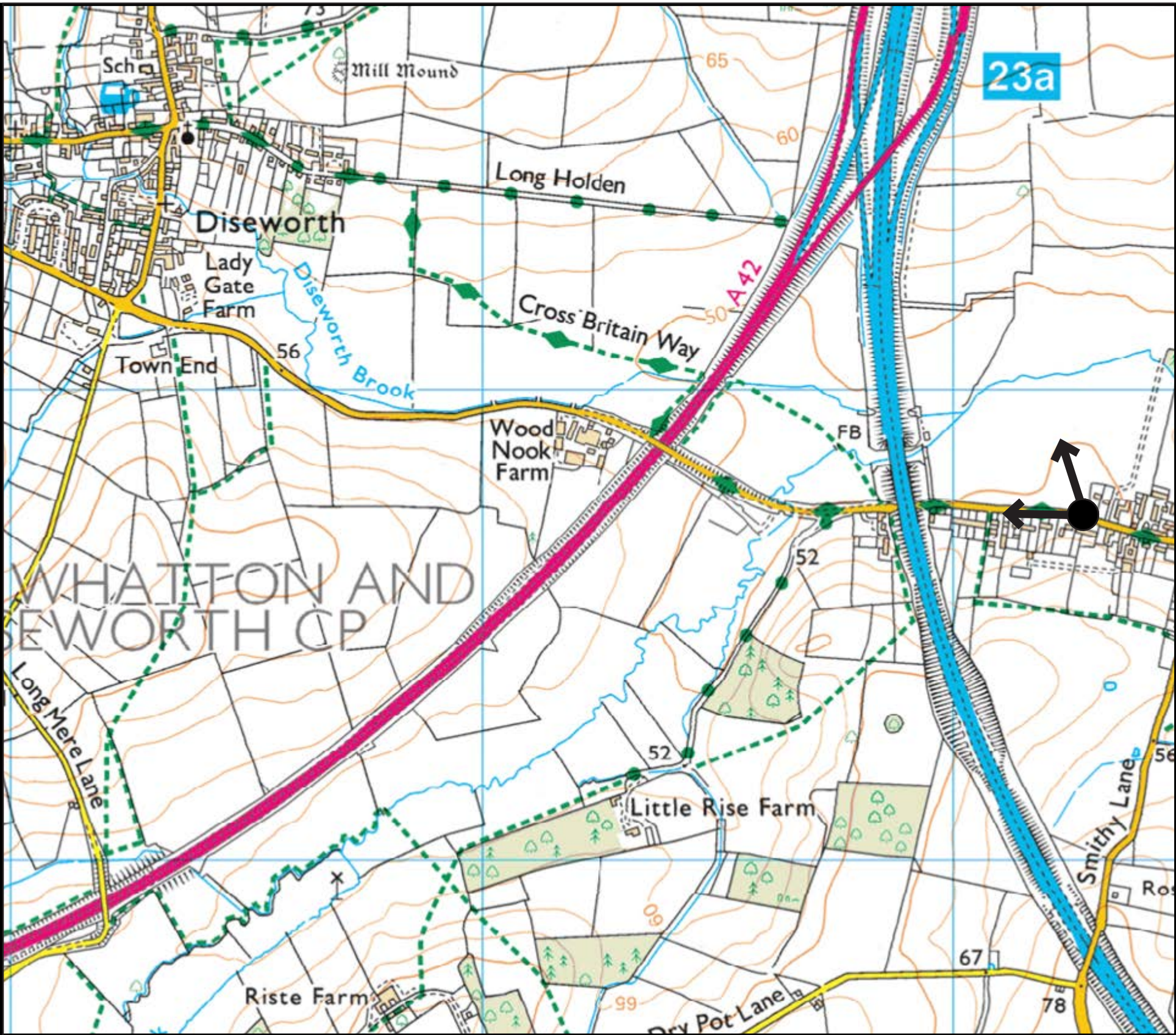
number
FIGURE 11.22

rev
B

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Photo Viewpoint N



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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

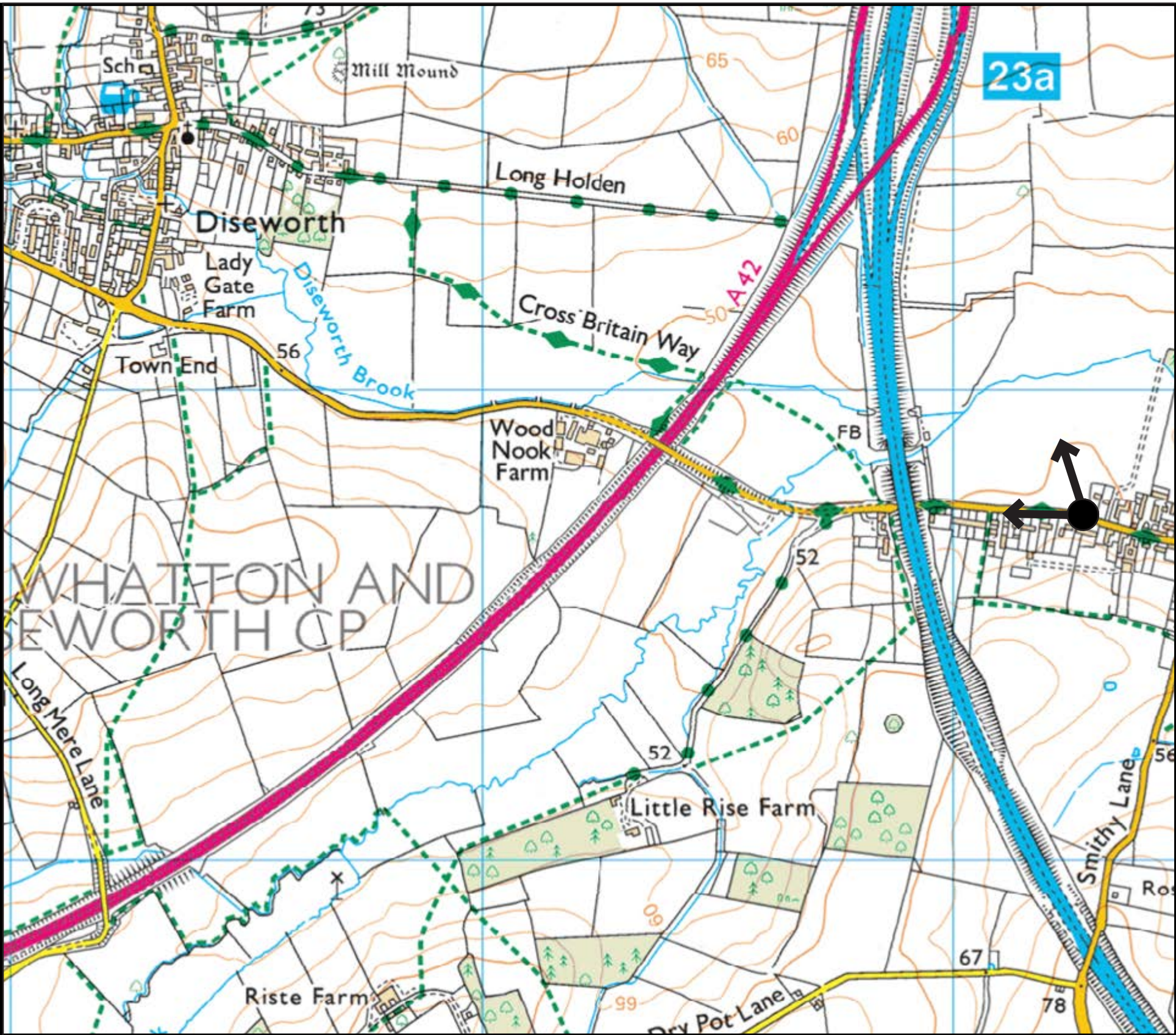
date 13/08/25 drwn/chkd HT / TRJ

client SEGRO
project East Midlands Gateway 2

title PHOTVIEWPOINT N - PHOTOMONTAGE YEAR 0
number FIGURE 11.23 rev B



Photo Viewpoint N



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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 13/08/25 drwn/chkd HT / TRJ

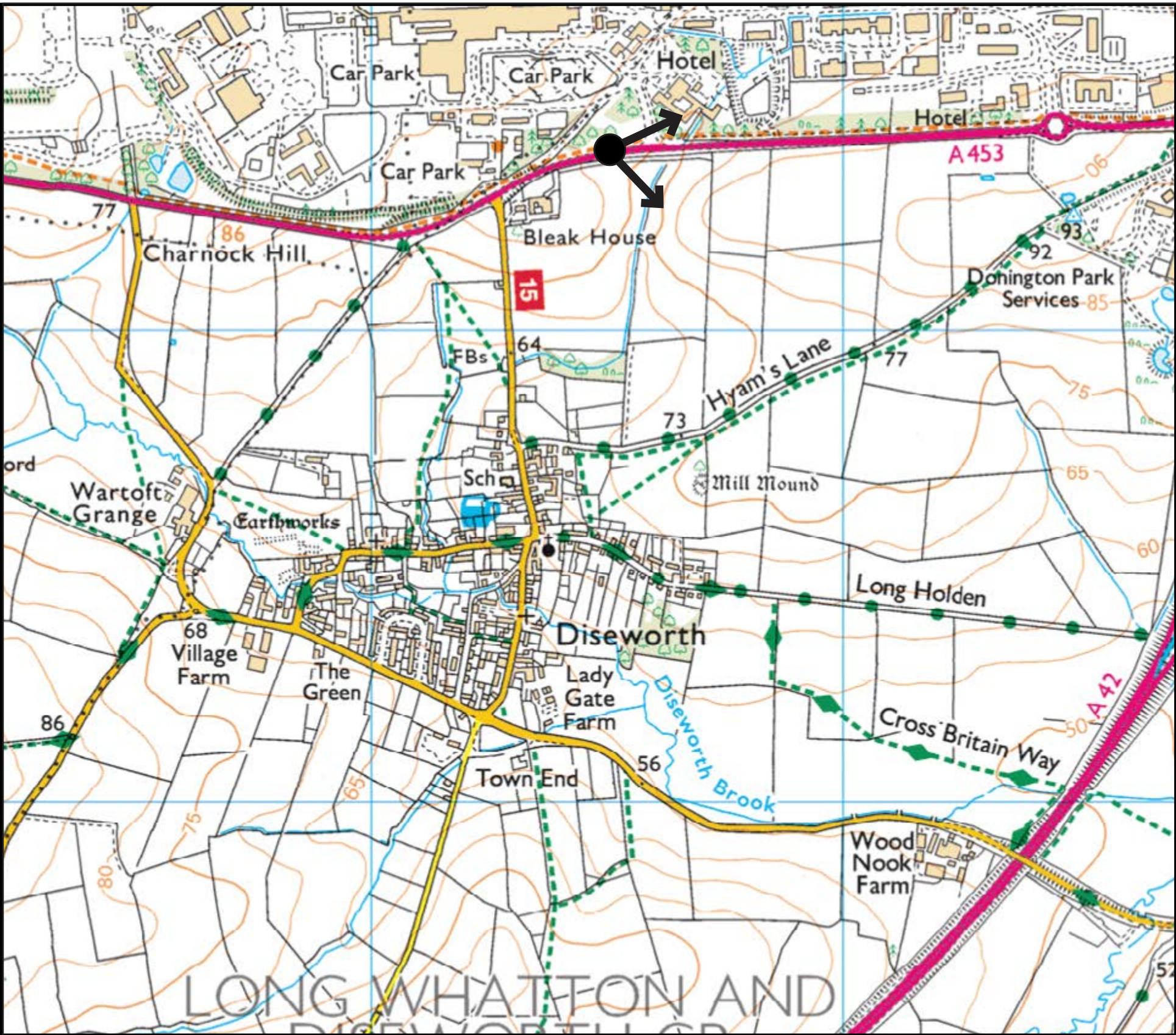
client
SEGRO
project
East Midlands Gateway 2

title
PHOTOVIEWPOINT N - PHOTOMONTAGE YEAR 15
number **FIGURE 11.24** rev **B**

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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
13/08/25

drwn/chkd
HT / TRJ

client
SEGRO

project
East Midlands Gateway 2

title
PHOTOVIEWPOINT Q - EXISTING VIEW

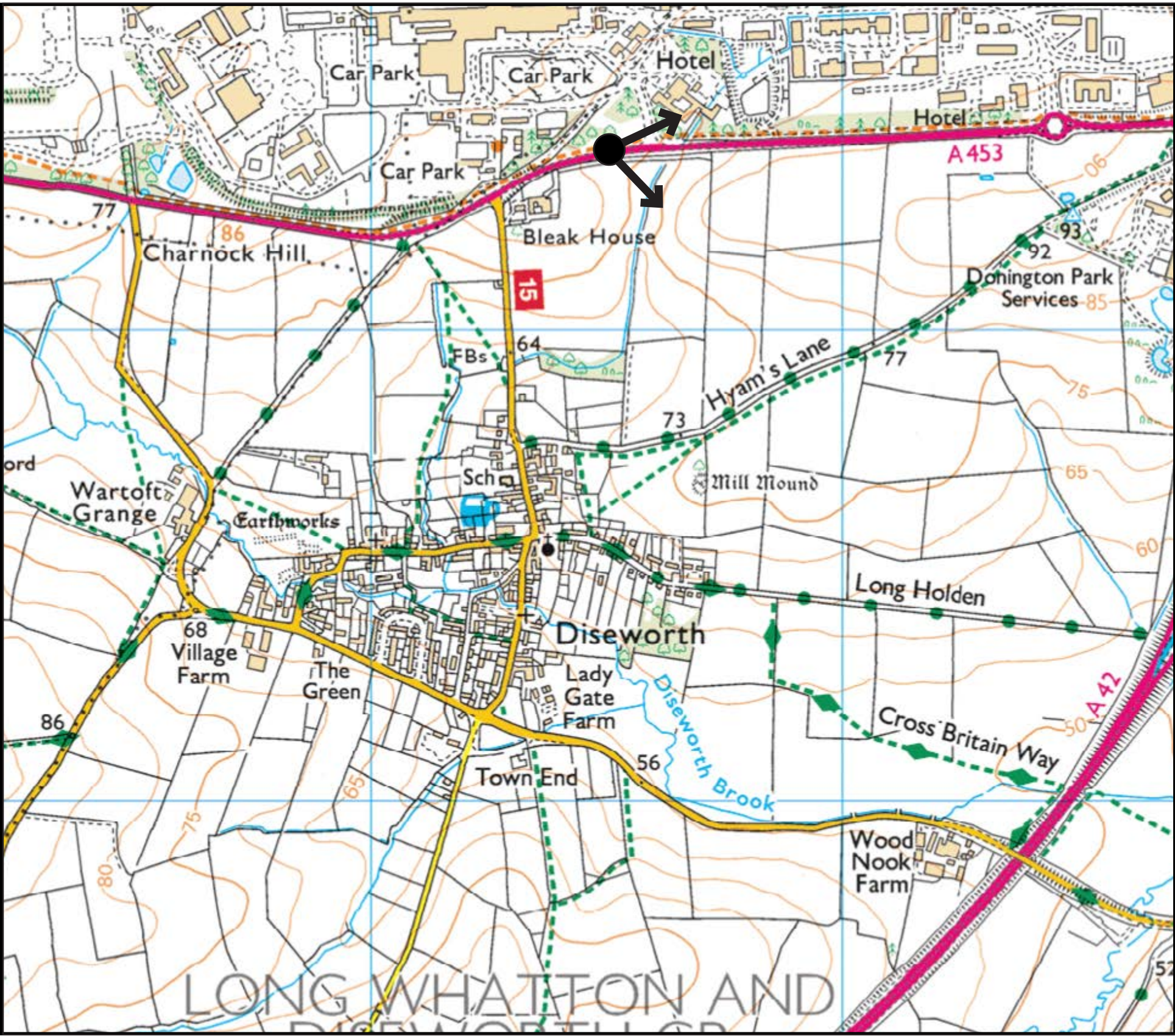
number
FIGURE 11.25

rev
B

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Photo Viewpoint Q



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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
13/08/25

drwn/chkd
HT / TRJ

client
SEGRO

project
East Midlands Gateway 2

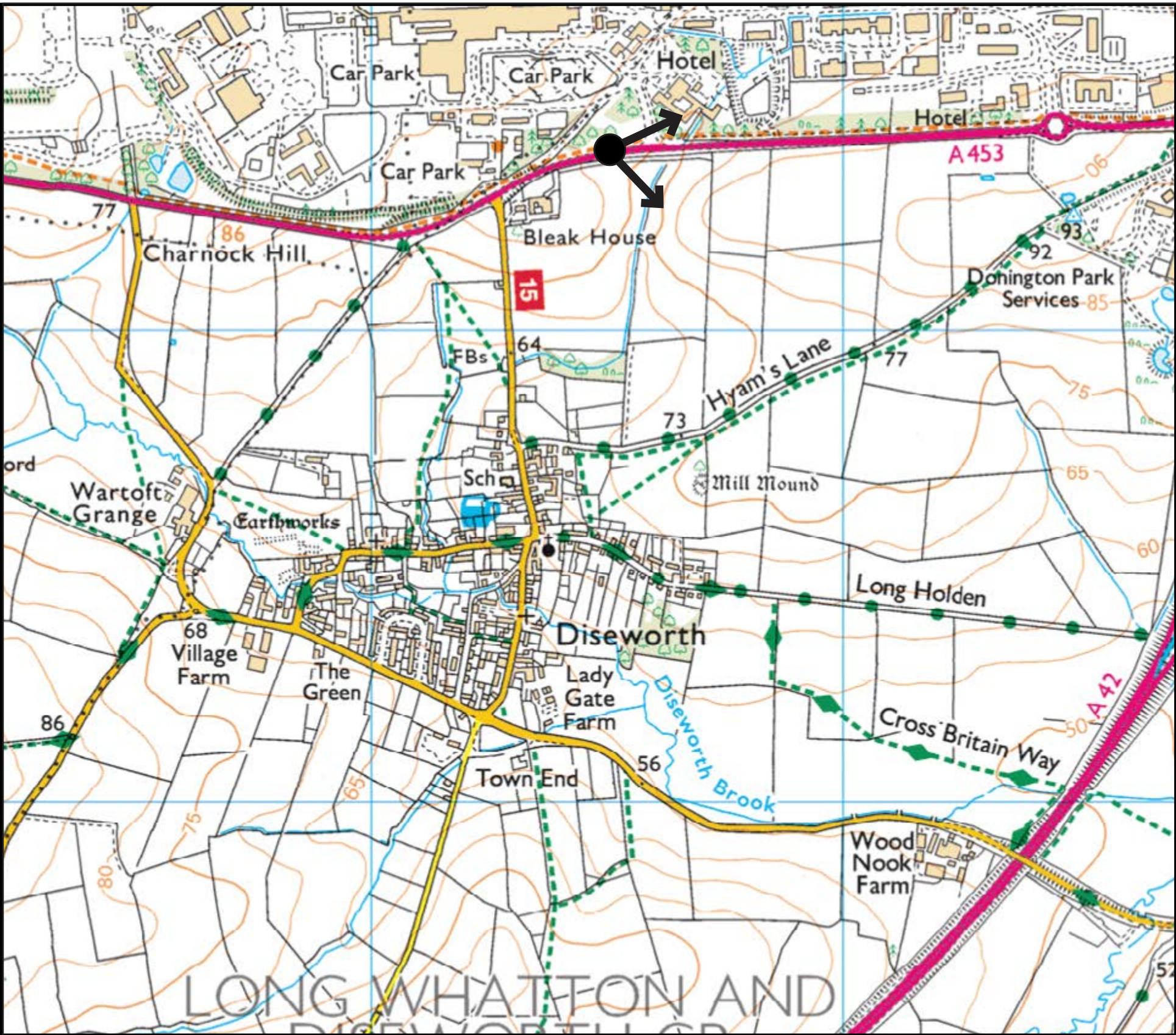
title
PHOTOVIEWPOINT Q - PHOTOMONTAGE YEAR 0

number
FIGURE 11.26

rev
B



Photo Viewpoint Q



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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
13/08/25

drwn/chkd
HT / TRJ

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project
East Midlands Gateway 2

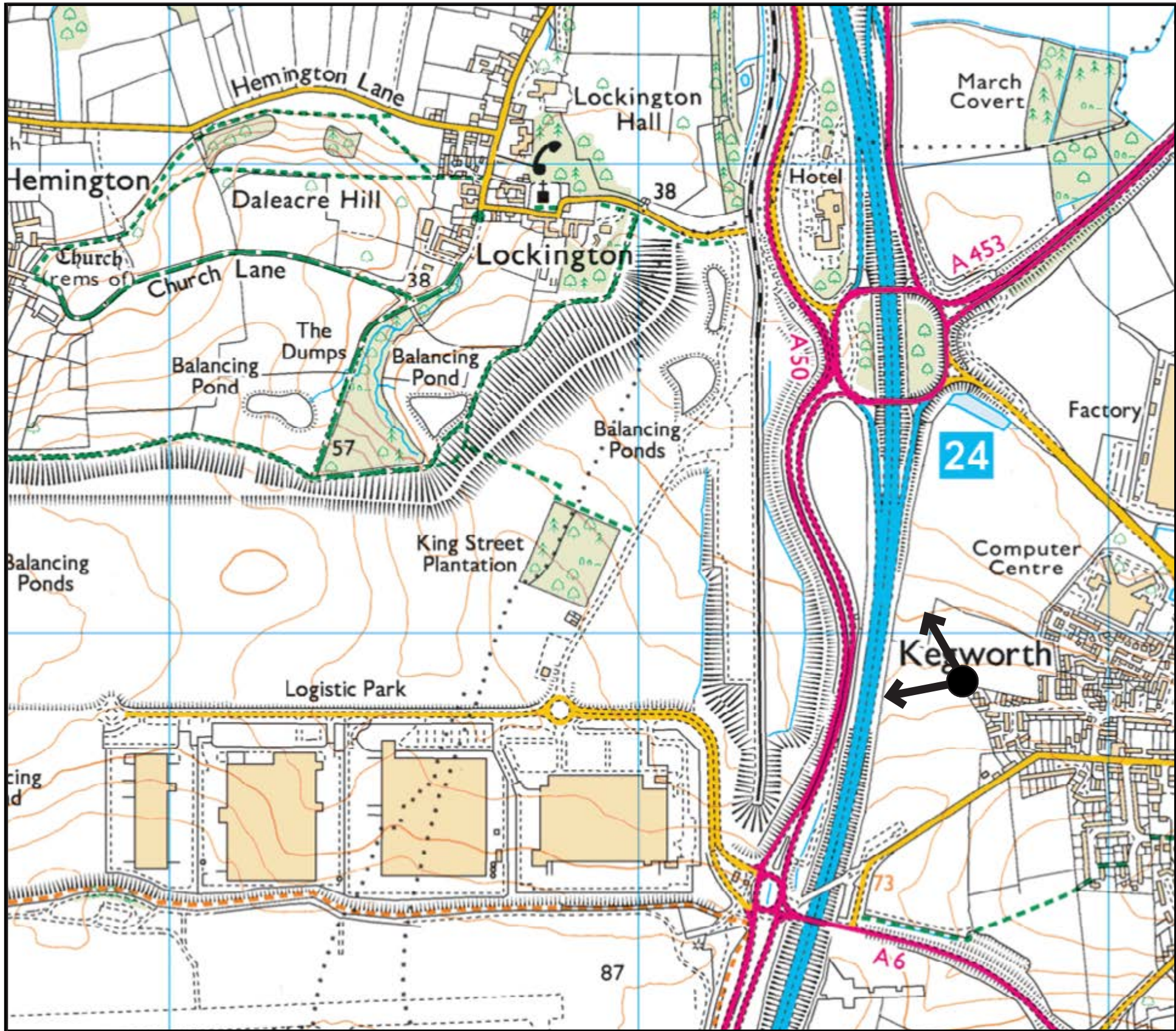
title
PHOTOVIEWPOINT Q - PHOTOMONTAGE YEAR 15

number
FIGURE 11.27

rev
B



Photo Viewpoint EMG1 b



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

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

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

date
13/08/25

drwn/chkd
HT / TRJ

client
SEGRO

project
East Midlands Gateway 2

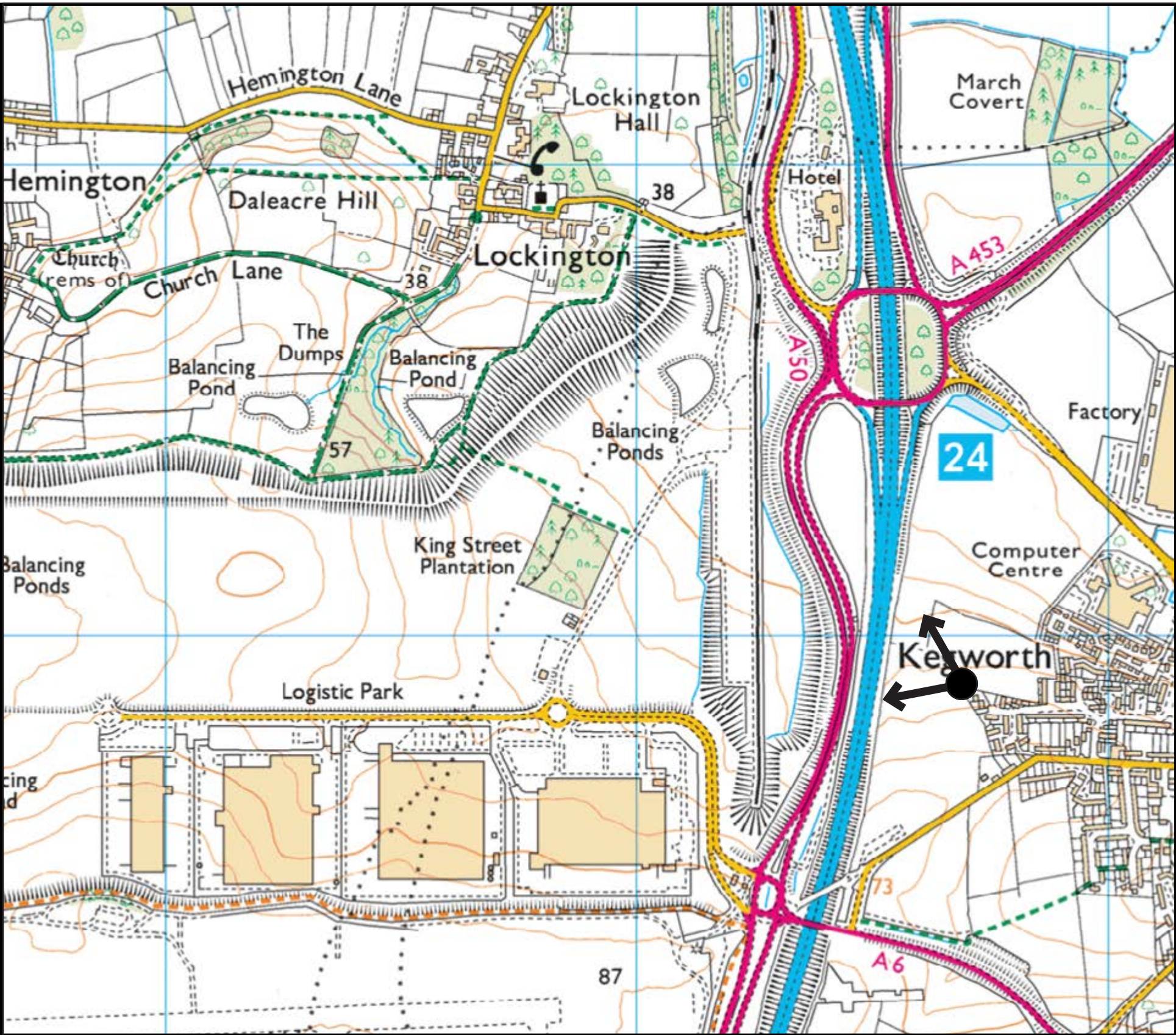
title
PHOTOVIEWPOINT EMG1 b - EXISTING VIEW

number
FIGURE 11.28

rev
B



Photo Viewpoint EMG1 e



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

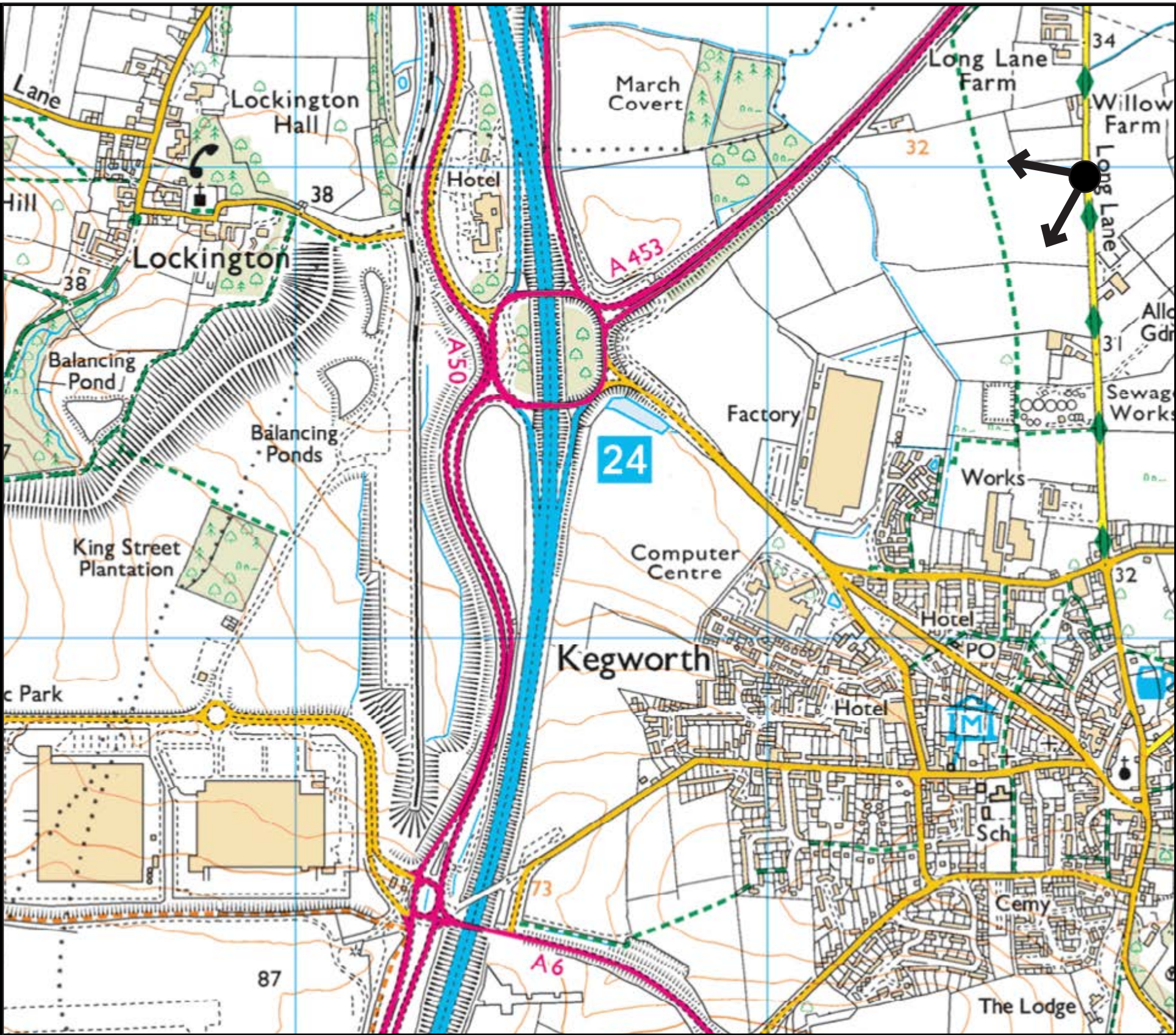
Notes
Source Drawings:
EMG1-UMC-SI-01-DR-A-0085-P5 - Illustrative Masterplan,
EMG2-UMC-SI-01-DR-A-0089-P9 - Illustrative Masterplan
EMG1-UMC-SI-01-DR-A-0086-P6 - Parameters Plan
EMG2-UMC-SI-01-DR-A-0088-P7 - Parameters Plan
EMG2-BWB-HGN-ZZ-M2-CH-0600_Finished levels

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

<div><div></div><div>Extent of maximum development height parameter</div></div>	
date	drwn/chkd
13/08/25	HT / TRJ
client	
SEGRO	
project	
East Midlands Gateway 2	
title	rev
PHOTOVIEWPOINT EMG1 b - PHOTOMONTAGE YEAR 0	
number	B
FIGURE 11.29	



Photo Viewpoint EMG1 e



Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 10/04/25
Time: 10:05
Camera make & model, sensor format & lens:
Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 87°
Direction of View: 255° (bearing from North)
Location: 448669, 327978, 32.437m AOD (Eye Level)
Height of camera lens above ground: 1.6m
Distance to proposed building: 1.70km
Viewing distance: To be viewed at comfortable arm's length

date	drwn/chkd
13/08/25	HT / TRJ

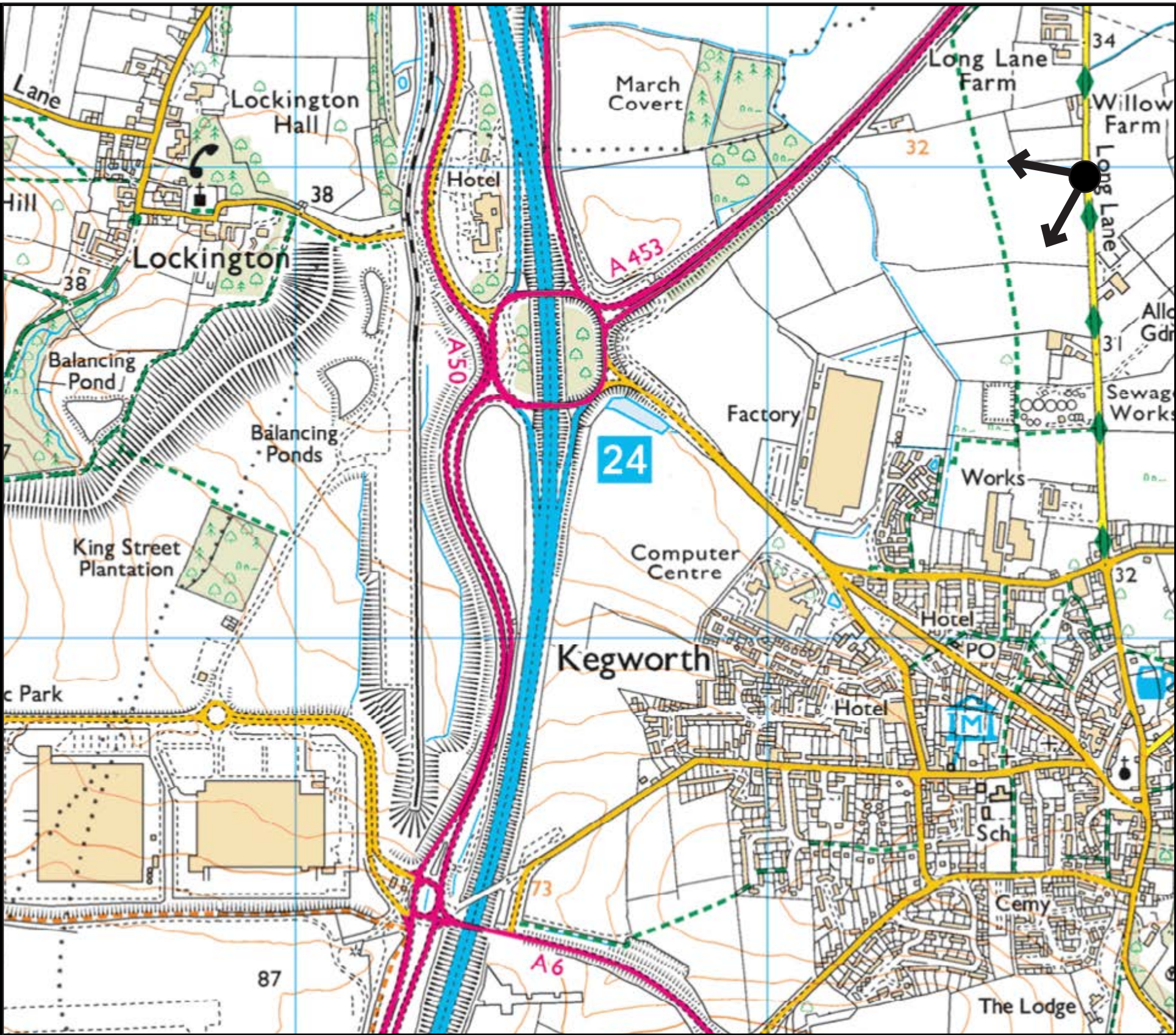
client
SEGRO
project
East Midlands Gateway 2

title	rev
PHOTOVIEWPOINT EMG1 e - EXISTING VIEW	
number	B
FIGURE 11.30	

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Photo Viewpoint EMG1 e



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

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

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

Extent of maximum development height parameter

date
13/08/25

drwn/chkd
HT / TRJ

client
SEGRO

project
East Midlands Gateway 2

title
PHOTOVIEWPOINT EMG1 e - PHOTOMONTAGE YEAR 0

number
FIGURE 11.31

rev
B

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