

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

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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 10/06/25  
client SEGRO  
project

drwn/chkd HT/TRJ

**DRAFT**

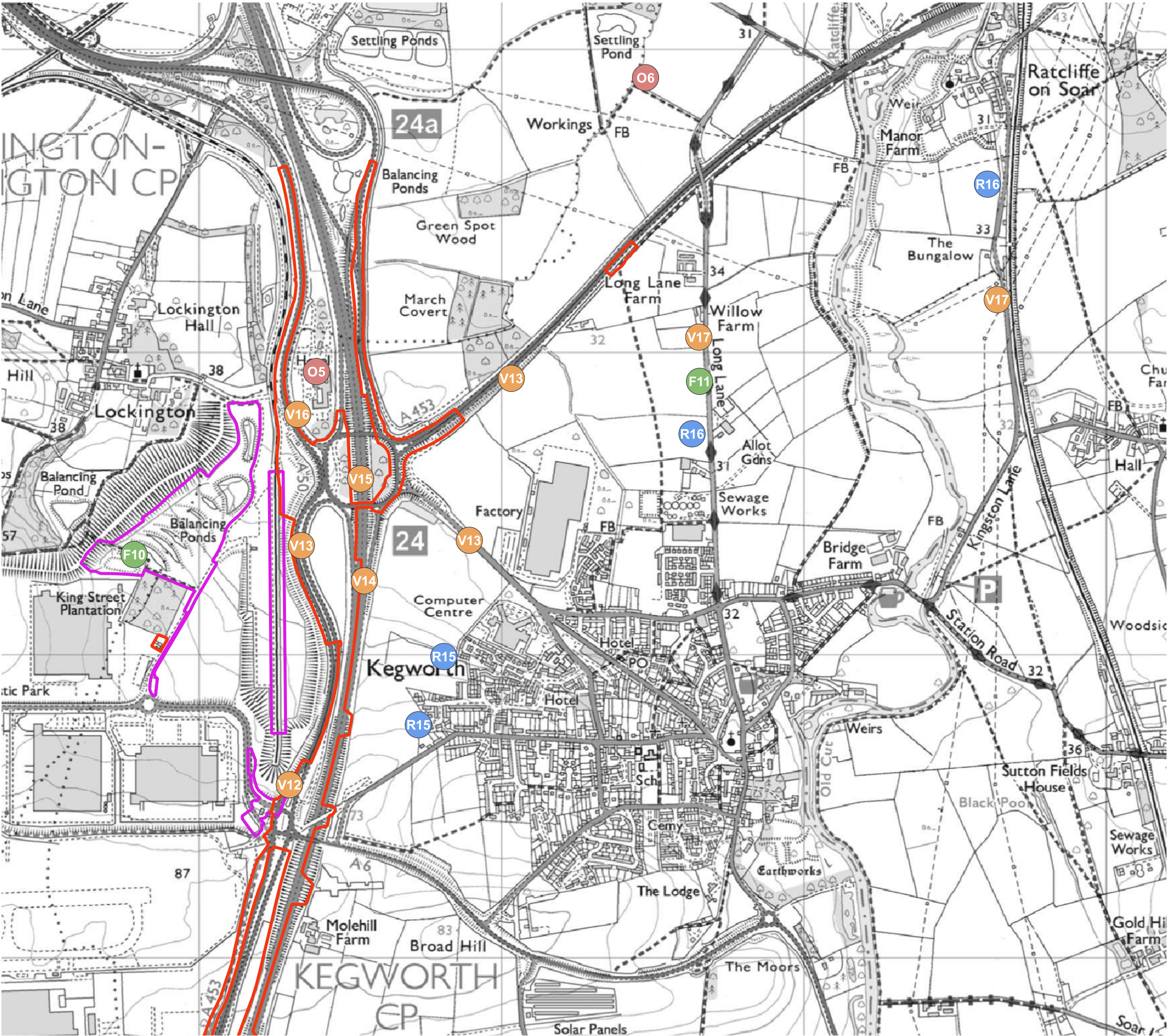
East Midlands Gateway 2

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

number  
rev

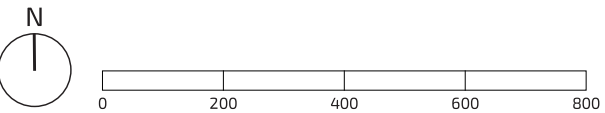
FIGURE 10.1





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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 11/06/25  
client SEGRO  
project East Midlands Gateway 2

drwn/chkd HT/TRJ

**DRAFT**

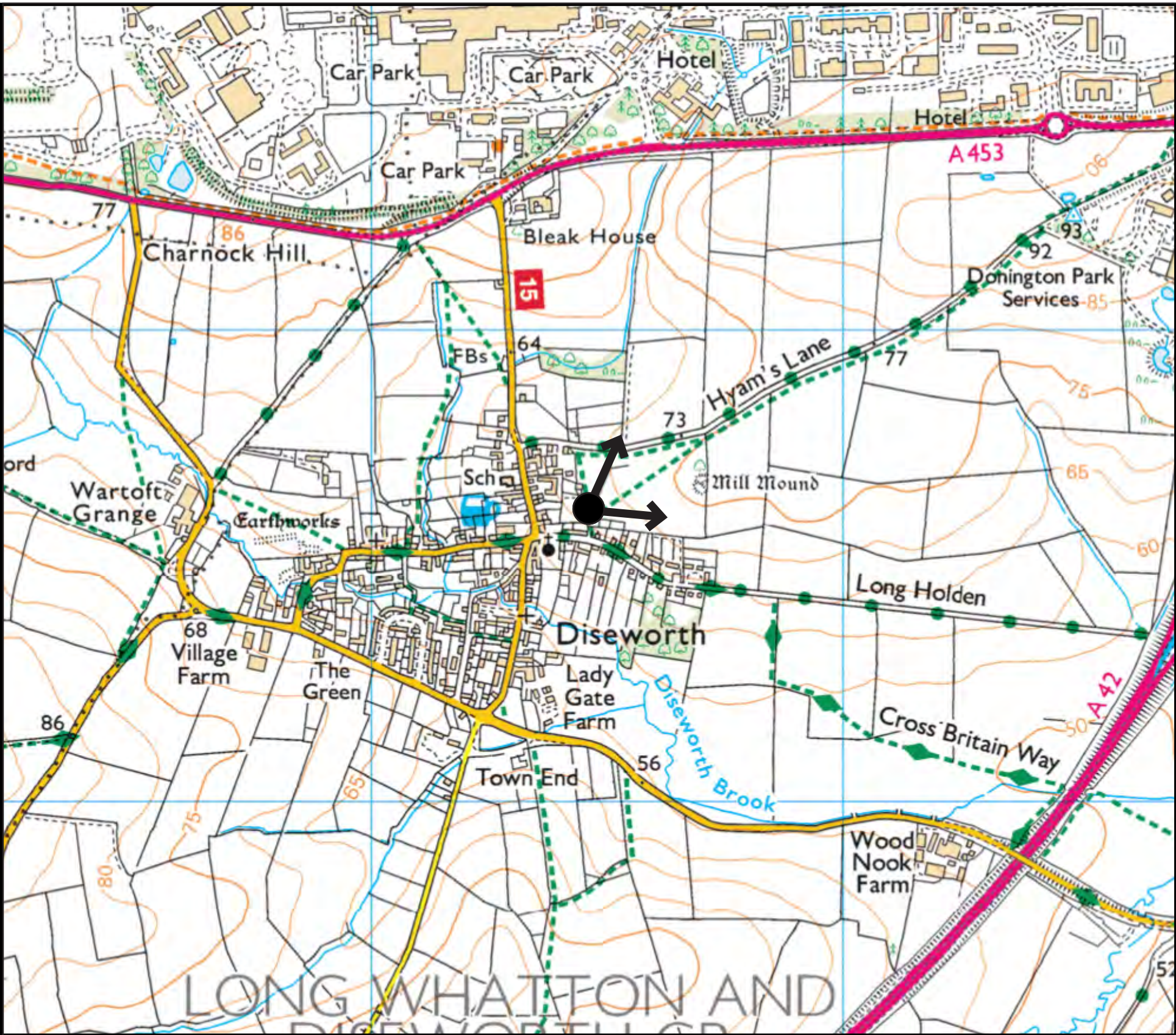
title Visual Receptors [EMG1 Works and Highway Works]  
scale 1:12,500 @ A3  
number -

**FIGURE 10.2**





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  
12/06/25

drwn/chkd  
HT / TRJ

client  
**SEGRO**

project  
**East Midlands Gateway 2**

title  
**PHOTOVIEWPOINT A - EXISTING VIEW**

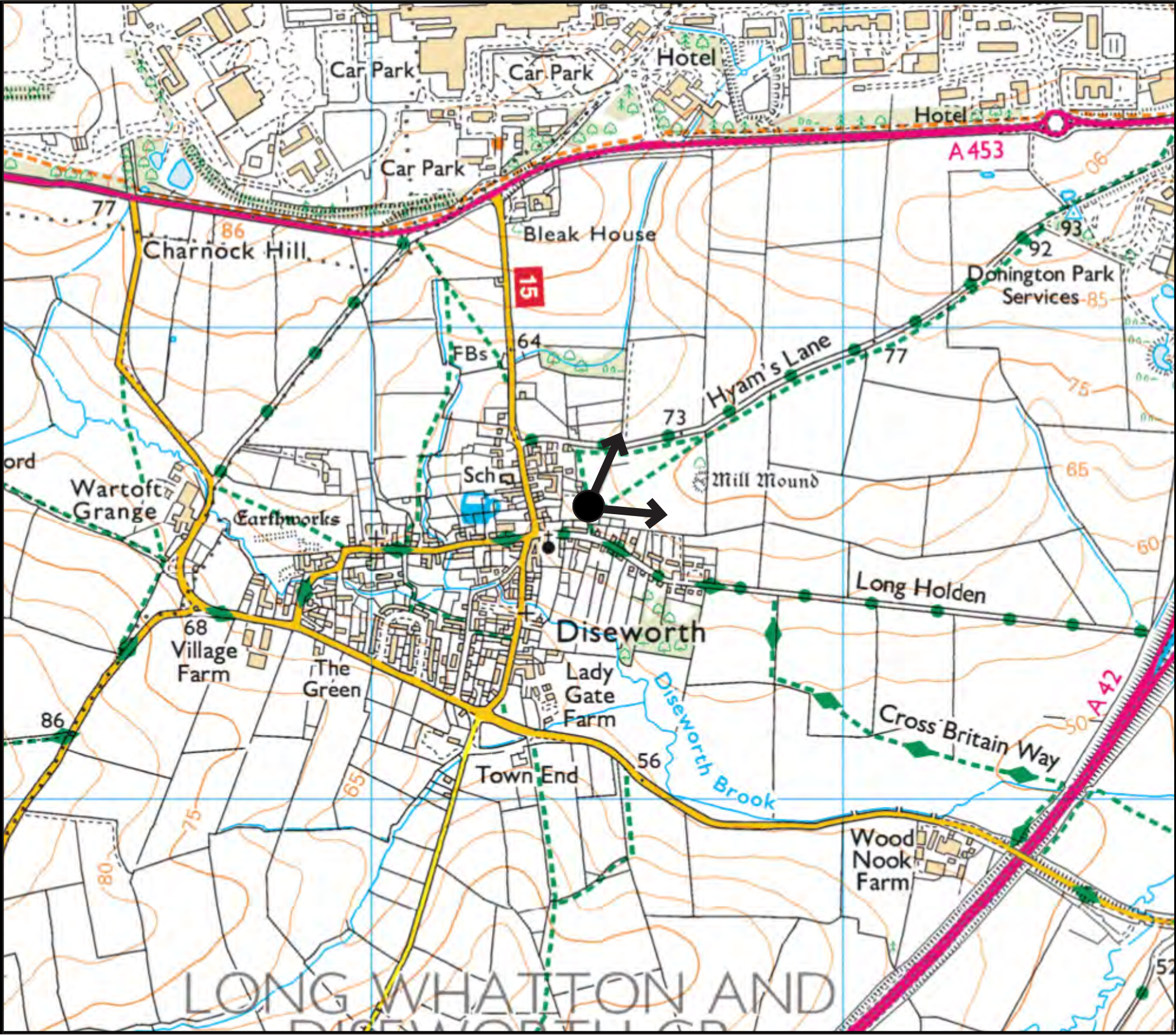
number  
**FIGURE 11.1**

rev  
**A**





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

Extent of maximum development height parameter

date  
12/06/25

drwn/chkd  
HT / TRJ

client  
**SEGRO**

project  
**East Midlands Gateway 2**

title  
**PHOTOVIEWPOINT A - PHOTOMONTAGE YEAR 0**

number  
**FIGURE 11.2**

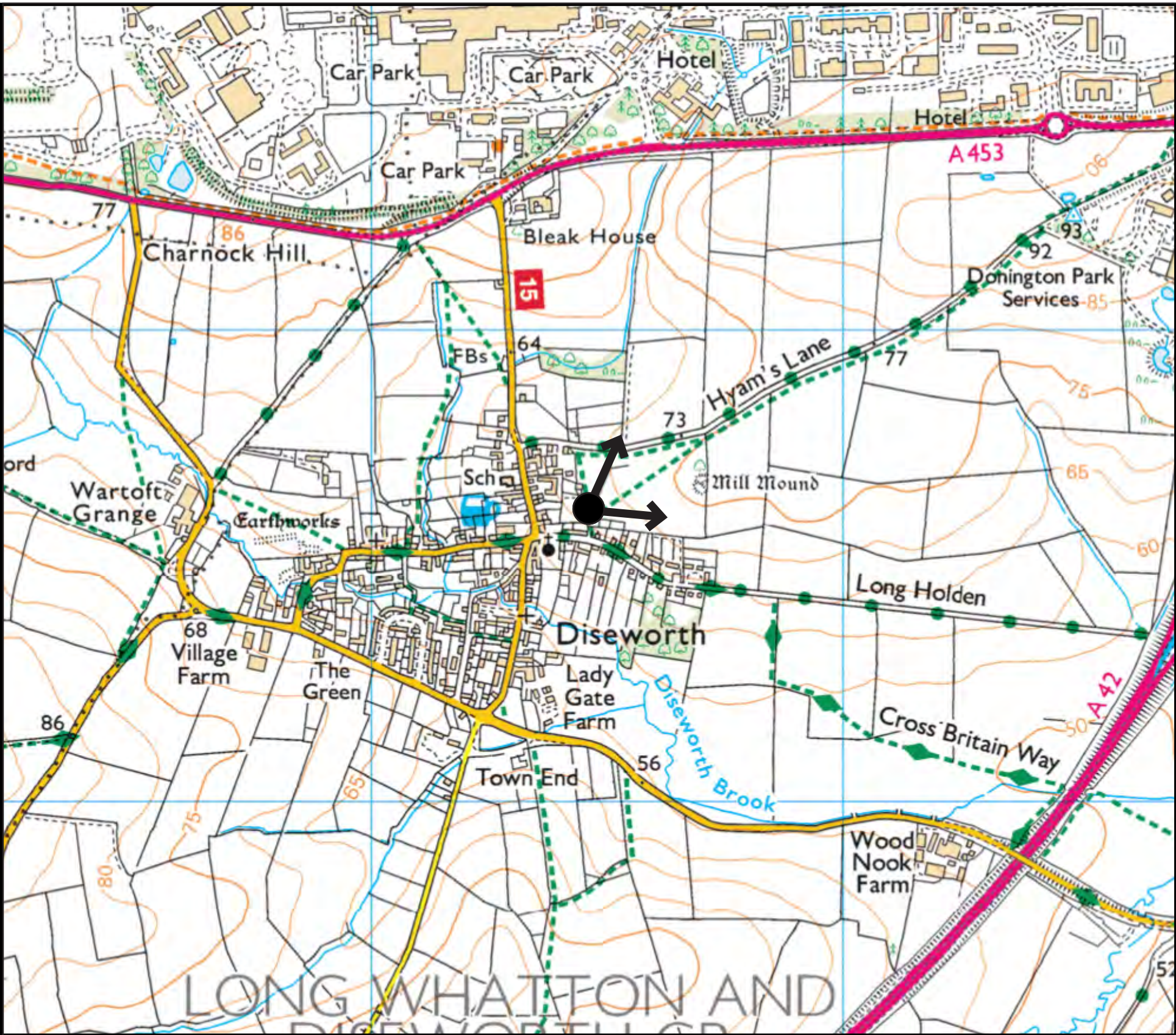
rev  
**A**

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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

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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  
12/06/25

drwn/chkd  
HT / TRJ

client  
**SEGRO**

project  
**East Midlands Gateway 2**

title  
**PHOTOVIEWPOINT A - PHOTOMONTAGE YEAR 15**

number  
**FIGURE 11.3**

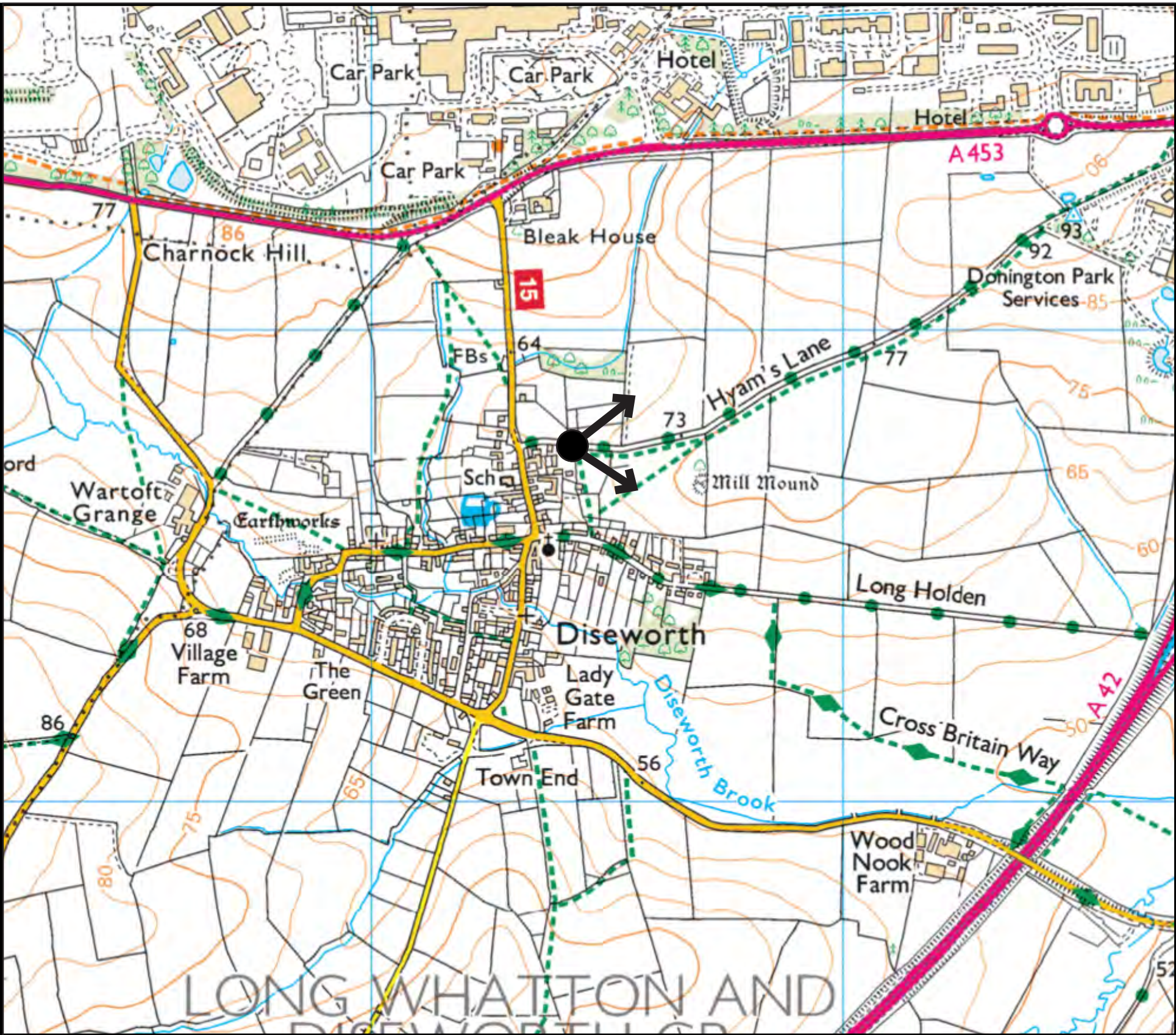
rev  
**A**

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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)  
**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  
12/06/25

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HT / TRJ

client  
**SEGRO**

project  
**East Midlands Gateway 2**

title  
**PHOTOVIEWPOINT B - EXISTING VIEW**

number  
**FIGURE 11.4**

rev  
**A**

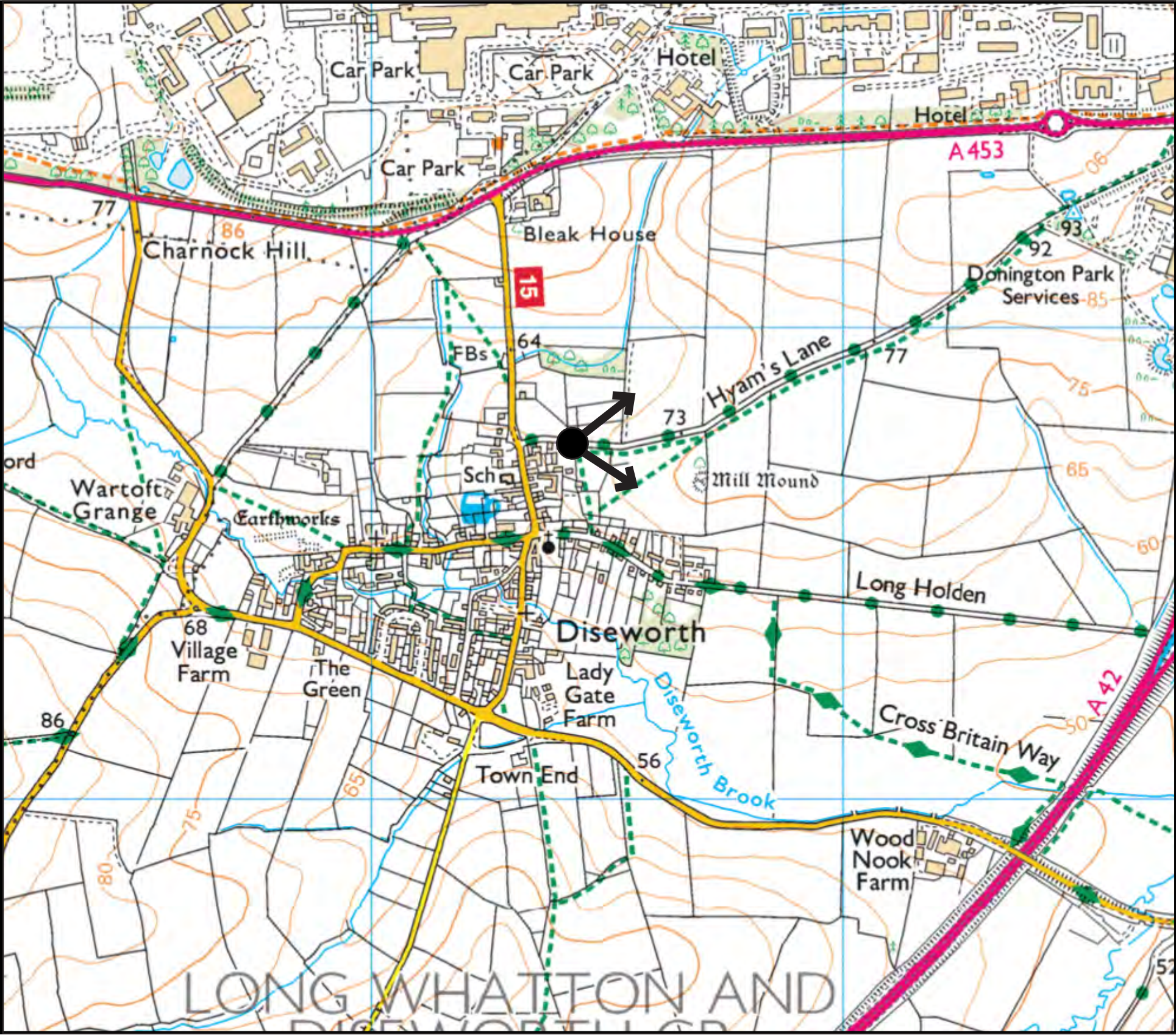
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Photo Viewpoint B



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

Extent of maximum development height parameter

date  
12/06/25

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HT / TRJ

client  
**SEGRO**

project  
**East Midlands Gateway 2**

title  
**PHOTOVIEWPOINT B - PHOTOMONTAGE YEAR 0**

number  
**FIGURE 11.5**

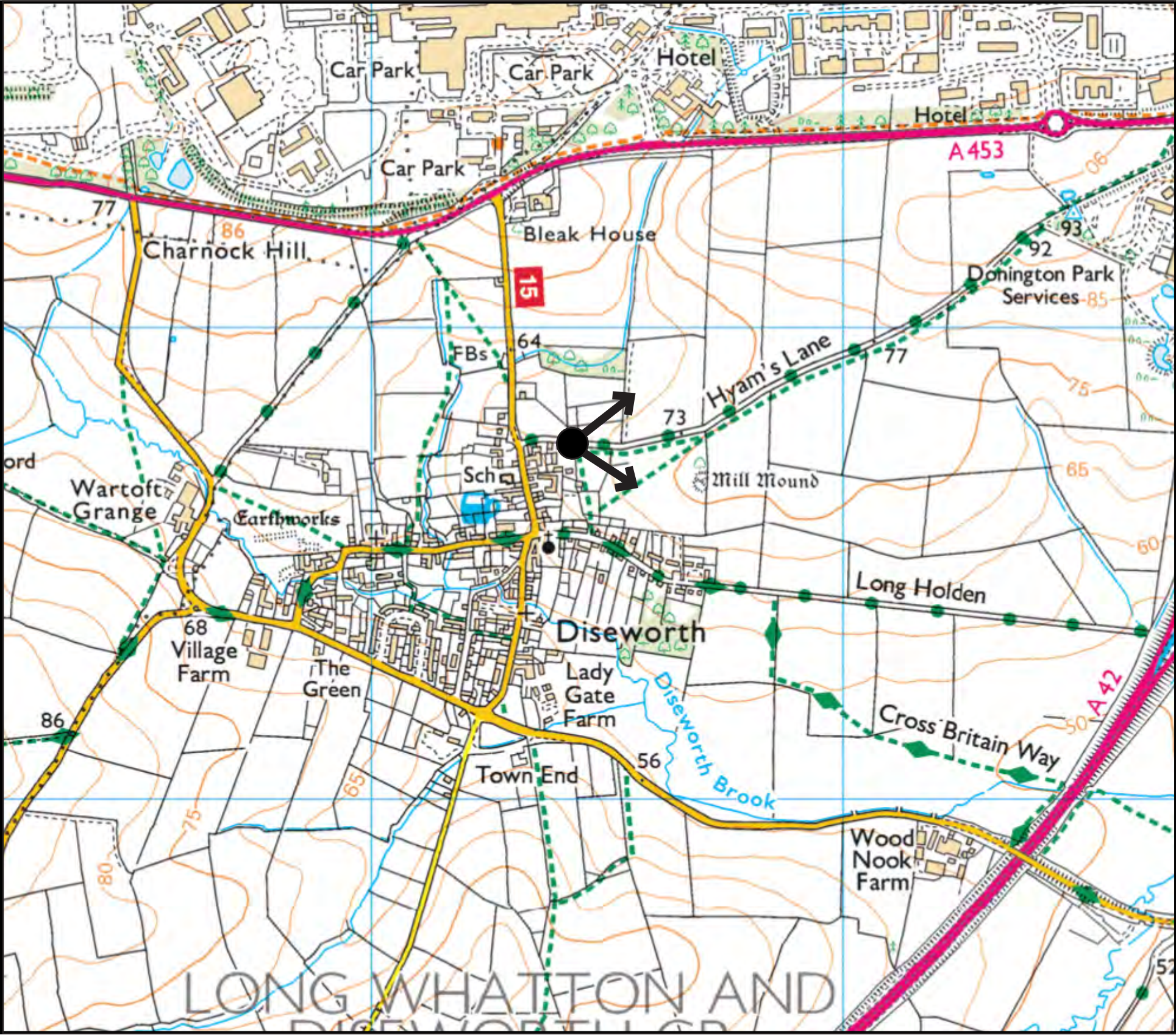
rev  
**A**

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

Extent of maximum development height parameter

date  
12/06/25

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client  
**SEGRO**

project  
**East Midlands Gateway 2**

title  
**PHOTOVIEWPOINT B - PHOTOMONTAGE YEAR 15**

number  
**FIGURE 11.6**

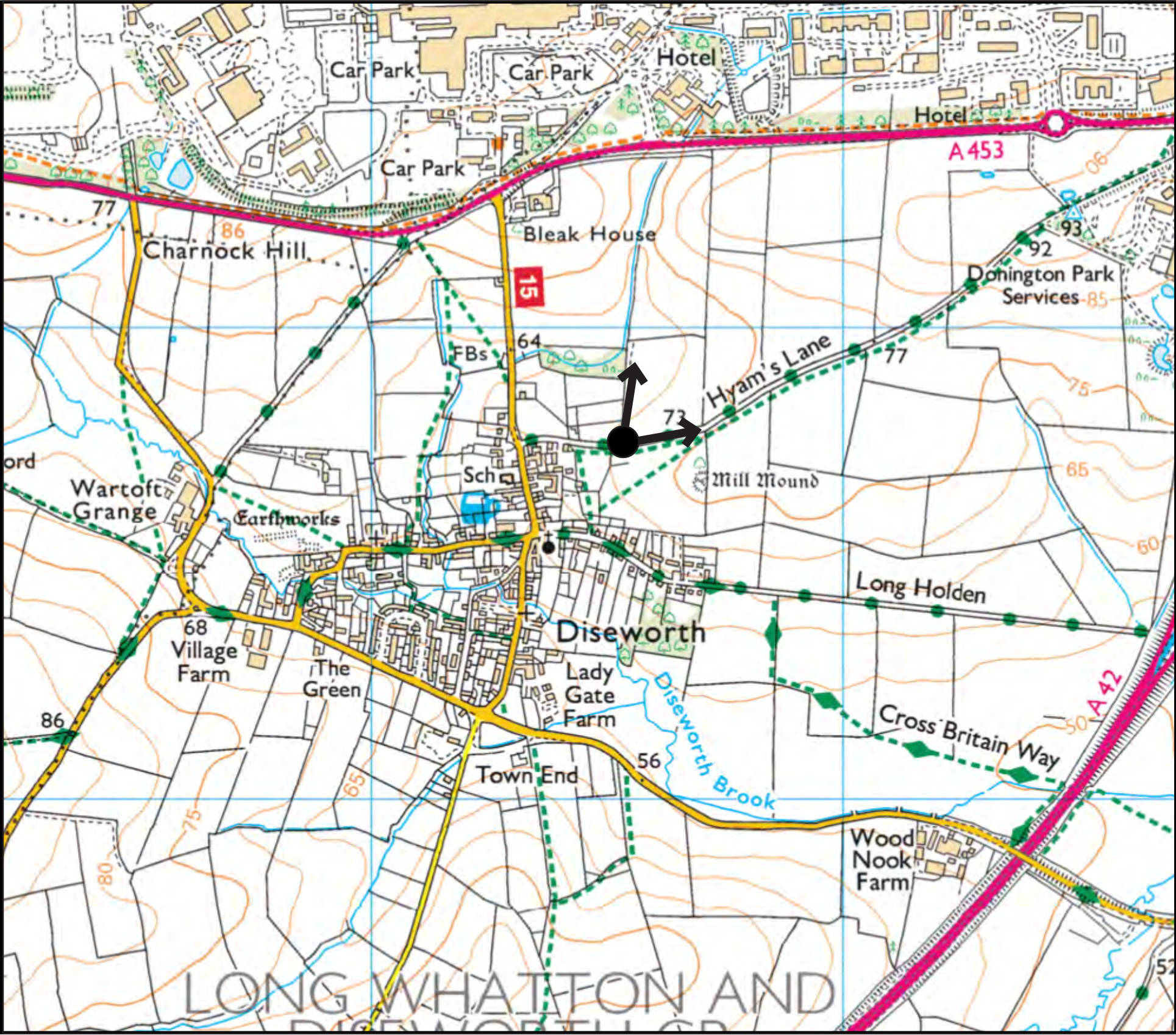
rev  
**A**

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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:** 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  
12/06/25

drwn/chkd  
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client  
**SEGRO**

project  
**East Midlands Gateway 2**

title  
**PHOTOVIEWPOINT C - EXISTING VIEW**

number  
**FIGURE 11.7**

rev  
**A**

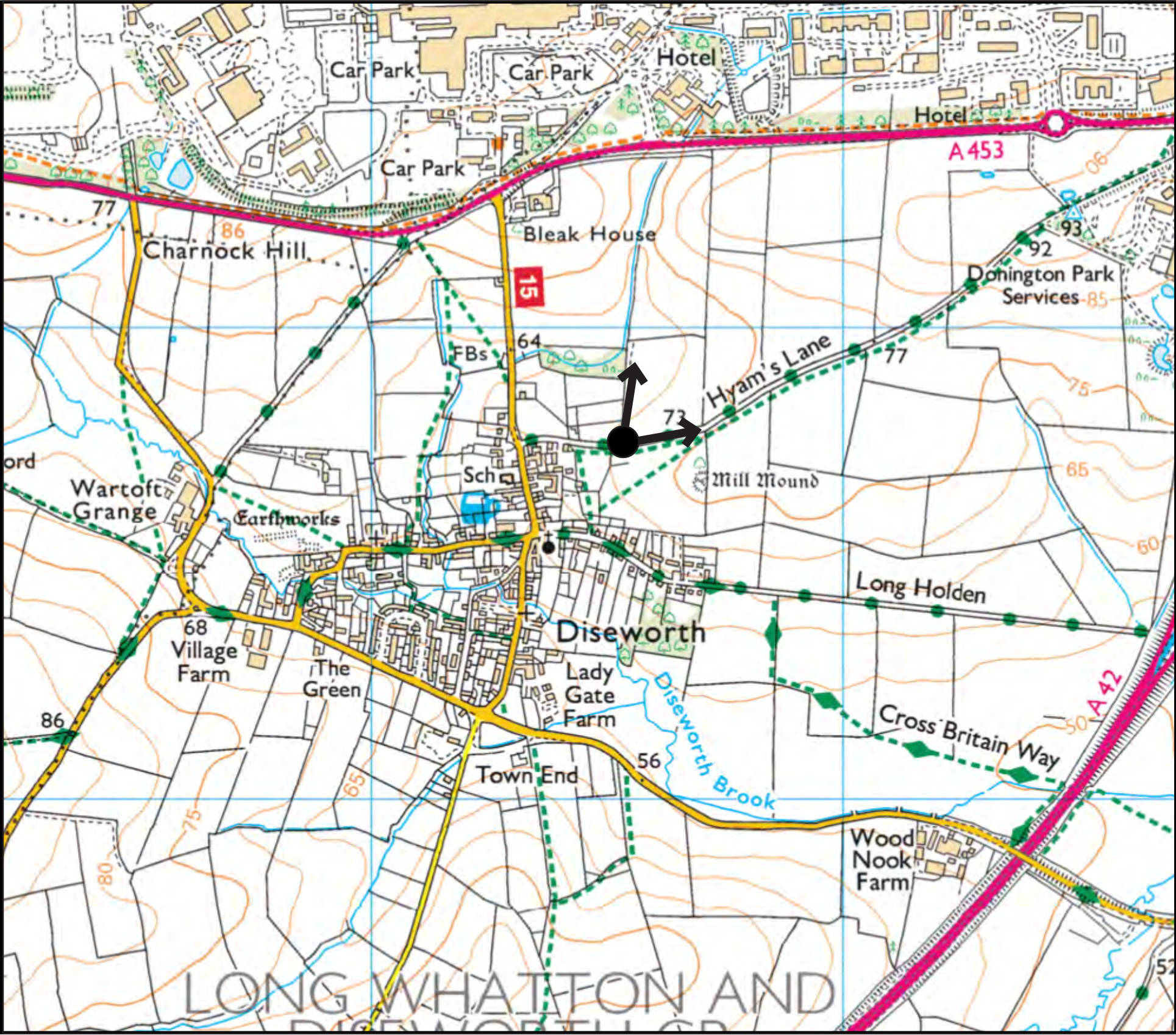
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Photo Viewpoint C



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

Extent of maximum development height parameter

date  
12/06/25

drwn/chkd  
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client  
**SEGRO**

project  
**East Midlands Gateway 2**

title  
**PHOTOVIEWPOINT C - PHOTOMONTAGE YEAR 0**

number  
**FIGURE 11.8**

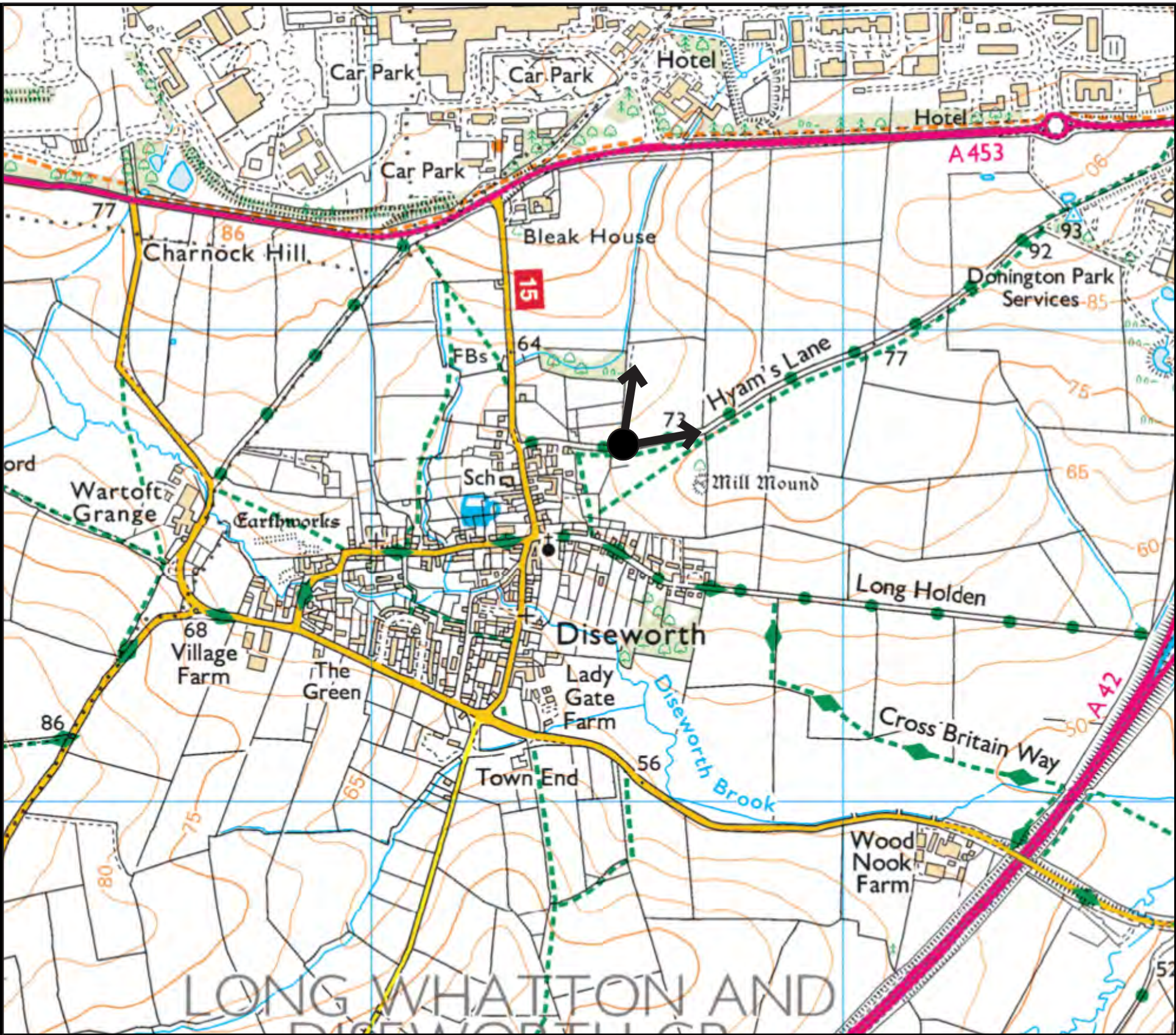
rev  
**A**

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

Extent of maximum development height parameter

date  
12/06/25

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client  
**SEGRO**

project  
**East Midlands Gateway 2**

title  
**PHOTOVIEWPOINT C - PHOTOMONTAGE YEAR 15**

number  
**FIGURE 11.9**

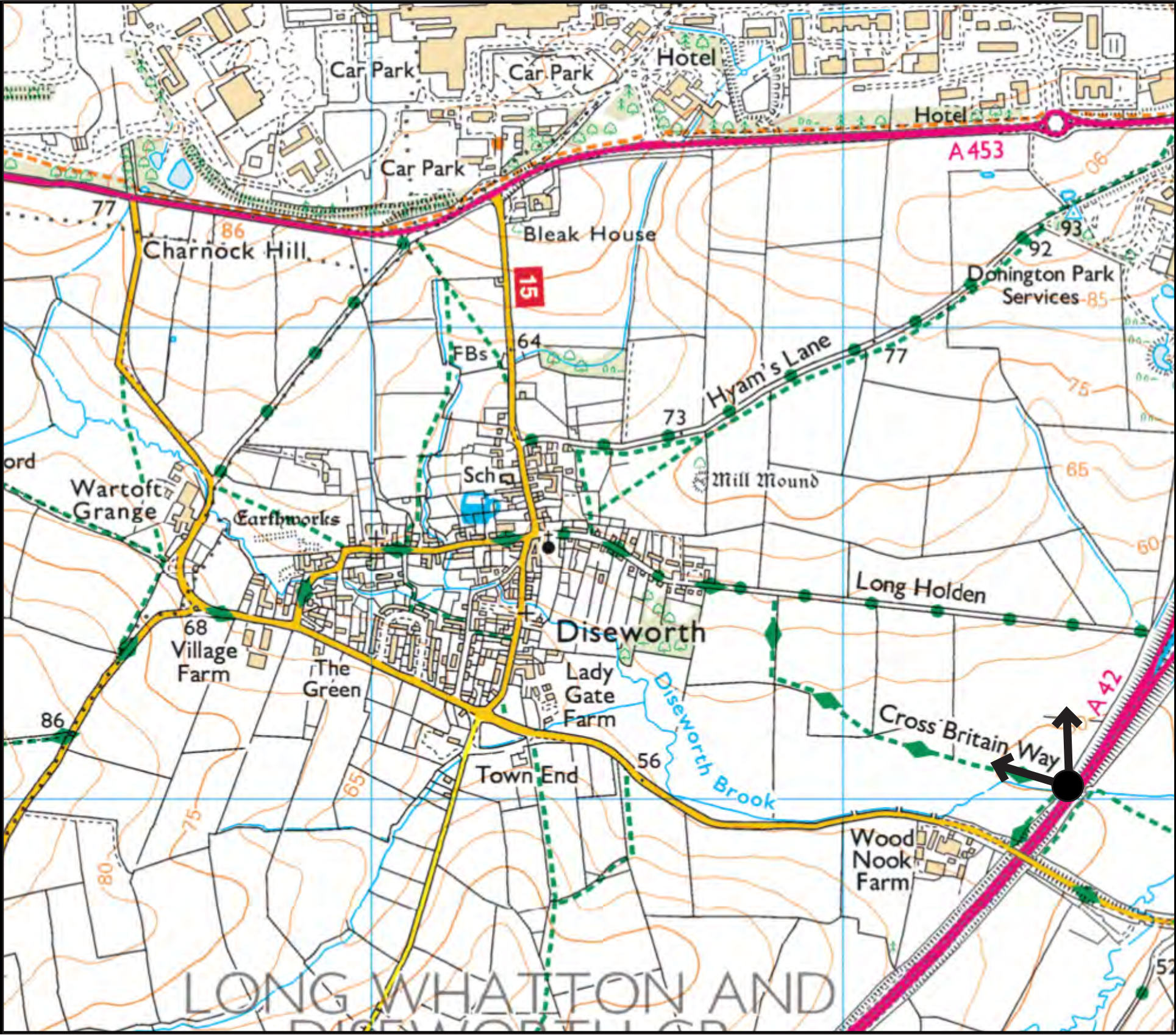
rev  
**A**

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Photo Viewpoint H



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**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  
12/06/25

drwn/chkd  
HT / TRJ

client  
**SEGRO**

project  
**East Midlands Gateway 2**

title  
**PHOTOVIEWPOINT H - EXISTING VIEW**

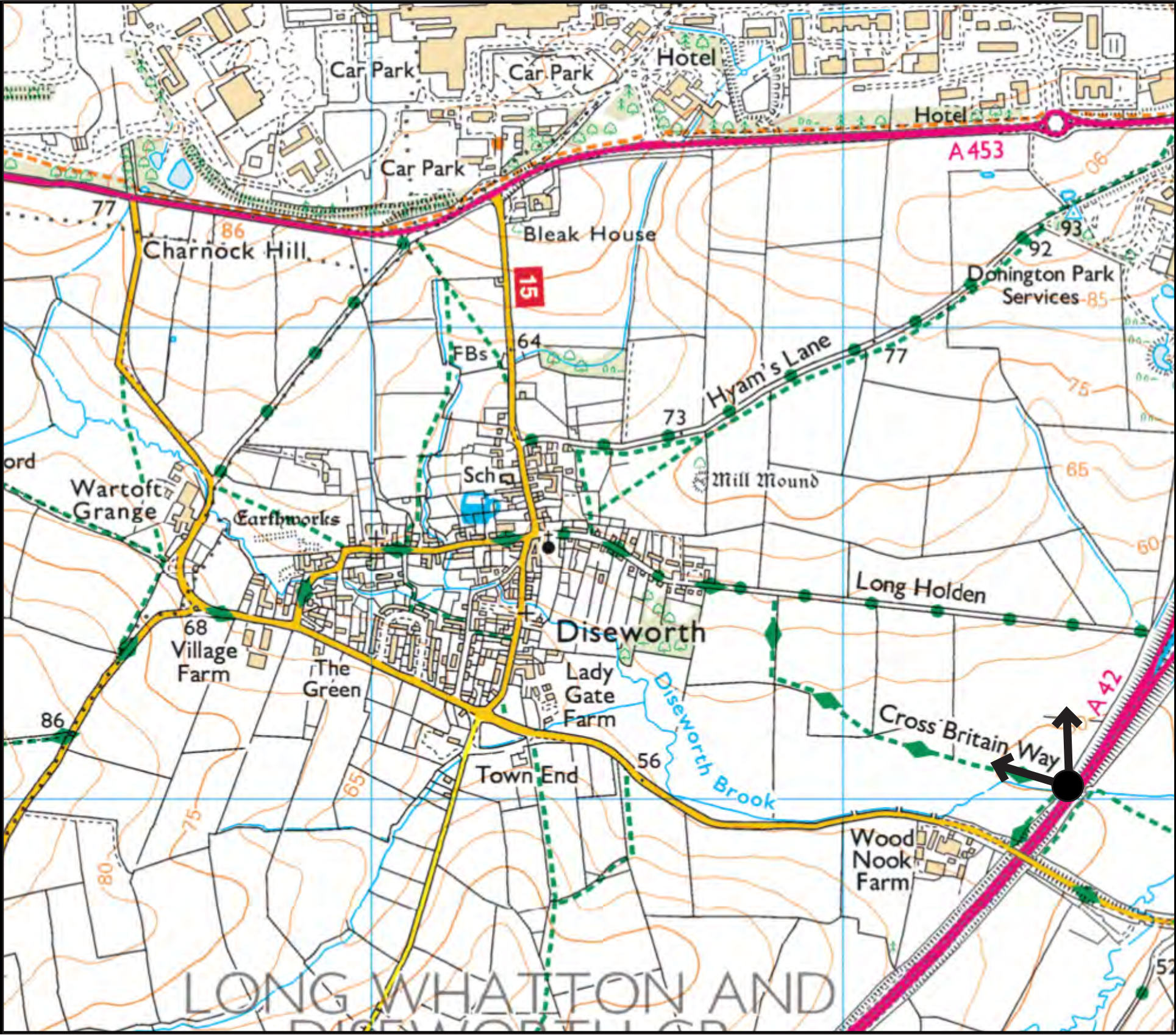
number  
**FIGURE 11.10**

rev  
**A**





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

Extent of maximum development height parameter

date  
12/06/25

drwn/chkd  
HT / TRJ

client  
**SEGRO**

project  
**East Midlands Gateway 2**

title  
**PHOTOVIEWPOINT H - PHOTOMONTAGE YEAR 0**

number  
**FIGURE 11.11**

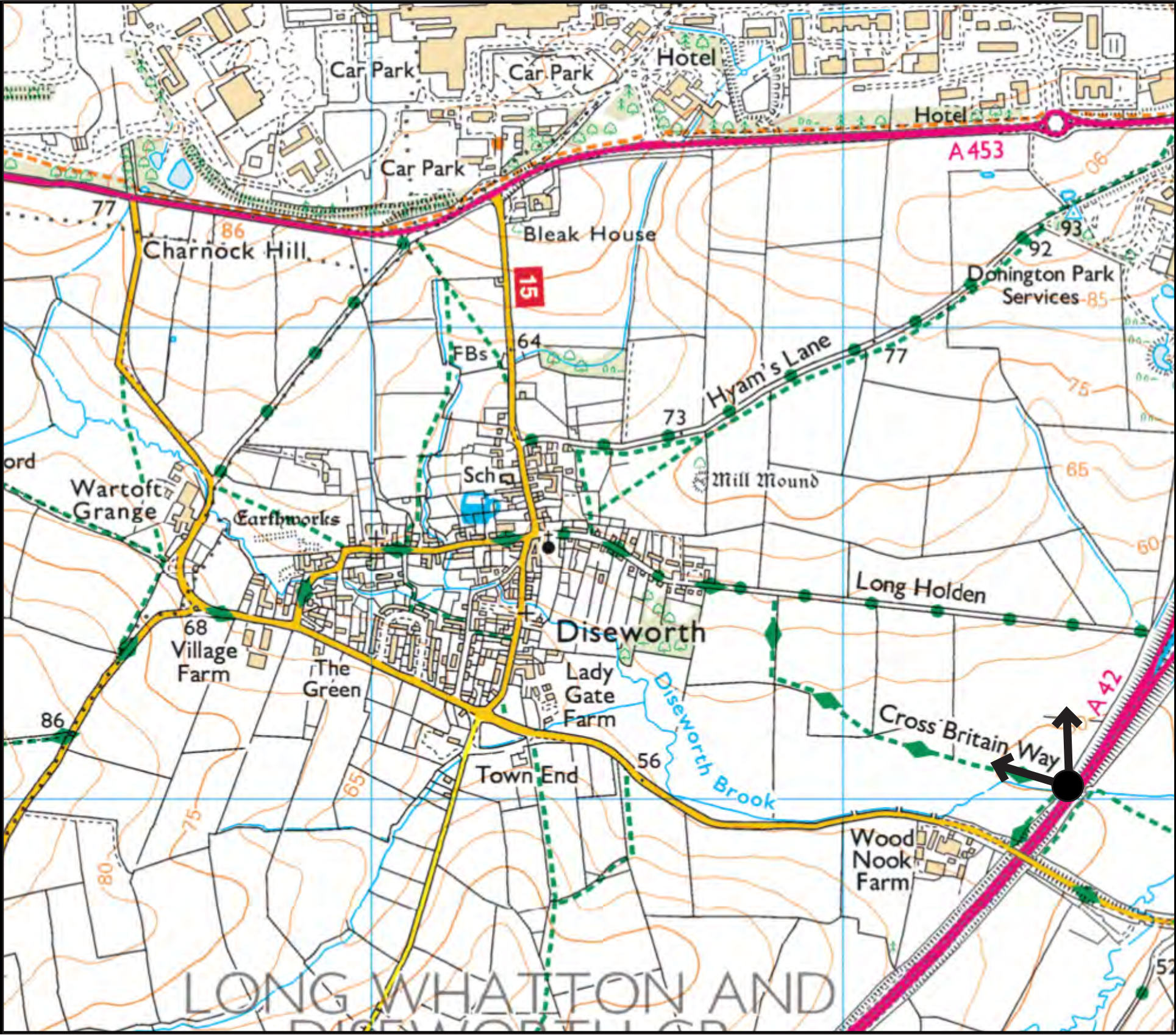
rev  
**A**

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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

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Extent of maximum development height parameter

date  
12/06/25

drwn/chkd  
HT / TRJ

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

title  
**PHOTOVIEWPOINT H - PHOTOMONTAGE YEAR 15**

number  
**FIGURE 11.12**

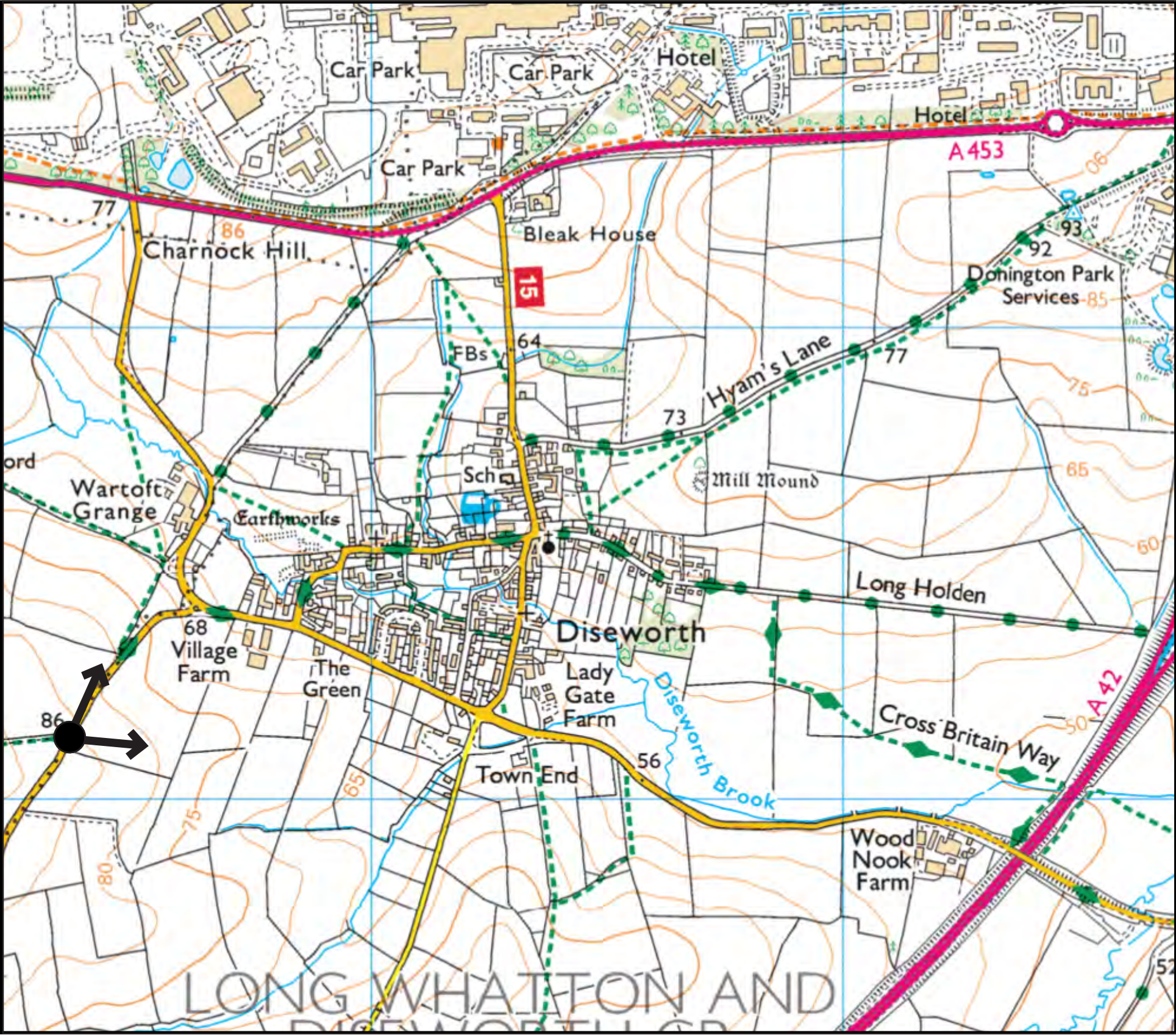
rev  
**A**

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Photo Viewpoint I



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**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  
12/06/25

drwn/chkd  
HT / TRJ

client  
**SEGRO**

project  
**East Midlands Gateway 2**

title  
**PHOTOVIEWPOINT I - EXISTING VIEW**

number  
**FIGURE 11.13**

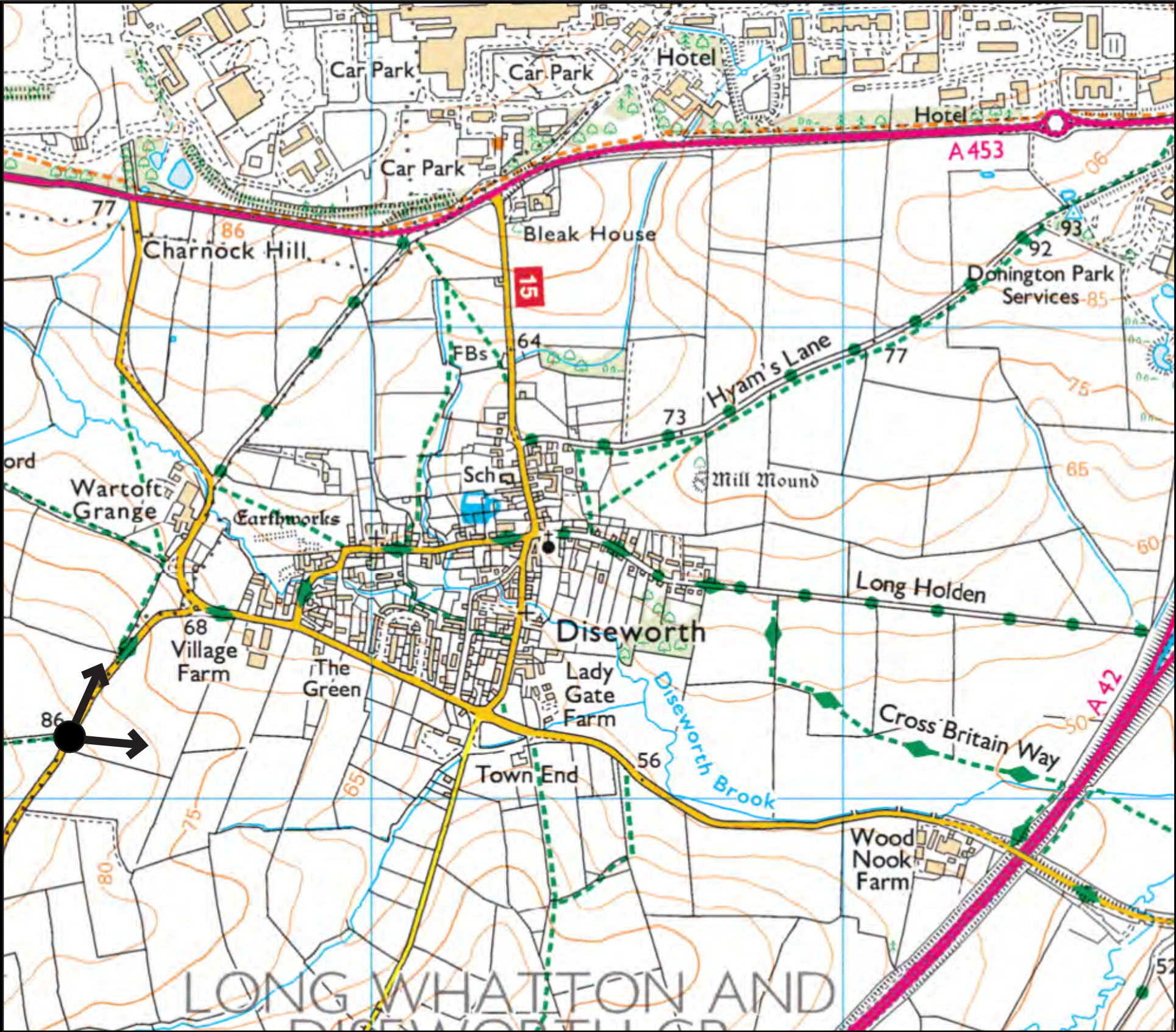
rev

**A**





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

Extent of maximum development height parameter

date  
12/06/25

drwn/chkd  
HT / TRJ

client  
**SEGRO**

project  
**East Midlands Gateway 2**

title  
**PHOTOVIEWPOINT I - PHOTOMONTAGE YEAR 0**

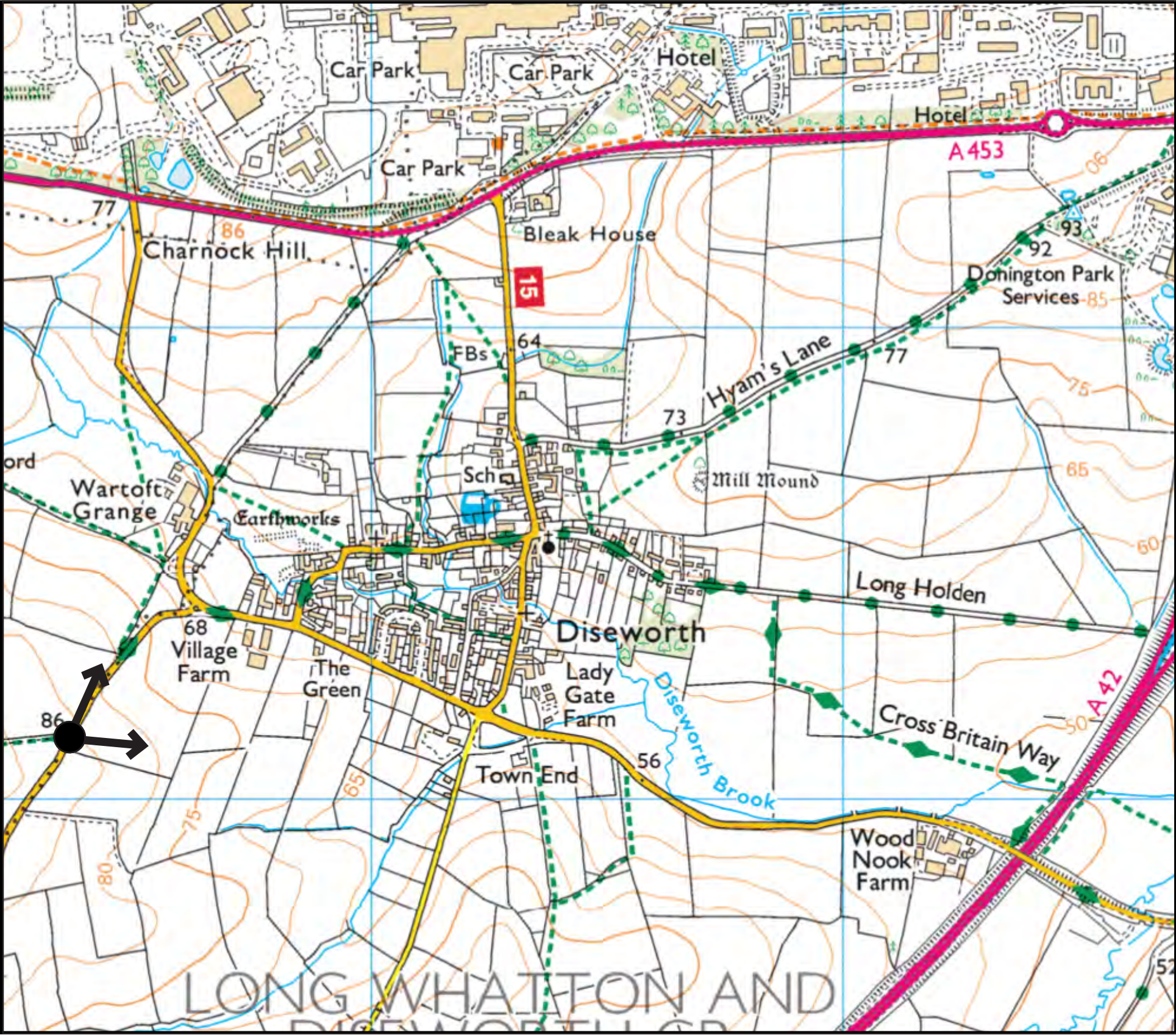
number  
**FIGURE 11.14**

rev  
**A**





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

Extent of maximum development height parameter

date  
12/06/25

drwn/chkd  
HT / TRJ

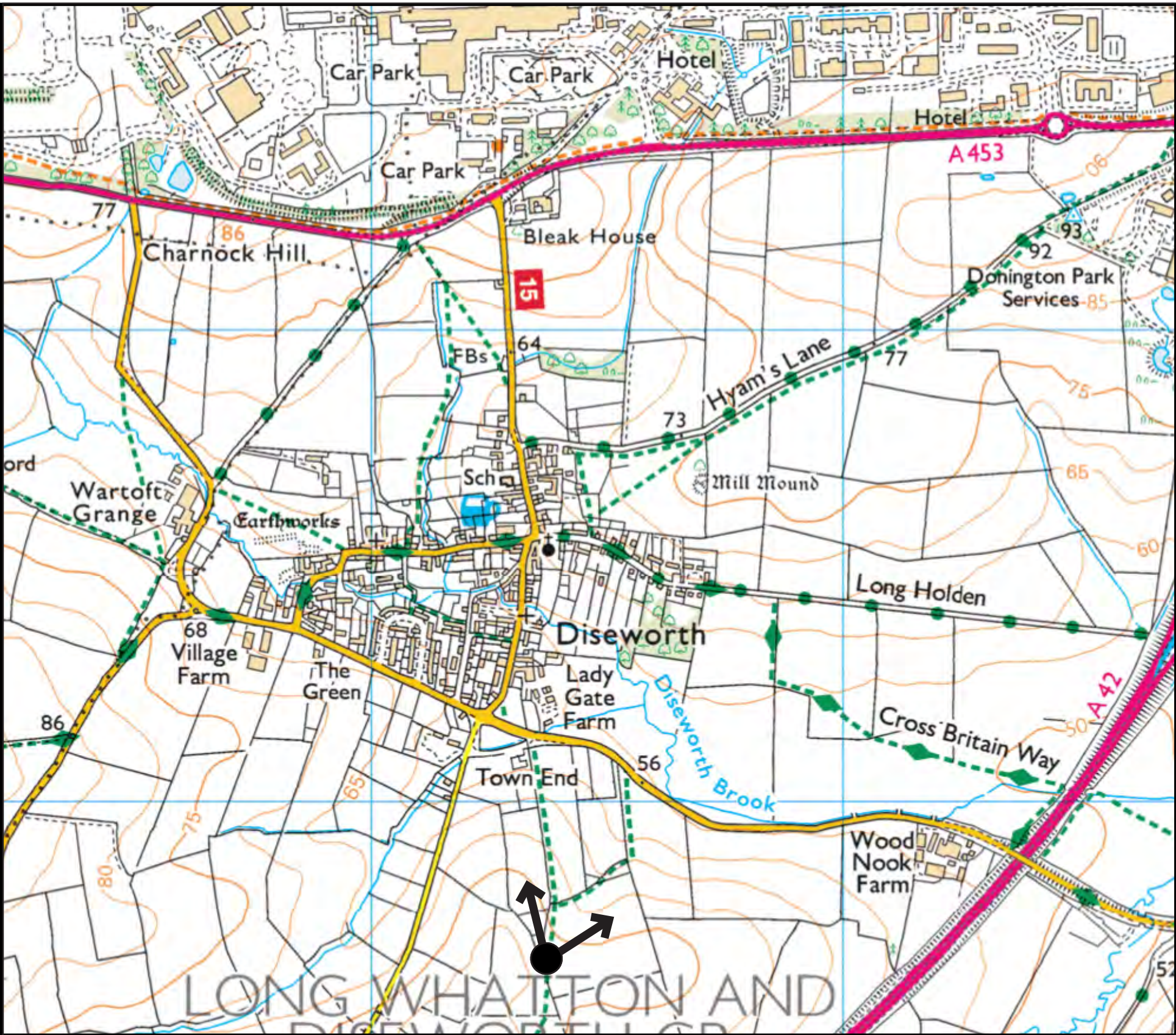
client  
**SEGRO**  
project  
**East Midlands Gateway 2**

title  
**PHOTOVIEWPOINT I - PHOTOMONTAGE YEAR 15**  
number  
**FIGURE 11.15**  
rev  
**A**





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
12/06/25	HT / TRJ

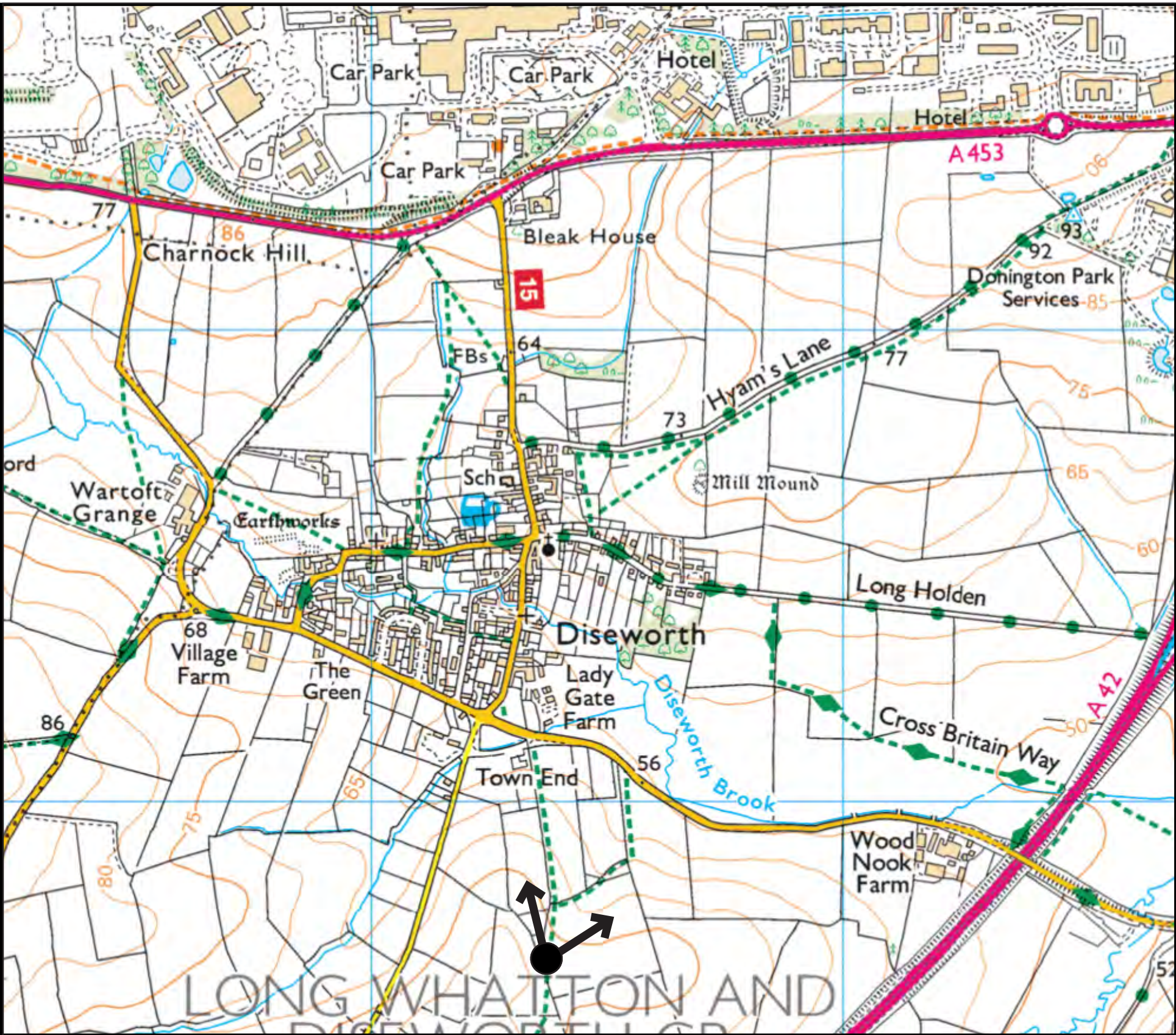
client
SEGRO
project
East Midlands Gateway 2

title	rev
PHOTOVIEWPOINT J - EXISTING VIEW	
number	
FIGURE 11.16	A





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

Extent of maximum development height parameter

date  
12/06/25

drwn/chkd  
HT / TRJ

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

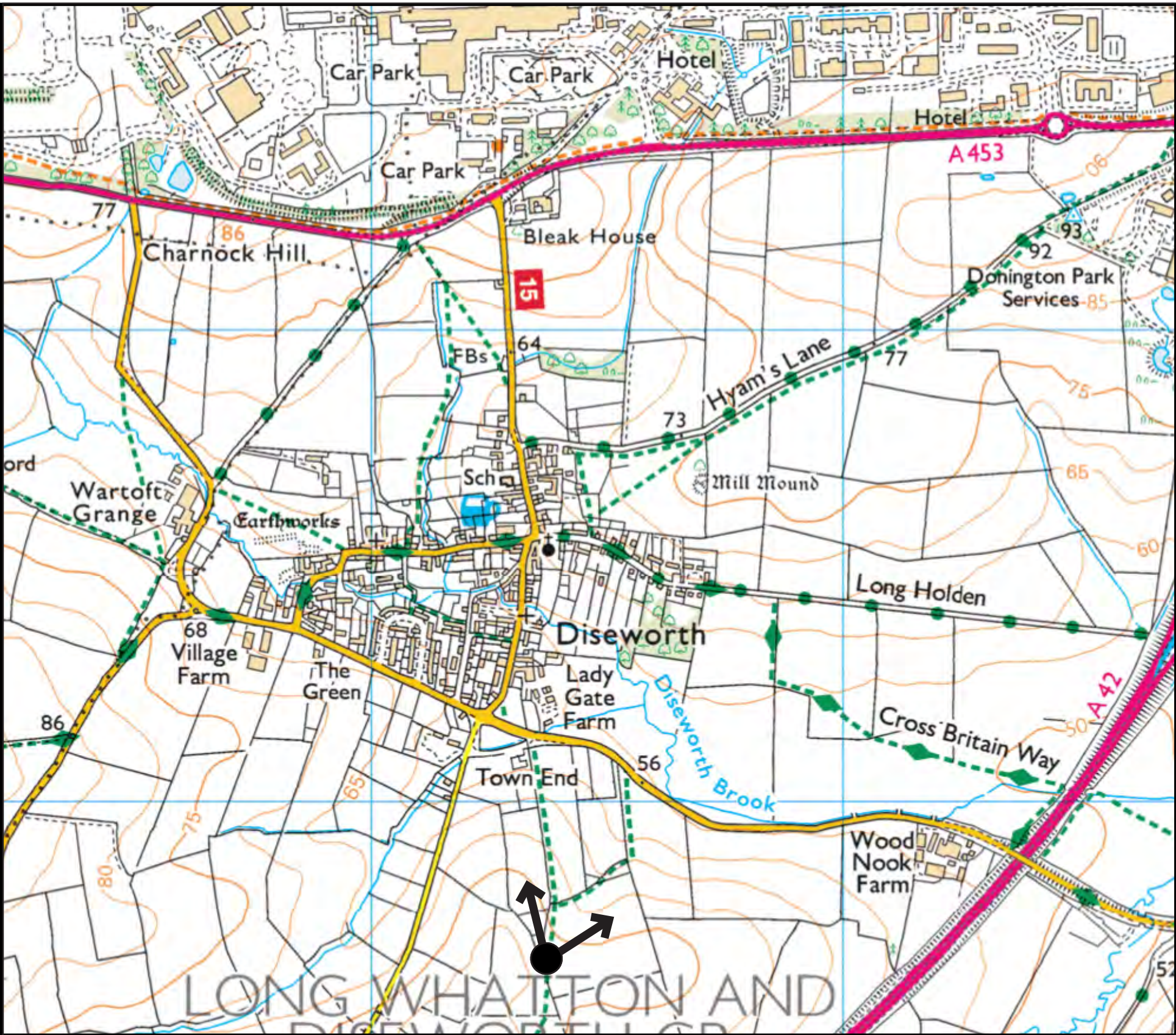
title  
**PHOTOVIEWPOINT J - PHOTOMONTAGE YEAR 0**  
number  
**FIGURE 11.17**  
rev  
**A**

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

Extent of maximum development height parameter

date  
12/06/25

drwn/chkd  
HT / TRJ

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

title  
**PHOTOVIEWPOINT J - PHOTOMONTAGE YEAR 15**

number  
**FIGURE 11.18**

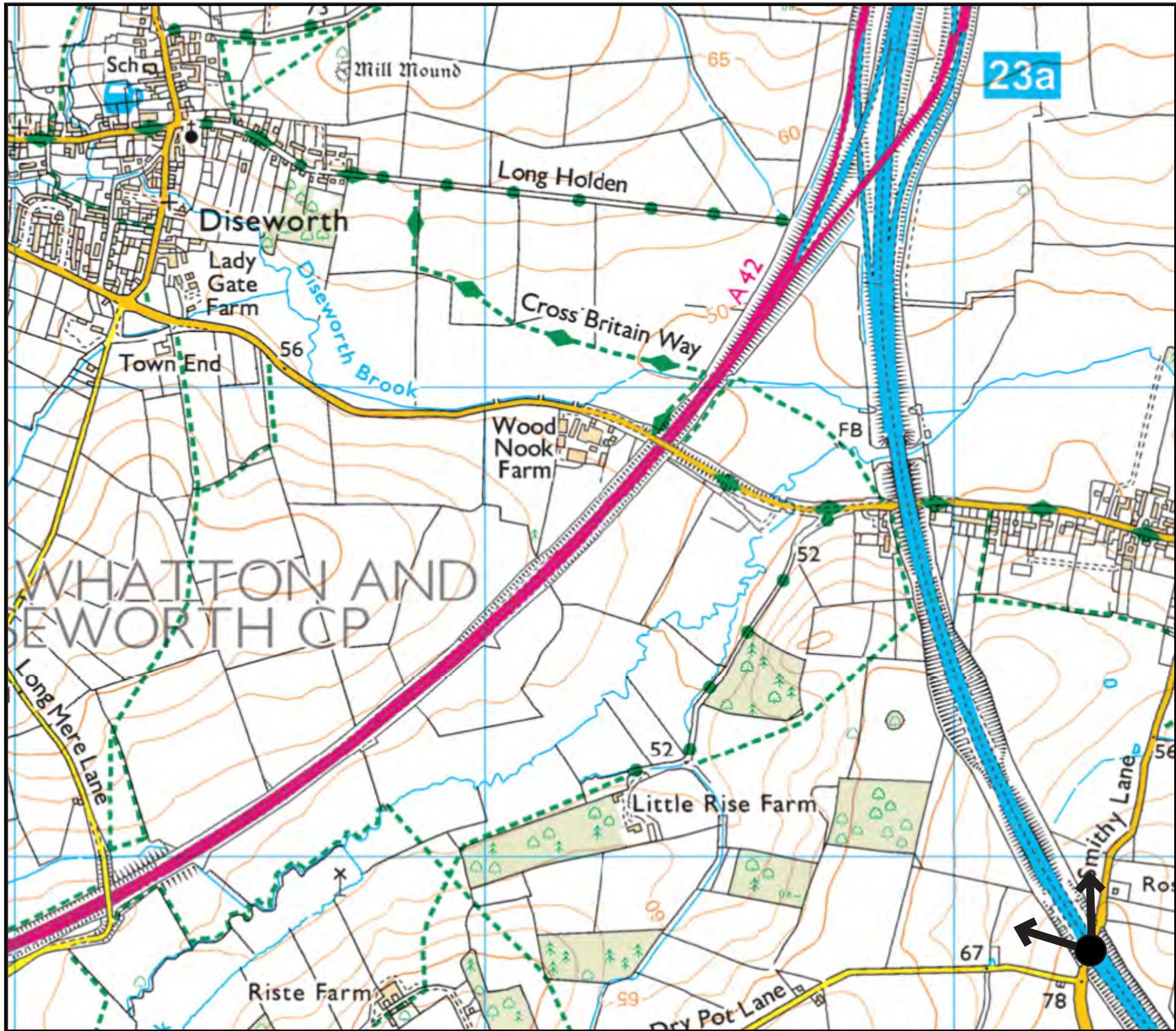
rev  
**A**

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Photo Viewpoint M



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**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  
12/06/25

drwn/chkd  
HT / TRJ

client  
**SEGRO**

project  
**East Midlands Gateway 2**

title  
**PHOTOVIEWPOINT M - EXISTING VIEW**

number  
**FIGURE 11.19**

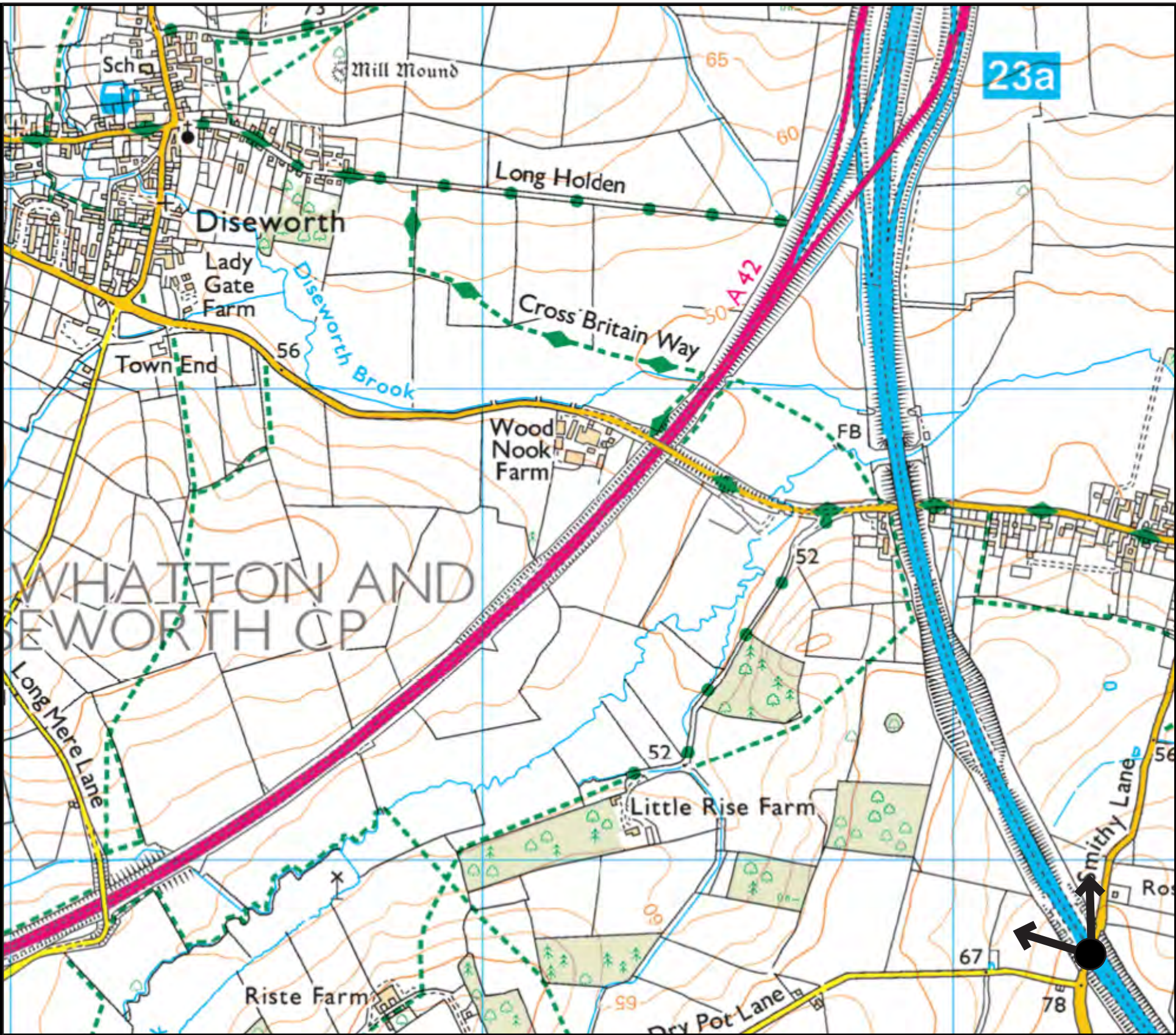
rev

**A**





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

Extent of maximum development height parameter

date 12/06/25 drwn/chkd HT / TRJ

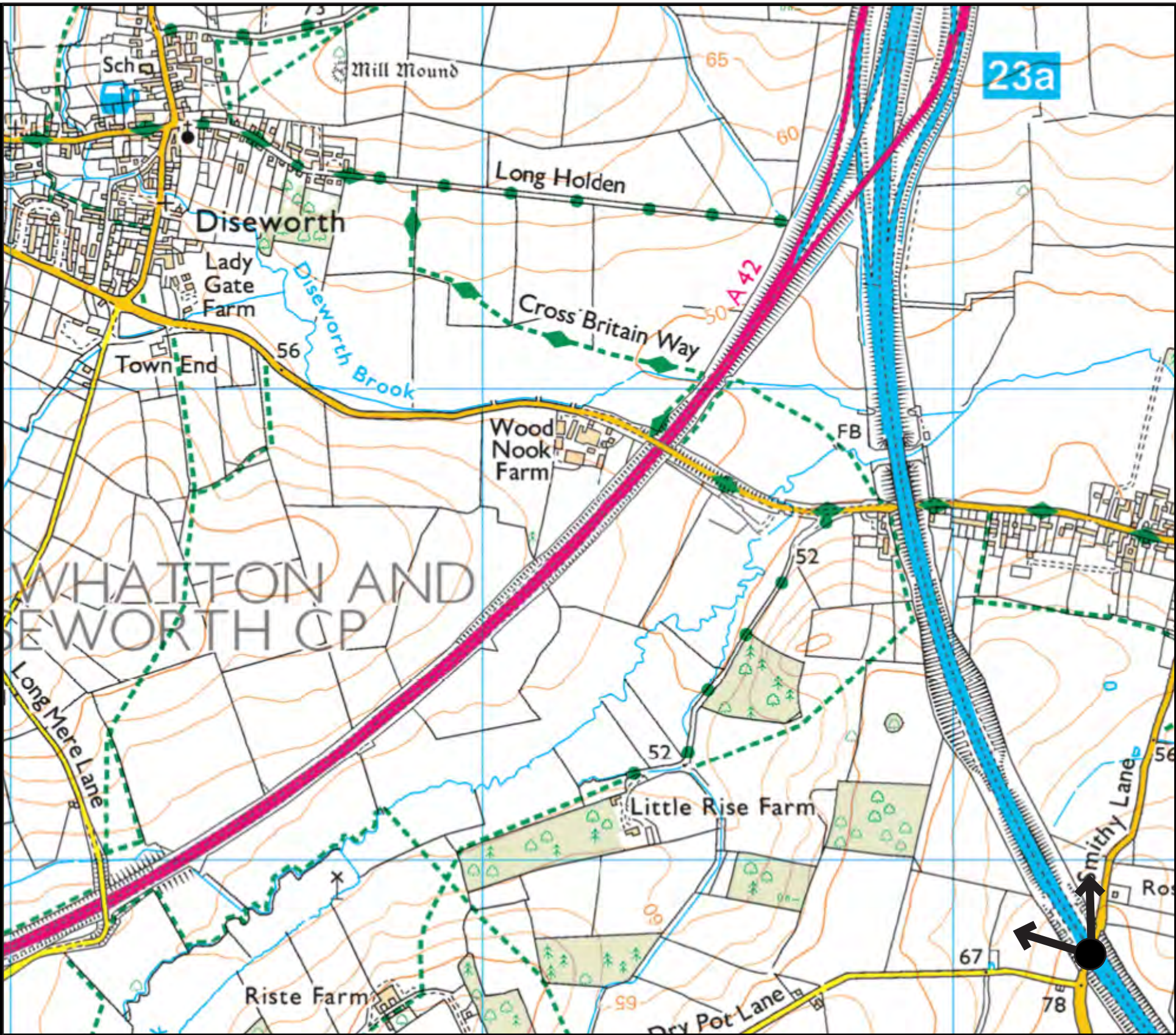
client SEGRO  
project East Midlands Gateway 2

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





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

Extent of maximum development height parameter

date 12/06/25 drwn/chkd HT / TRJ

client SEGRO  
project East Midlands Gateway 2

title PHOTVIEWPOINT M - PHOTOMONTAGE YEAR 15

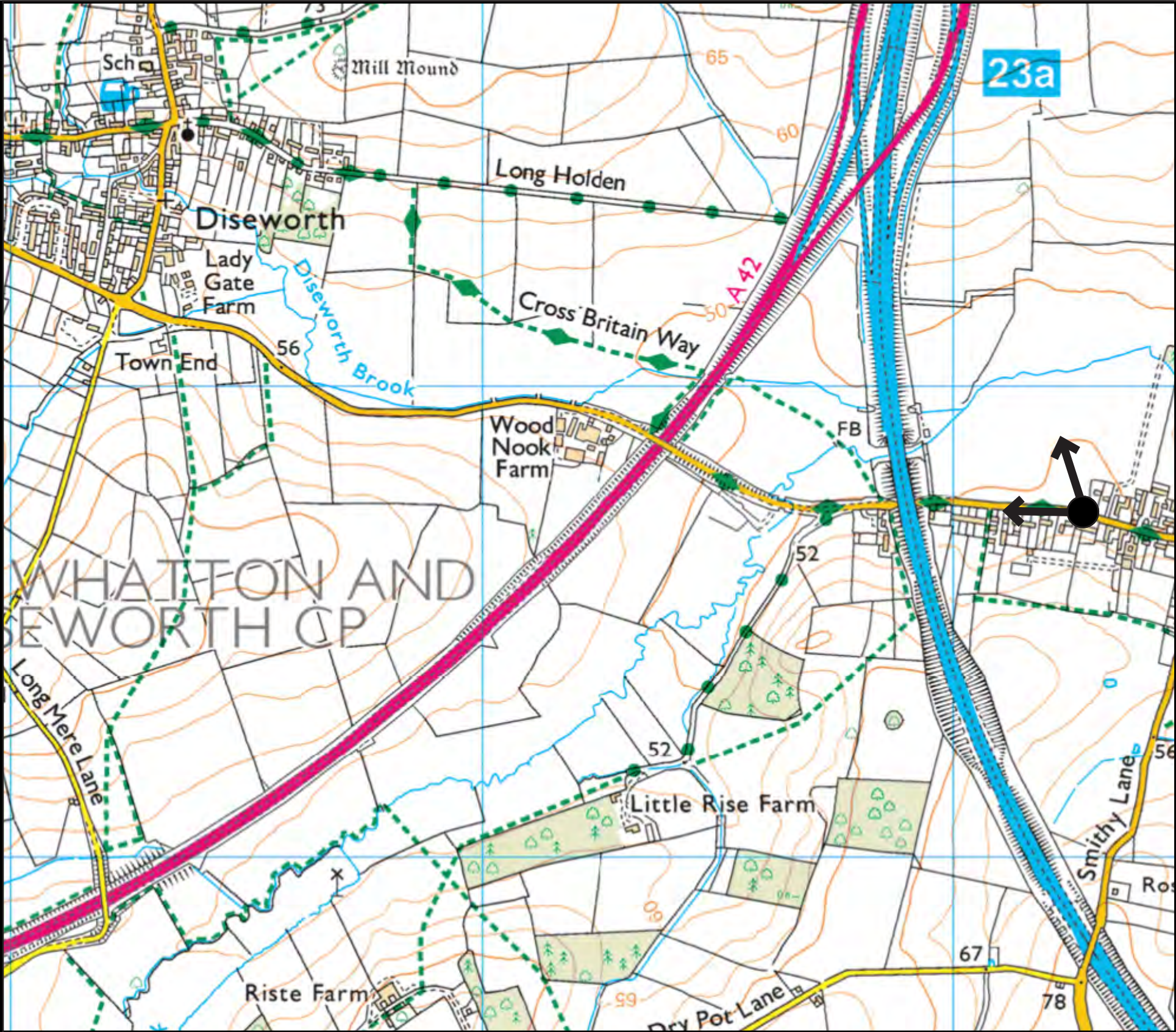
number FIGURE 11.21 rev A

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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  
12/06/25

drwn/chkd  
HT / TRJ

client  
**SEGRO**

project  
**East Midlands Gateway 2**

title  
**PHOTOVIEWPOINT N - EXISTING VIEW**

number  
**FIGURE 11.22**

rev  
**A**

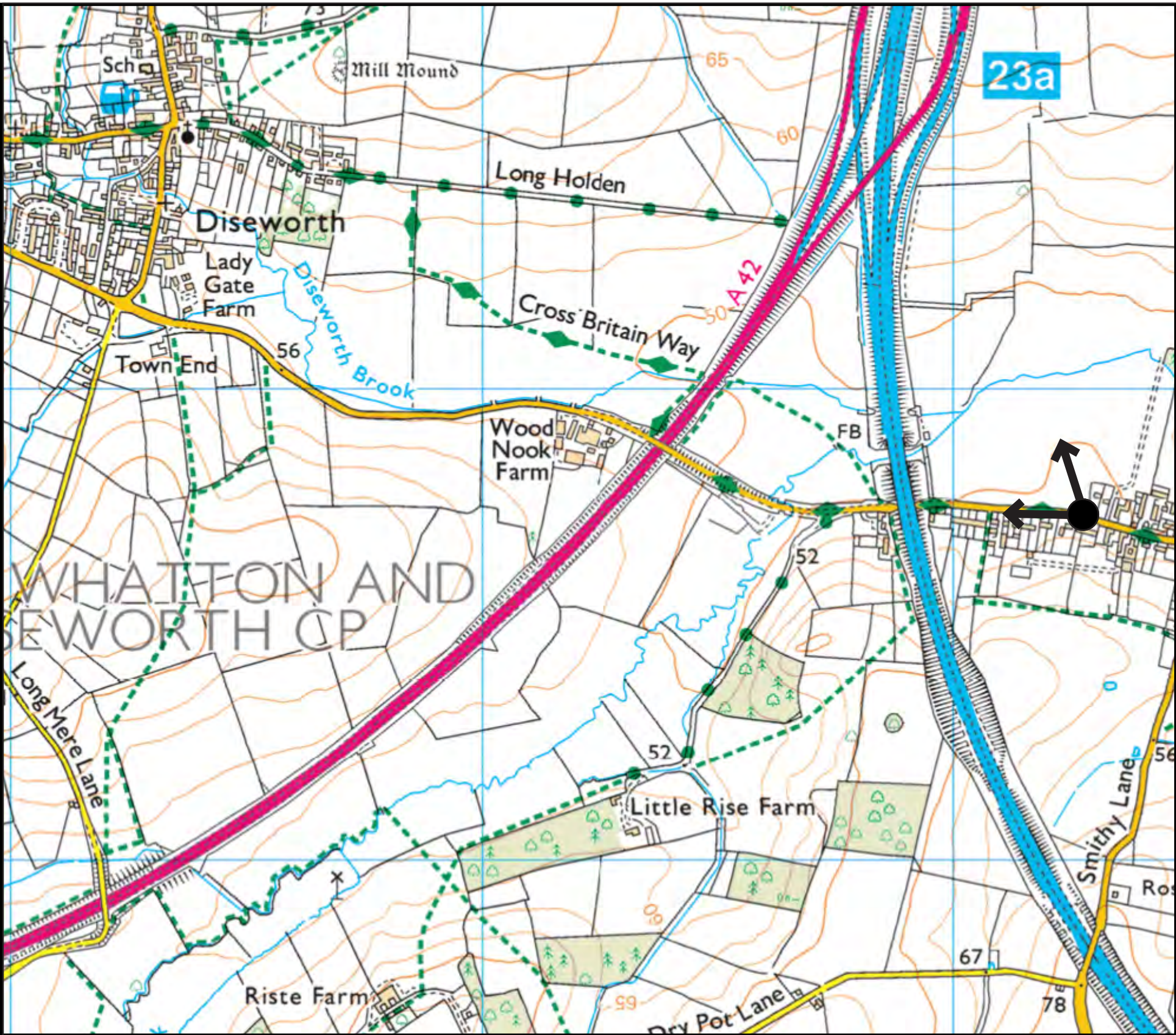
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Photo Viewpoint N



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

Extent of maximum development height parameter

date 12/06/25 drwn/chkd HT / TRJ

client SEGRO  
project East Midlands Gateway 2

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





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

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

Extent of maximum development height parameter

date	drwn/chk
12/06/25	HT / TR

client

**SEGRO**

project

**East Midlands Gateway 2**

**PHOTOVIEWPOINT N - PHOTOMONTAGE YEAR 15**

number

FIGURE 11.24

rev

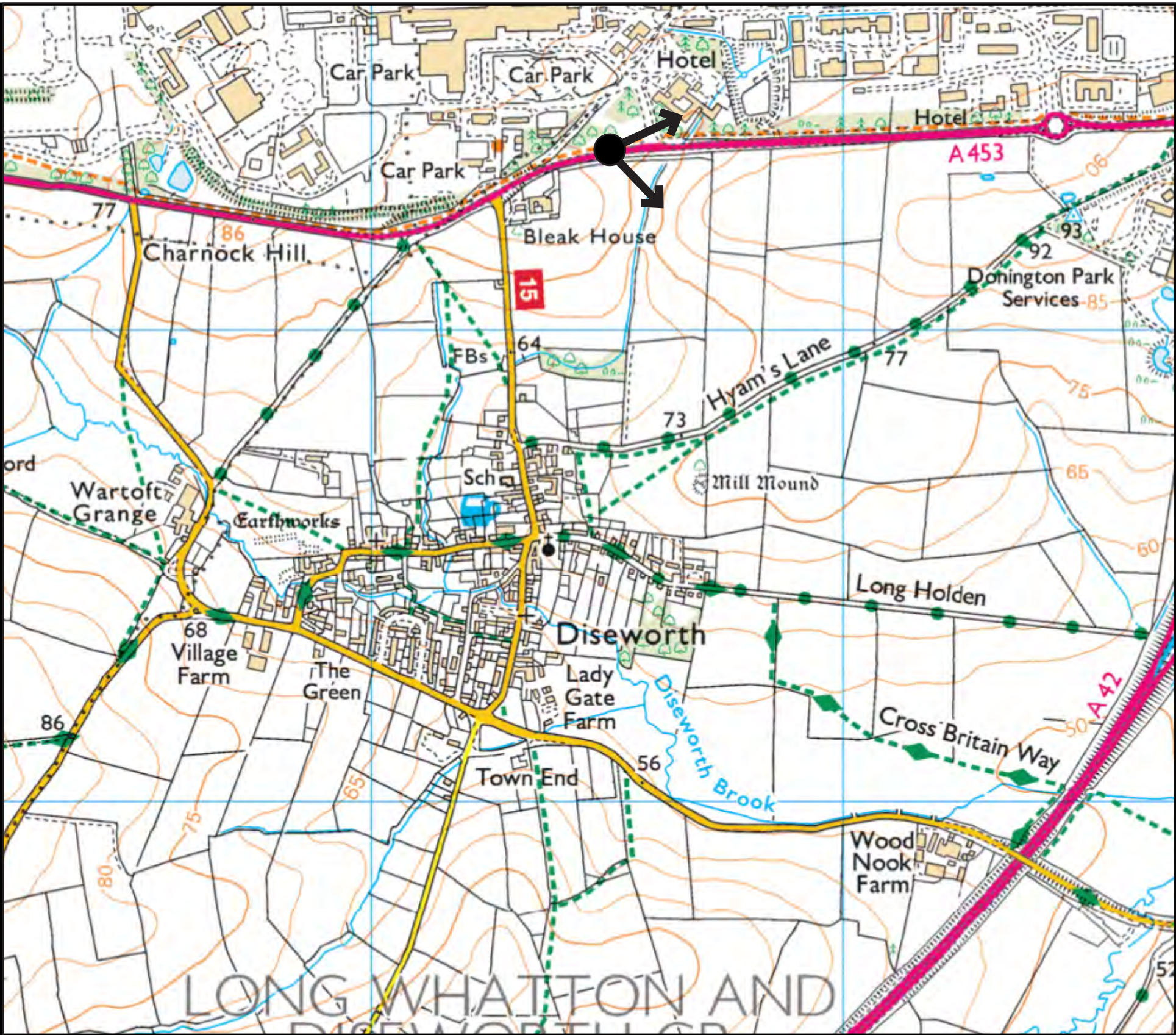
A

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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	drwn/chkd
12/06/25	HT / TRJ

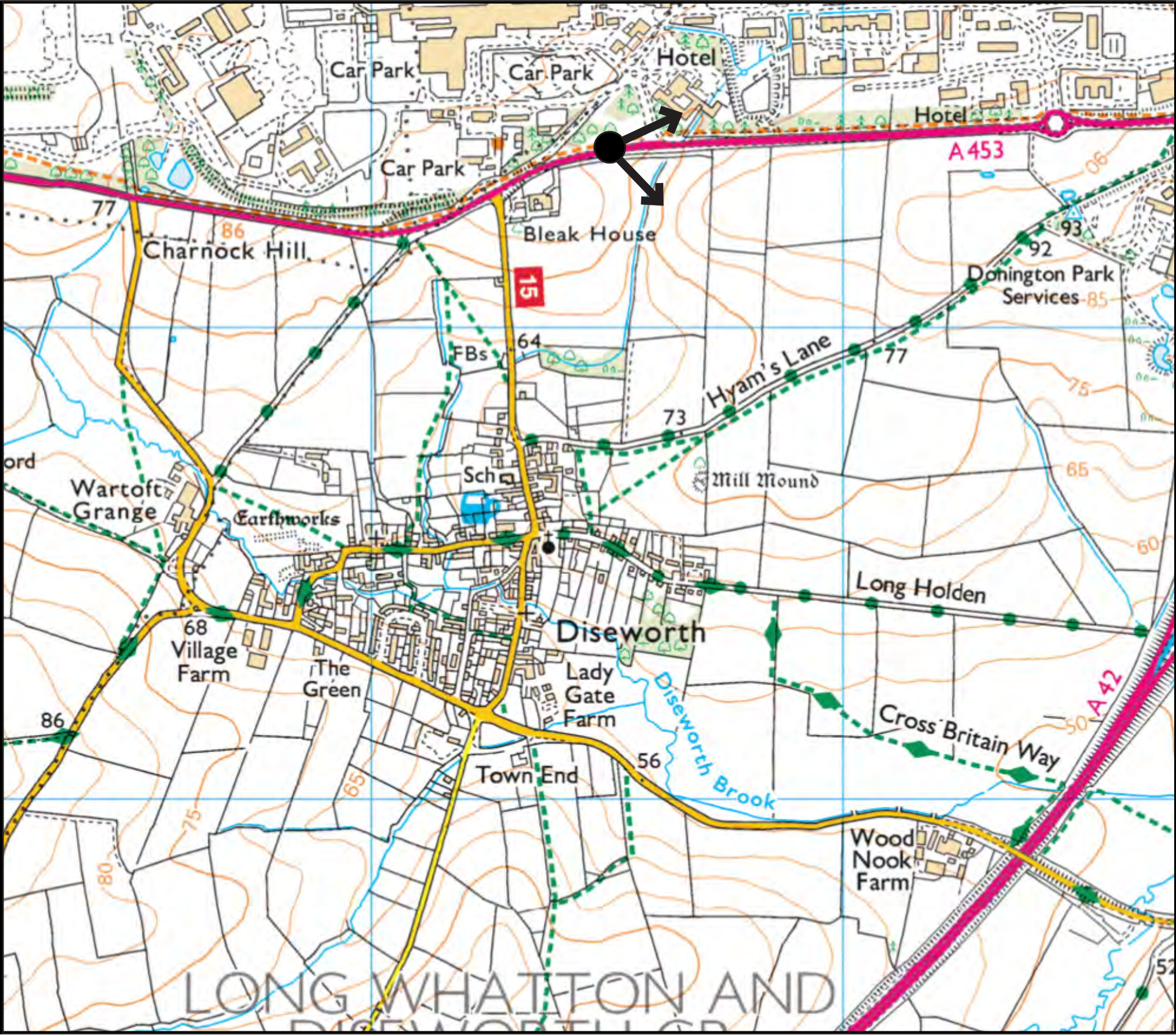
client
SEGRO
project
East Midlands Gateway 2

title	rev
PHOTOVIEWPOINT Q - EXISTING VIEW	
number	
FIGURE 11.25	A





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

Extent of maximum development height parameter

date  
12/06/25

drwn/chkd  
HT / TRJ

client  
**SEGRO**

project  
**East Midlands Gateway 2**

title  
**PHOTOVIEWPOINT Q - PHOTOMONTAGE YEAR 0**

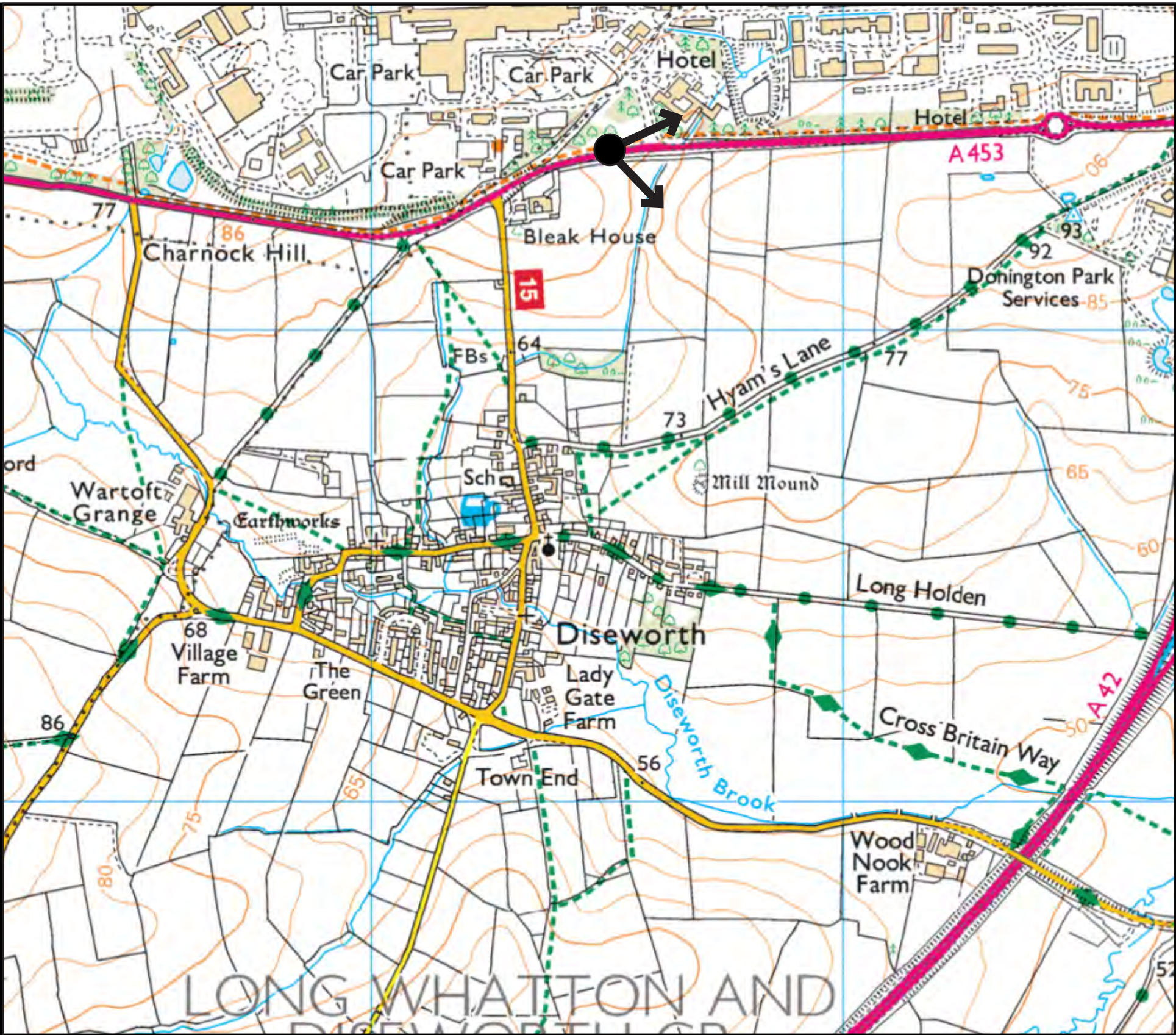
number  
**FIGURE 11.26**

rev  
**A**





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

Extent of maximum development height parameter

date  
12/06/25

drwn/chkd  
HT / TRJ

client  
**SEGRO**

project  
**East Midlands Gateway 2**

title  
**PHOTOVIEWPOINT Q - PHOTOMONTAGE YEAR 15**

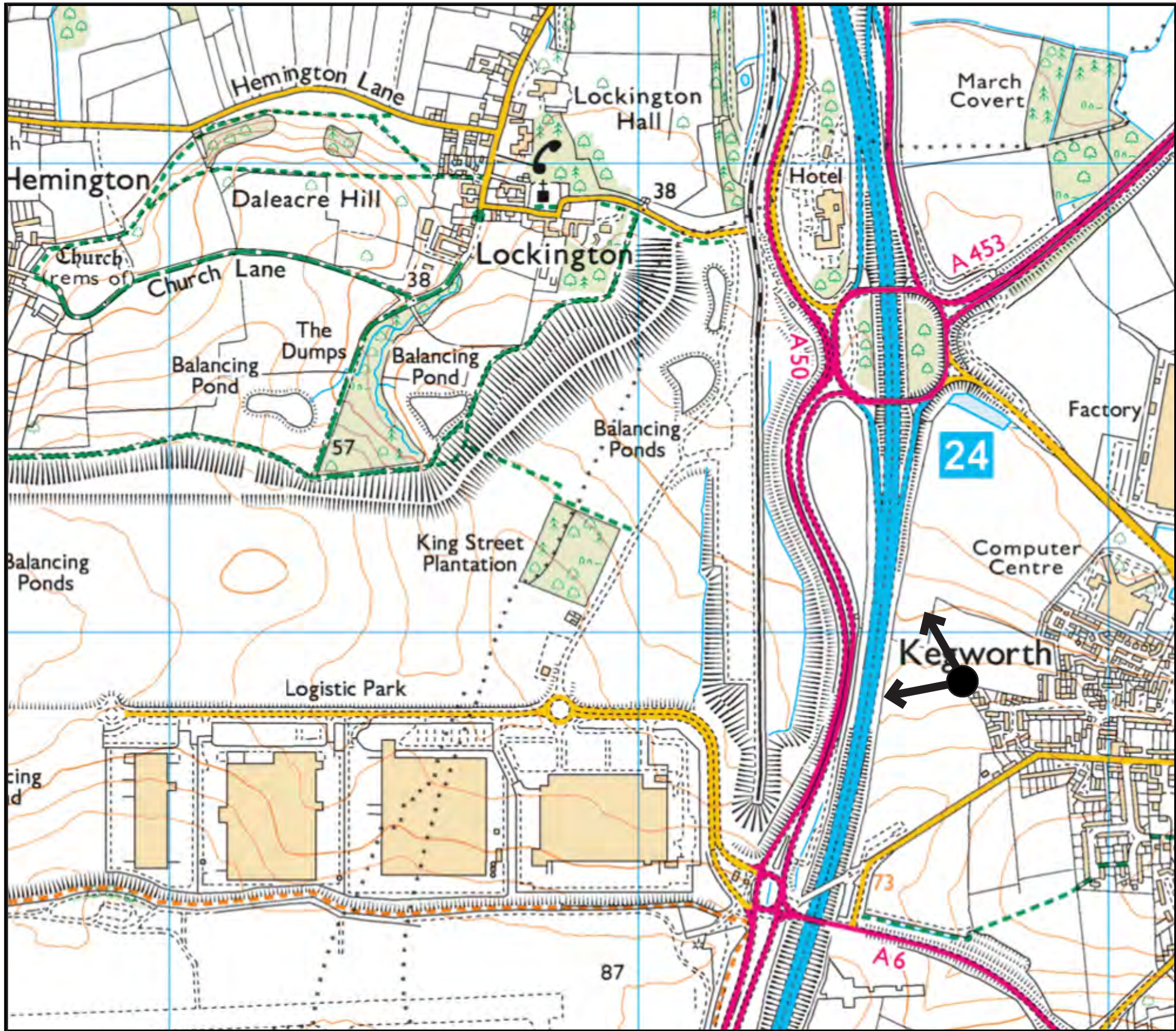
number  
**FIGURE 11.27**

rev  
**A**





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

date  
12/06/25

drwn/chkd  
HT / TRJ

client  
**SEGRO**

project  
**East Midlands Gateway 2**

title  
**PHOTOVIEWPOINT EMG1 b - EXISTING VIEW**

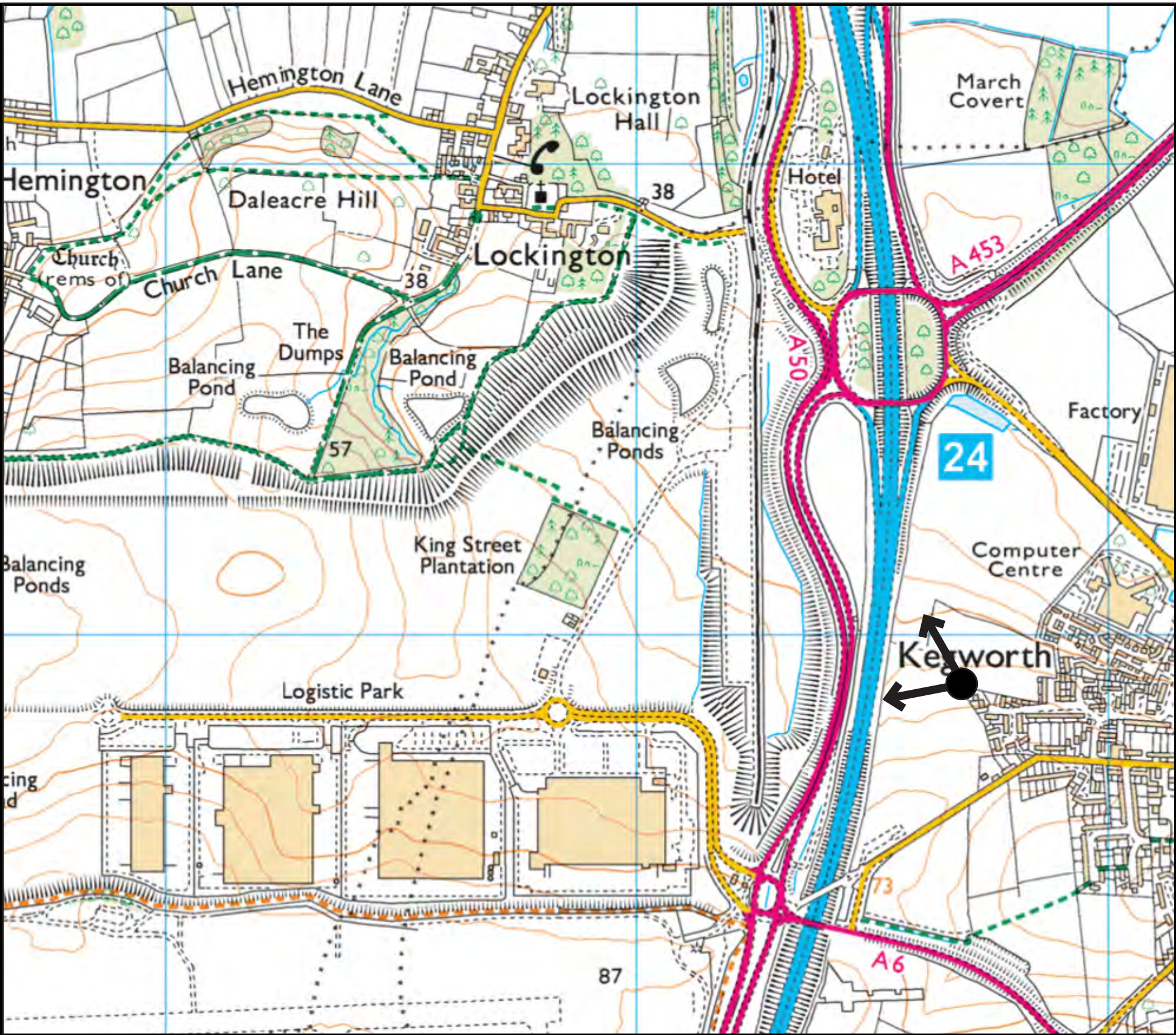
number  
**FIGURE 11.28**

rev  
**A**





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

Extent of maximum development height parameter

date

12/06/25

drwn/chkd

HT / TRJ

client

SEGRO

project

East Midlands Gateway 2

title

PHOTOVIEWPOINT EMG1 b - PHOTOMONTAGE YEAR 0

number

FIGURE 11.29

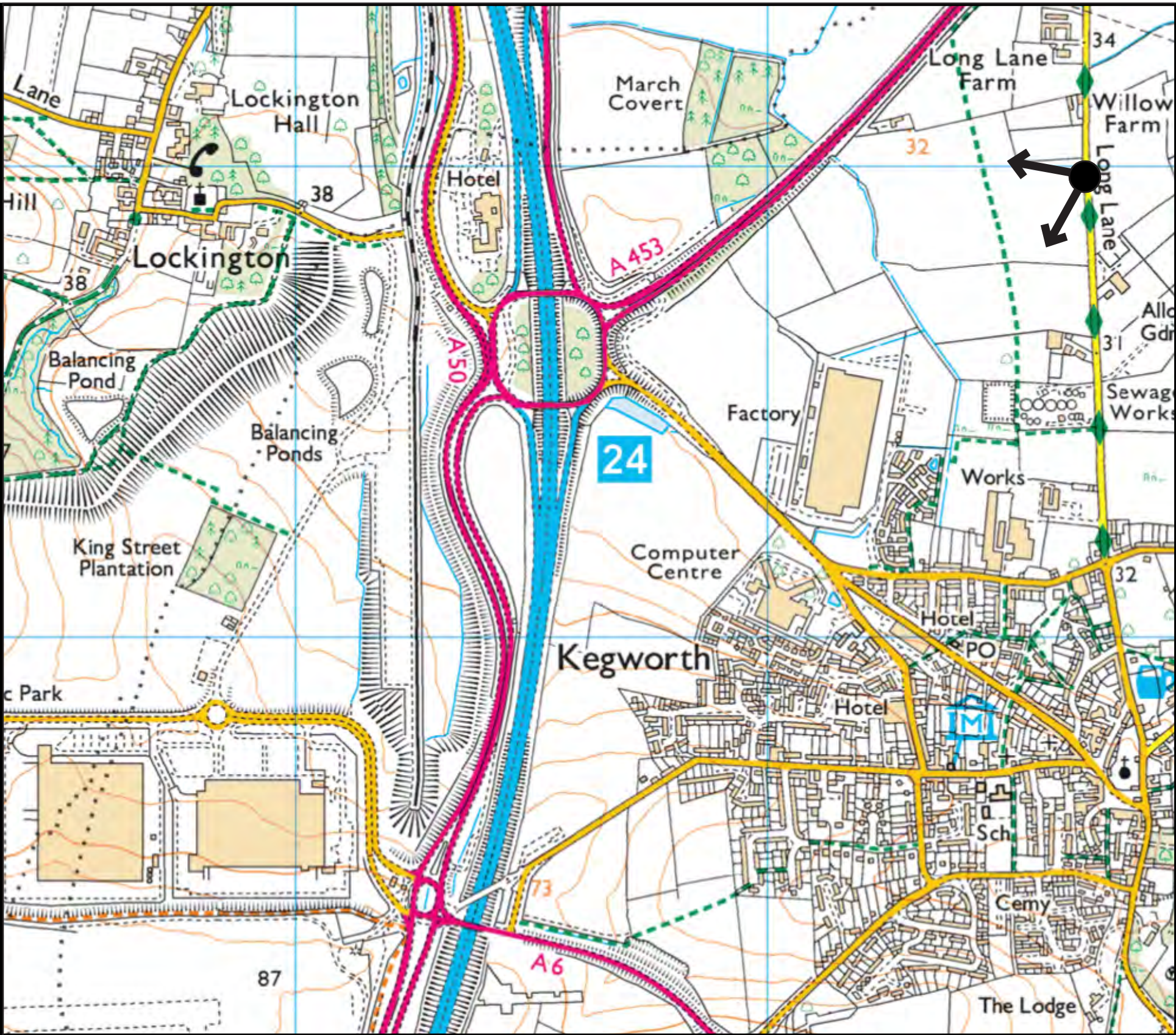
rev

A





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
12/06/25	HT / TRJ

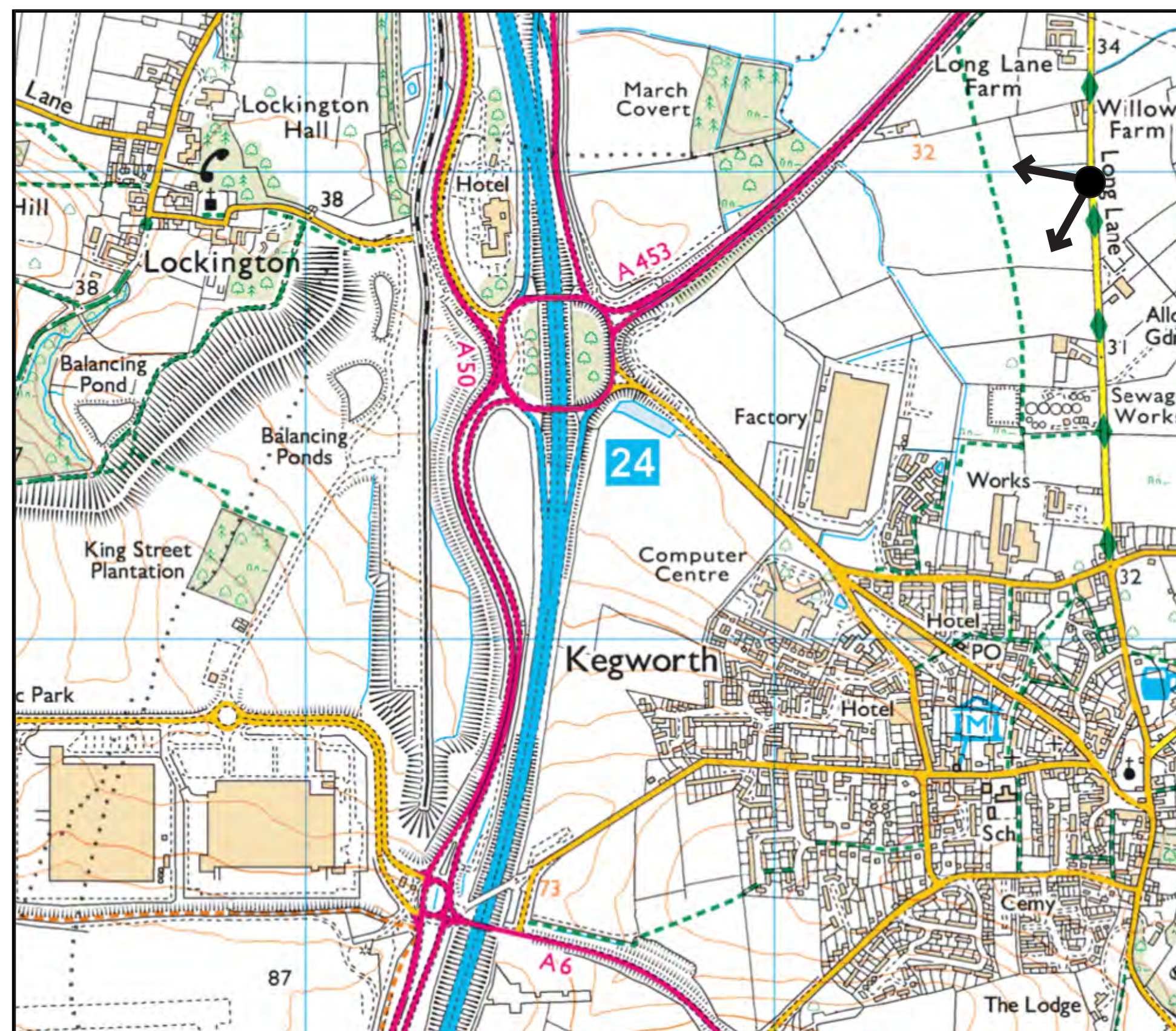
client
SEGRO
project
East Midlands Gateway 2

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





Photo Viewpoint EMG1 e



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L:\10600\10666\LANDS\LVA\10666-LVA-Figure 11 - Photomontages-REV A.indd

t: 01509 672772 e: [mail@fpcr.co.uk](mailto:mail@fpcr.co.uk) w: [www.fpcr.co.uk](http://www.fpcr.co.uk)

**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 FF5, 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

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



date  
12/06/25

client

**SEGRO**

project

## East Midlands Gateway 2

title  
PHOTOVIEWPOINT EMG1 e - PHOTOMONTAGE YEAR 0

number

### FIGURE 11.31

ev

A

FPCR | environment  
& design