

LANDSCAPE TECHNICAL NOTE

SCIENCE AND TECHNOLOGY PARK, BURGESS HILL

**DACORAR SOUTHERN LTD/GLENBEIGH DEVELOPMENTS LTD AND
WORTLEFORD TRADING COMPANY LTD**

**TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)
PLANNING AND COMPULSORY PURCHASE ACT 2004**

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1. INTRODUCTION

- 1.1 This Landscape Technical Note has been prepared by Pegasus Group on behalf of Dacorar Southern Ltd/Glenbeigh Developments Ltd and Wortleford Trading Company Ltd. It sets out the findings of a preliminary visual effects study to inform the options for the height of potential development at the potential Science and Technology Park (STP), on land to the north of A2300 at Burgess Hill ('the site').
- 1.2 The site of the STP is broadly divided into western and eastern parcels of land, separated by Bishopstone Lane. Existing industrial, commercial or leisure development is located immediately to the west of the STP and also between the eastern and western parcels.
- 1.3 This Technical Note has been prepared following a combination of initial desk-based studies, a Site visit and the preparation of photomontages showing the potential development blocks at various heights.
- 1.4 Site visits were carried out in October 2018, February and March 2019 to ascertain the extent of general views towards the Site from the surrounding area.

2. APPROACH

- 2.1 An initial development concept masterplan and wider 'Positioning Statement' for a potential Science and Technology Park (STP) on land to the north of the A2300 has been prepared by other consultants for Dacorar Southern Ltd/Glenbeigh Developments Ltd and Wortleford Trading Company Ltd (refer to **Masterplan** at **Appendix 1**). The indicative layout encompasses buildings with a variety of footprint sizes with the floor areas referenced within the Positioning Statement limiting building heights *typically* to 3 storeys. Pegasus Group were asked to undertake a visual study to inform the masterplanning process for the Site with regard to the relative visual effects of buildings at a range of potential heights.
- 2.2 Consideration has, therefore, been given to the potential visual effects of buildings at three, four and five storeys tall (notionally 15m, 19m and 23m tall) situated at the building locations shown on the initial development concept to help inform decisions on the future masterplan detail and design.

Desk-based studies

- 2.3 To aid understanding of the potential visual effects of development at the STP, a series of computer-generated Zones of Theoretical Visibility (ZTV) have been created. In order to inform analysis of these studies and to provide a visual context, a comparison has been made with the previously consented commercial development at The Hub, Goddards Green, which lies immediately south of the A2300.
- 2.4 Computer generated ZTVs are a useful first step in understanding the potential visibility of proposed development. They indicate locations within the landscape surrounding a development from where there is a potential direct line of sight from the proposed development/structure to a theoretical viewer.
- 2.5 The suite of ZTVs prepared for this Technical Note are all produced on the following basis:
- The indicative footprint of buildings within the potential STP to the north of the A2300;
 - The previously consented development at The Hub, Goddards Green (based on Masterplan drawing reference 30425-FE-67B);

- Digital Surface Model based on Ordnance Survey (OS) Terrain 5 data combined with OS Open Map Local data providing details of mapped woodlands and buildings; and,
- A notional viewer height of 1.7m tall.

2.6 It should be noted that the ZTVs do not account for the potential screening effects of vegetation (such as hedgerows, individual or small groups of trees) which are not included in the OS mapping data. As such, the ZTVs provide a useful initial indication of areas of potential visibility towards the proposed development, but actual visibility is subject to verification during a site visit.

2.7 Similarly, whilst a ZTV may indicate that there is a direct line of sight between a potential visual receptor (viewer) and the proposed development, the assessment of the effect of any perceptible change in the view is made through professional judgement. This includes consideration of the distance between the viewer and the proposed development, how much of (or even whether) the proposed development is likely to be readily perceived, and, the existing visual context of other built form/vegetation etc.

2.8 With regard to the potential STP, the initial ZTVs show the theoretical visual impact of development of building footprints at a uniform height across the whole of the potential development. In reality, potential building/storey heights would be likely to vary across the park, depending on a range of factors, including visual sensitivity.

2.9 These initial ZTVs were used to identify a series of representative, publicly accessible locations (such as public rights of way (PRoW) and highways) from where development at the potential STP could theoretically be visible.

Field-based Studies

2.10 Visits to the location of the potential STP and the surrounding landscape were carried out in October 2018, February and March 2019. During the site visits, the representative publicly accessible locations, identified through the initial ZTV studies, were visited in order to take baseline photography and to ascertain the wider visual scenario.

Photomontages and Analysis

- 2.11 Following the site visits, six representative viewpoints were selected for the preparation of photomontages. These vary in orientation and distance from the site.
- 2.12 The photomontages have been produced based on the footprints of the buildings shown on the indicative development concept for the STP. As with the initial ZTVs, the photomontages show development across the whole STP site at three, four and five storeys high. In reality, it is anticipated that the height of individual buildings would vary across the site.

3. ANALYSIS OF COMPUTER GENERATED ZTVS

3.1 The suite of ZTVs at **Appendix 2** has been generated in order to understand the effects of development at three, four and five storeys (notionally 15m, 19m and 23m tall) across the potential STP:

- Screened Zone of Theoretical Visibility Plan (DRWG No: P18-2325_01);
- Viewpoint Location Plan and Cumulative Screened Zone of Theoretical Visibility Plan (15m) (DRWG No: P18-2325_02);
- Cumulative Screened Zone of Theoretical Visibility Plan (19m`) (DRWG No: P18-2325_03);
- Cumulative Screened Zone of Theoretical Visibility Plan (23m) (DRWG No: P18-2325_04); and,
- Cumulative Screened Zone of Theoretical Visibility Plan (Additional Visibility compared to Goddards Green) (DRWG No: P18-2325_05).

3.2 The **Screened Zone of Theoretical Visibility Plan** illustrates the potential effect of development at the STP in isolation. The location of the previously consented development at The Hub, Goddards Green is shown on the plan for reference purposes only, but the theoretical visual effects of the development are not included within this ZTV.

3.3 As noted earlier in this report, this computer generated ZTV (and similarly all the others too) calculates the potential visibility of the proposed development based on a combination of land contours, and existing woodland and built form which is included in the OS mapping data. The ZTV does not, for example, pick up additional unmapped vegetation, such as smaller stands of trees or hedgerows including the maturing band of trees and other vegetation located along the A2300 to the south of the site.

3.4 The grey zones in the ZTV show areas of land where it would be theoretically possible to view development at 15m or taller, based on the location of buildings shown in the initial development concept for the potential STP. These zones are most frequent within a 2km radius of the site, as shown on the plan. With reference to the PRow and the roads network shown on the OS base plan, many of the grey zones cover land which is not publicly accessible.

- 3.5 The ZTV also shows the boundaries of the South Downs National Park (SDNP) (with the majority of it more than 5km to the south and south-east of the Site) and the High Weald Area of Outstanding Natural Beauty (AONB) located to the north of the site (with the majority of the AONB located more than 2km from the site).
- 3.6 With regard to the AONB, there are more distant scattered small pockets of grey zones from which it is theoretically possible to see development at 15m or more on the site. Within the SDNP, there is a small pocket of theoretical visibility from elevated land close to Ditchling.
- 3.7 The blue and yellow zones on the ZTV show the small additional areas of theoretical visibility which would be caused by raising the development height to four (19m tall) and five (23m tall) storeys respectively for each of the buildings shown on the initial development concept. As with the 15m tall buildings, not all the areas of theoretical visibility occur in publicly accessible land.
- 3.8 The **Viewpoint Location Plan and Cumulative Screened Zone of Theoretical Visibility Plan (15m)** illustrates the theoretical visual effects of potential buildings on the STP 15m or taller combined with the theoretical visual effects of the previously consented development at The Hub, Goddards Green.
- 3.9 The grey zones represent the areas from which only a 15m or taller building could theoretically be seen from. The pink zones show the areas from which only 15m tall buildings on The Hub could theoretically be seen from. The green zones indicate areas from which both the STP buildings and The Hub buildings could theoretically be seen from.
- 3.10 Considering all the zones from which buildings at The Hub could theoretically be seen from (the pink and green zones combined), there are relatively few locations (grey zones) from which 15m tall development at the STP would only (theoretically) be seen in isolation from the previously consented development at The Hub. These grey zones largely occur in relative proximity to the STP.
- 3.11 At more distant locations, there are relatively small areas of additional visibility, and they often occur close to areas which theoretically could see the buildings at The Hub. Often these additional grey areas do not occur in publicly accessible locations.

- 3.12 There are no areas of theoretical visibility for either the STP or The Hub, Goddards Green located within the High Weald AONB within 2km of the site. Similarly, there are no areas of theoretical visibility within the SDNP within 5km of the site.
- 3.13 From the majority of more distant areas of potential visibility within both the High Weald AONB and the SDNP, the ZTV indicates that 15m tall buildings on the STP could theoretically be seen in addition to the previously consented buildings at The Hub. However, the extent that such buildings would be readily perceived within the wider landscape from these locations is discussed later in this report in the context of the site visits.
- 3.14 The **Cumulative Screened Zone of Theoretical Visibility Plan (19m)** illustrates the theoretical visual effects of potential buildings on the STP 19m or taller combined with the theoretical visual effects of the previously consented development at The Hub, Goddards Green.
- 3.15 The blue zones represent the areas from which only a 19m or taller building could theoretically be seen from. The pink zones show the areas from which only 15m tall buildings on The Hub could theoretically be seen from. The green zones indicate areas from which both the STP buildings and The Hub buildings could theoretically be seen from.
- 3.16 As with the cumulative ZTV for 15m tall buildings on the STP, the majority of areas of potential visibility identified in the ZTV relate to buildings at The Hub (the pink and green zones).
- 3.17 As illustrated by the Screened Zone of Theoretical Visibility Plan, raising the height of buildings on the STP to 19m creates only limited additional areas of visibility above and beyond those identified from 15m tall buildings.
- 3.18 It remains the case that there is no theoretical visibility of either the buildings at The Hub or 19m tall buildings at the STP within 2km of the High Weald AONB or 5km of the SDNP.
- 3.19 The **Cumulative Screened Zone of Theoretical Visibility Plan (23m)** illustrates the theoretical visual effects of potential buildings on the STP 23m or taller combined with the theoretical visual effects of the previously consented development at The Hub, Goddards Green.

- 3.20 The yellow zones represent the areas from which only a 23m or taller building could theoretically be seen from. The pink zones show the areas from which only 15m tall buildings on The Hub could theoretically be seen from. The green zones indicate areas from which both the STP buildings and The Hub buildings could theoretically be seen from.
- 3.21 Increasing the height of buildings at the STP to 23m tall inevitably slightly extends the areas of potential visibility, as is shown by the yellow areas on the Screened Zone of Theoretical Visibility Plan (on which only buildings at the STP are considered). With regard to the 23m Cumulative Screened ZTV with The Hub, many of the areas from which only buildings at the STP are theoretically visible relate to locations without public access.
- 3.22 It remains the case that there is no theoretical visibility of either the buildings at The Hub or 23m tall buildings at the STP within 2km of the High Weald AONB or 5km of the SDNP.
- 3.23 The **Cumulative Screened Zone of Theoretical Visibility Plan (Additional Visibility compared to Goddards Green)** illustrates the theoretical extent of visual effects of potential buildings on the STP at 15m, 19m and 23m tall, excluding areas from which 15m tall buildings at the Hub would also be visible from.
- 3.24 The grey zones represent the areas from which a 15m or taller building could theoretically be seen from. The blue zones show the additional areas of theoretical visibility resulting from an increase in height of the buildings to 19m. The yellow zones show the additional areas of theoretical visibility resulting from an increase in height of the buildings to 23m.
- 3.25 Understandably, the most extensive areas of additional visibility tend to be closest to the proposed STP site itself, although large parts of these areas are not publicly accessible.
- 3.26 With regard to the High Weald AONB and the SDNP, there is no visibility within 2km or 5km respectively. Whilst there are more distant, isolated pockets of theoretical visibility, the extent to which built form at the STP site is readily perceived at these distances and any context of existing built form is discussed later in this document.

4. PHOTOVIEWS AND PHOTOMONTAGES

Photoviews

- 4.1 Following analysis of the ZTV studies, a selection of representative viewpoints was selected to help establish the existing context of views towards the STP site. These locations were visited during the three site visits undertaken for this Technical Note. A photographic record was made during the site visits (refer to **Photographs 1 to 14** at **Appendix 3** and the **Viewpoint Location Plan and CSTV (15m)** at **Appendix 2**).
- 4.2 Photoviews taken from Viewpoints 1 to 14 are all taken from publicly accessible locations within the wider area or within the site.
- 4.3 Photographs taken from **Viewpoints 1 to 6** have been used as the basis for photomontages of the potential development and are discussed later in this document.
- 4.4 Photoviews A to E at **Viewpoint 7** are taken from are taken from the PRoW which traverses the eastern parcel of the STP. This broadly 360 degree panoramic view highlights the extensive belts of mature trees which largely surround this part of the site or lie within the immediate vicinity. They substantially preclude views towards distant, more elevated land such as that within the High Weald AONB and the SDNP.
- 4.5 Viewpoints 8 to 14 are from PRoW and locations on the roads network at varying distances from the site. They are also taken from a wide variety of orientations towards the site.
- 4.6 **Viewpoints 8 to 11** are within 850m of the potential STP. These views typically demonstrate the perception of a largely rural and well wooded context of the site away from the network of major roads and larger settlements. Existing built form, which is visible from these locations, primarily consists of small numbers of residential properties. In several of these views, the electricity pylons and associated overhead wires, which also traverse the site of the potential STP, are prominent and detract from the view.
- 4.7 Although some of these locations are in relatively close proximity to the industrial estate and hotel complex to the west of the potential STP, the existing built form of the complex is largely hidden from view by intervening vegetation. This

indicates that the well-wooded nature of the surrounding landscape helps to accommodate larger scale built form with limited effects on visual amenity.

- 4.8 **Viewpoints 12 to 14** are located on PRoW between 2.3km and 3.8km distance from the potential STP. Again, the well-wooded nature of the surrounding landscape helps to conceal or filter views of built form.
- 4.9 From more elevated and distant locations such as Viewpoint 14 within the High Weald AONB, potential development would tend to be screened or heavily filtered within the wider, well-wooded landscape. This is also demonstrated by the ZTVs prepared for this study. If the site of the proposed STP in reality formed part of this wider view, it is considered that it would not be readily noticeable at the distances involved. It would also be seen in the wider context of development within the wider landscape, including settlements, such as Burgess Hill.
- 4.10 During the site work for this study, we also visited elevated locations around Ditchling from which the ZTV studies indicated that there could be theoretical visibility of the potential STP, along with the previously consented development at The Hub, Goddards Green. These elevated locations are within the SDNP and lie at more than 5km from the site. It is considered that, at these distances, development at either The Hub, Goddards Green or at the potential STP would not be readily perceivable in the panoramic views which already contain views of settlements and other scales of built form.

Photomontages

- 4.11 Representative Viewpoints 1 to 6 are from publicly accessible (PRoW and roads) locations around 200m to 1km from the site. These viewpoints were selected to prepare photomontages of the potential development STP. The photomontages are set out **Appendix 4**.
- 4.12 The photomontages have been prepared to show the proposed built form based on the building footprints shown on the initial development concept masterplan for the potential STP. To aid interpretation and analysis, the buildings have been shown at the same three, four and five storey heights used for the ZTVs (respectively grey, blue and yellow blocks). As noted before, it is not intended that five storey development would be proposed across the whole STP.

- 4.13 For comparison, the previously consented development at The Hub, Goddards Green is also shown as orange blocks in the photomontages (at 15m tall), where visible in the view.
- 4.14 **Viewpoint 1** is located on PRow 102CR approximately 1km to the north-east of the site. From this location even five storey development on the building footprints located in the initial concept masterplan for the potential STP would not be visible. The intervening mature tree cover conceals the potential development to five storeys, the location of which is shown by the blue outline. It is anticipated that, even in winter months the successive layers of mature tree cover between the Viewpoint and the site, would continue to screen or at worst heavily filter the built form. Any glimpse would be seen within the context of the upper parts of the previously consented 15m tall development at The Hub, Goddards Green (shown as orange block forms on the photomontage).
- 4.15 **Viewpoint 2** is located on PRow 12Hu approximately 340m to the north-east of the site.
- 4.16 The photomontage demonstrates that all potential 3 storey development on the northern part of the STP within the initial concept masterplan would be substantially screened by intervening vegetation. Small areas of 4 storey development (indicated by the blue block forms on the photomontage) would just be visible over the existing tree canopies. This would be seen either side of the electricity pylon and overhead wires break the skyline and which are clearly visible from this location. Development at five storeys would be more visible, but views would be still be partially filtered by intervening tree cover in high summer (the baseline photography was undertaken at the end of October when leaves had already started to fall).
- 4.17 It is considered that three storey development on the northern part of the STP could be readily accommodated without harm to the visual amenity at this footpath location. Four storey development would be substantially screened in summer months and would represent a limited degree of visual influence. Five storey development would be more apparent and careful consideration would need to be given to its location within the STP, potentially limiting it to the southern parts of the site.
- 4.18 **Viewpoint 3** is located on PRow 29CR approximately 200m to the north of the site. The existing view is of arable and pasture fields, separated by strong bands

of tree and other vegetation cover. Whilst mature tree cover comprises much of the skyline, this is heavily punctuated by multiple electricity pylons and associated overhead lines.

- 4.19 The buildings visible in Viewpoint 3B and those to the right of Viewpoint 3A are located in the western parcel of the potential STP. The individual existing mature trees and other vegetation along the western parcel's northern boundary provide limited screening/filtering to the three storey (grey block forms – 15m tall) and four storey (blue block forms – 19m tall) buildings located towards the northern edge of the parcel. The five storey elements of the buildings (yellow block forms – 23m tall) partially appear above the intervening mature tree canopies. There is scope and space for the planting of additional native forest-scale (20m+) trees of appropriate species within the STP site, as indicated on the initial concept masterplan. With time, the trees would mature to screen or heavily filter views of three storey buildings. However, it is anticipated that the upper parts of four storey buildings may be glimpsed between the domed tops of the canopies of mature trees. It is therefore recommended that buildings on the northern edge of the western parcel are largely restricted to three storeys, with careful consideration given to the precise location of any four or five storey buildings elsewhere within the site.
- 4.20 The remaining buildings visible in the centre of Viewpoint 3A are located in the northern part of the eastern parcel of the STP. The four and five storey elements of these buildings are clearly visible above the intervening tree canopies, whilst parts of the three storey elements are also seen where the intervening tree canopies are lower. There is scope to add additional native forest-scale trees of appropriate species to the northern and western edges of the eastern parcel and, with time, this would provide additional screening for three storey buildings. It is recommended that buildings on the northern parts of the eastern parcel of the STP are restricted to three storeys, and that careful consideration is given to the effect of taller buildings located elsewhere in the STP on this viewpoint. The effects of the gently rising topography to the south of the site would also need careful consideration.
- 4.21 **Viewpoint 4** is located at the crossroads of the A2300 with Stairbridge Lane/Pookbourne Lane, approximately 580m to the south-west of the site. The terraced housing seen in this view is located to the south of Job's Lane which runs

broadly parallel with the A2300, to the north of the slightly elevated landform/vegetated bund along the edge of the A2300.

- 4.22 In the photomontage from this location, only a small section of potential five storey (yellow block form) development on the STP is glimpsed between well-vegetated bund along the A2300. In contrast, the upper parts of 15m tall previously consented development on The Hub, Goddards Green (the orange block form) may be glimpsed above existing vegetation cover further east along the A2300. It should be noted that this photomontage does not incorporate the potential growth of any structural planting across The Hub site.
- 4.23 Based on the photomontage, it is considered that three and four storey development at the potential STP would have no effect on the visual amenity of people using the A2300 at this point. Given the existing and previously consented context of this view, it is considered that the brief glimpse of potential five storey development on the STP would not have a material effect on visual amenity of road users at this location.
- 4.24 **Viewpoint 5** is located at the roundabout at the junction of the A2300 and Cuckfield Road opposite the south-eastern corner of the site. The view looks towards the south-eastern corner of the eastern parcel of the potential STP. A belt of native trees screens views into the site. These relatively young trees have the potential to grow considerably taller than their existing stature, as indicated by the height of the mature tree to the left of the photomontage. With time, it is anticipated that these trees would be capable of screening or heavily filtering potential three and four storey development on the STP. Five storey development would be more likely to be glimpsed through the upper canopies of mature trees. However, given the roadside location of this part of the STP, opposite the previously consented development at The Hub, Goddards Green, it may be considered appropriate to have a prominent or 'landmark' building here.
- 4.25 **Viewpoint 6** is located at the junction of the A2300 and the private access road to Dumbrell's Farm opposite the south-western corner of the STP. A band of maturing vegetation along the edge of the A2300 provides a dense screen even in winter (this photograph was taken in February 2019). These trees have the potential to grow considerably taller at maturity. The potential STP site is located to the north of Job's Lane which lies immediately to the north of the vegetation along the A2300.

- 4.26 As demonstrated by the photomontage, much of the potential three storey development on the STP would be screened or heavily filtered by the existing vegetation cover. However, there would be a more extensive view of three storey development located on the south-east corner of the STP – although it should be noted that with time the maturing roadside vegetation would grow taller and would be likely to screen much of this development too.
- 4.27 Views of potential four and even five storey development on the STP would similarly be largely screened as the intervening vegetation develops. The more visible building to the right of this view, further along the A2300 is the potential 'landmark' building referred to at Viewpoint 5 above.

5. SUMMARY AND CONCLUSIONS

- 5.1 In summary, the ZTV studies prepared for this Technical Note demonstrate that the theoretical visibility of three storey development at the potential STP would be largely limited to within 2km of the site. The addition of four and five storey elements across the whole STP would only slightly extend the theoretical visibility. It should also be noted that the extent of actual visibility could be lessened by subtle changes in local topography or by the additional screening properties of trees or hedgerows not identified within the relevant OS mapping data.
- 5.2 There would be no theoretical visibility of the proposed development within 2km of the High Weald AONB or within 5km of the SDNP. There are isolated pockets of more distant theoretical visibility within these designated landscapes, but the site work undertaken for this Technical Note has confirmed that development on the potential STP would not be readily perceptible at these distances or would form a small part of a wider view from elevated ground which already includes substantial amounts of built form and settlements.
- 5.3 Comparison has also been made with the extent of theoretical visibility of the potential STP and with that previously consented at The Hub, Goddards Green. Typically, development of up to five storeys at the potential STP would slightly extend the existing locations from which there is already theoretical visibility of The Hub, Goddards Green. Many of the 'new' areas of theoretical visibility occur in locations from which there is no public access.
- 5.4 A series of representative photoviews from publicly accessible locations at varying distances and orientations to the potential STP have been reviewed to understand the receiving environment of any potential new development. The visual enclosure and screening provided in these views by the existing mature trees within the wider landscape is noted, particularly with regard to existing large scale development at the industrial estate to the west of the potential STP site.
- 5.5 Six of the representative photoviews have been used as the basis for the creation of photomontages to show the extent of views of three, four and five storey development at the potential STP. Analysis of these photomontages has indicated that three storey development (notionally 15m tall) could be accommodated across the site with limited adverse effects on visual amenity from these locations. In places, this assessment is subject to judicious planting of additional

native forest-scale tree cover of appropriate species at locations within the site as well as the time for it to mature.

- 5.6 Similarly, four storey development (notionally 19m tall) could also be accommodated in terms of effects on visual amenity from most of the representative locations considered in this Technical Note. However, careful consideration would be needed to include four storey development on the northern edges of the STP.
- 5.7 Five storey development (notionally 24m tall) would naturally be more visible from locations within the receiving landscape, subject to angle of view, extent of tree cover etc. Analysis of the photomontages has identified that there are locations from which even five storey development on the STP would be hidden from sight. Conversely, there may be locations from which a taller or 'landmark' building may be considered an acceptable feature within the landscape, such as at the south-east corner of the site, opposite the previously consented 15m commercial development at The Hub, Goddards Green.

APPENDIX 1

Initial development concept masterplan

New pedestrian links
to wider countryside/
walking link to
footpaths, Northern Arc
development along River

400m 10min
walking distance

800m 20min
walking distance

New cycle lane /
footpath link to Burgess
Hill

400m 10min
walking distance

A2300 to A23/Brighton/Gatwick

Bus Stop

Bus Stop

Roundabout

A2300 to Burgess Hill

'The Hub'

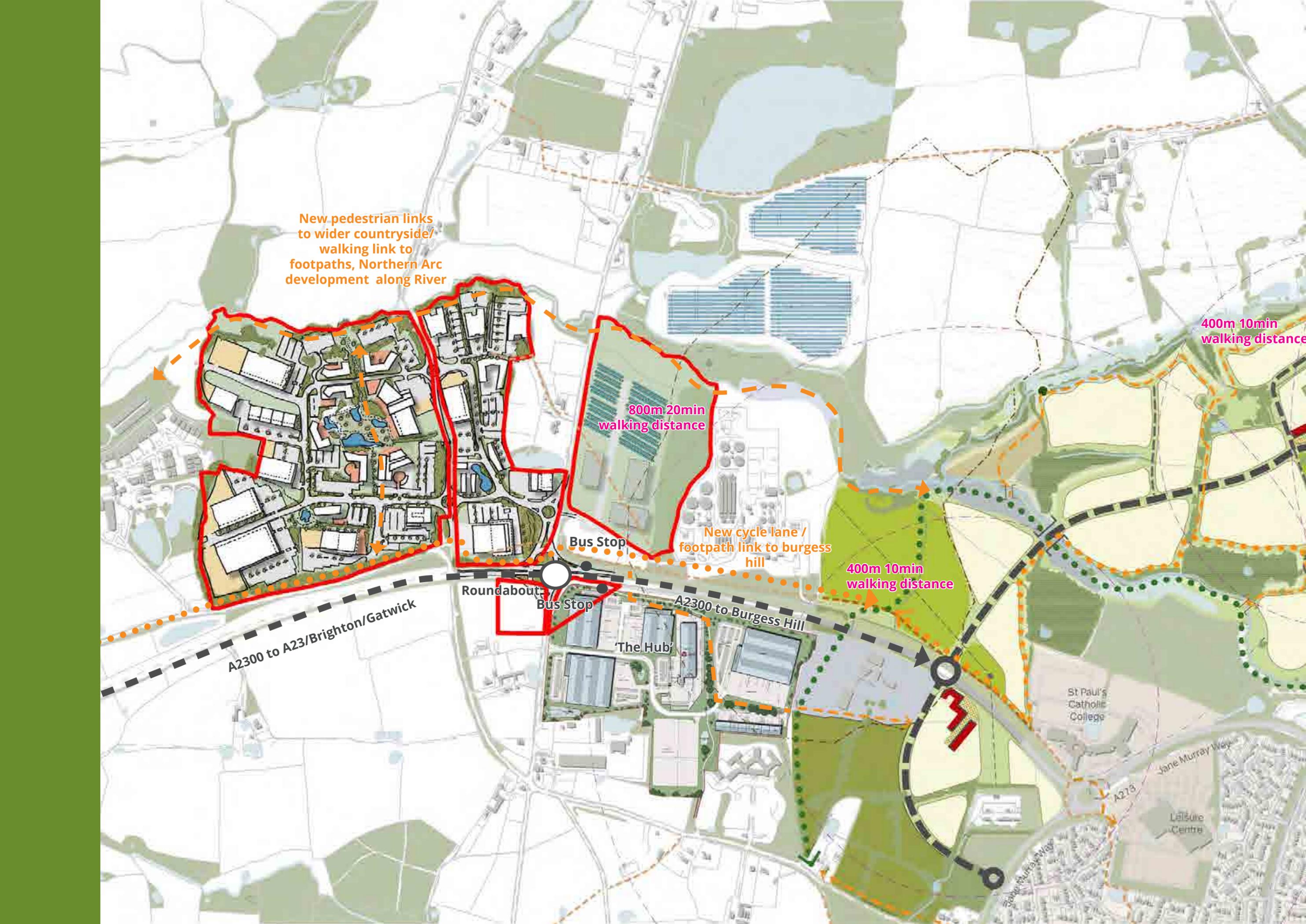
St Paul's
Catholic
College

Jane Murray Way

A213

Leisure
Centre

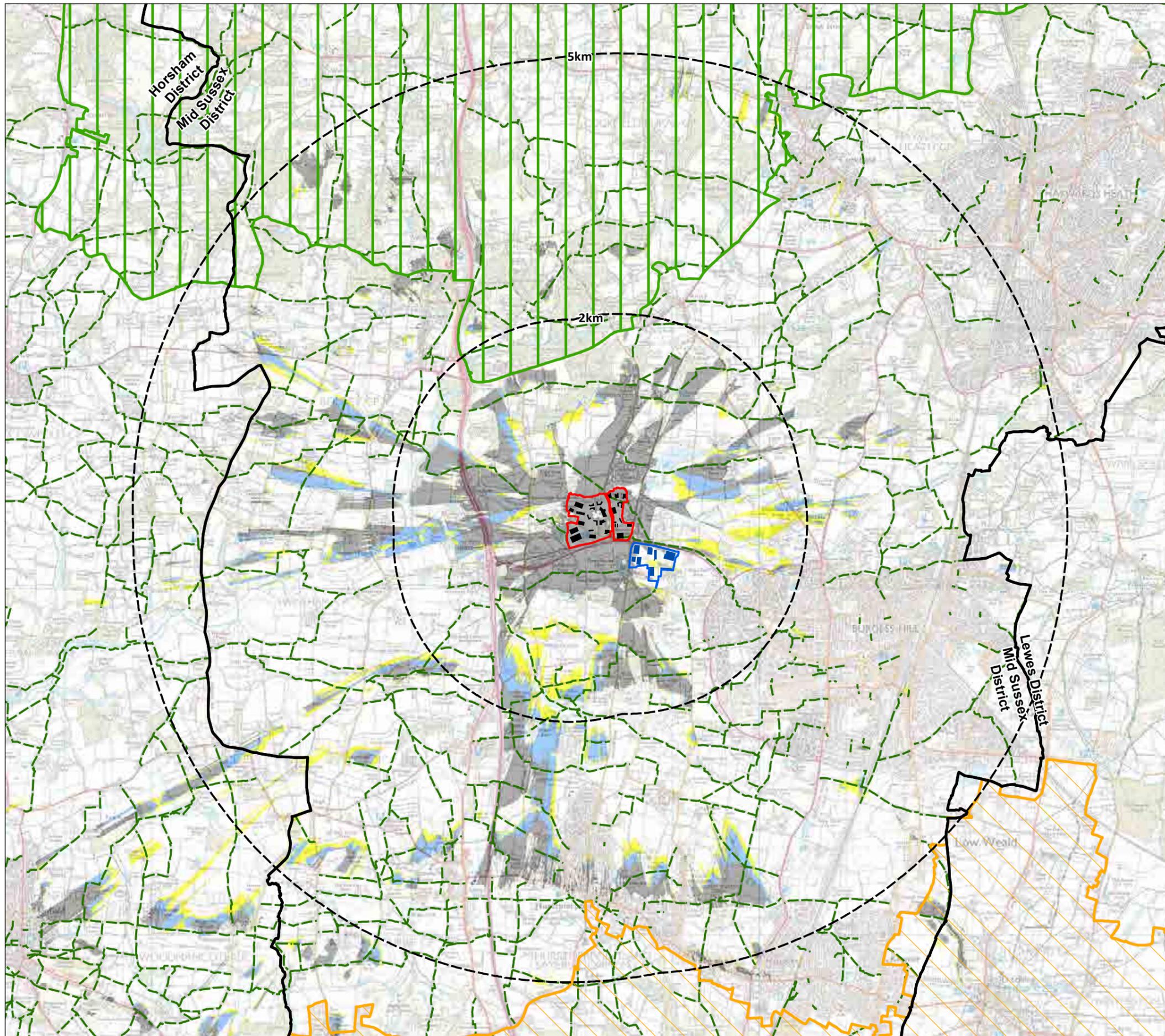
Jane Murray Way



APPENDIX 2

Zones of Theoretical Visibility:

- Screened Zone of Theoretical Visibility Plan (DRWG No: P18-2325_01);
- Viewpoint Location Plan and Cumulative Screened Zone of Theoretical Visibility Plan (15m) (DRWG No: P18-2325_02);
- Cumulative Screened Zone of Theoretical Visibility Plan (19m`) (DRWG No: P18-2325_03);
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KEY

- Site Boundary
- Proposed Buildings
- Goddards Green Site Boundary (13/01618/OUT)
- Goddards Green Proposed Buildings (based on Masterplan drwg 30425-FE-67B)
- Local Authority Boundary
- Area of Outstanding Natural Beauty (AONB)
- National Park
- Public Right of Way
- Screened ZTV - 15m Development Visible
- Screened ZTV - Additional Visibility when raised to 19m
- Screened ZTV - Additional Visibility when raised to 23m

Screened ZTV Production Information -
 - DTM data used in calculations is OS Terrain 5 that has been combined with OS Open Map Local data for woodland and buildings to create a Digital Surface Model (DSM).

- Indicative Woodland and Building heights are modelled at 15m and 8m respectively.
- Viewer height set at 1.7m
- Calculations include earth curvature and light refraction

N.B. This Zone of Theoretical Visibility (ZTV) image illustrates the theoretical extent of where the development will be visible from, assuming 100% visibility, and includes the screening effect from vegetation and buildings, based on the assumptions stated above.

Revisions:
 First Issue- 22/10/2018 AD

Screened Zone of Theoretical Visibility Plan

Science & Technology Park, Burgess Hill

Client: Dacor Southern Ltd and Wortleford Trading Co Ltd

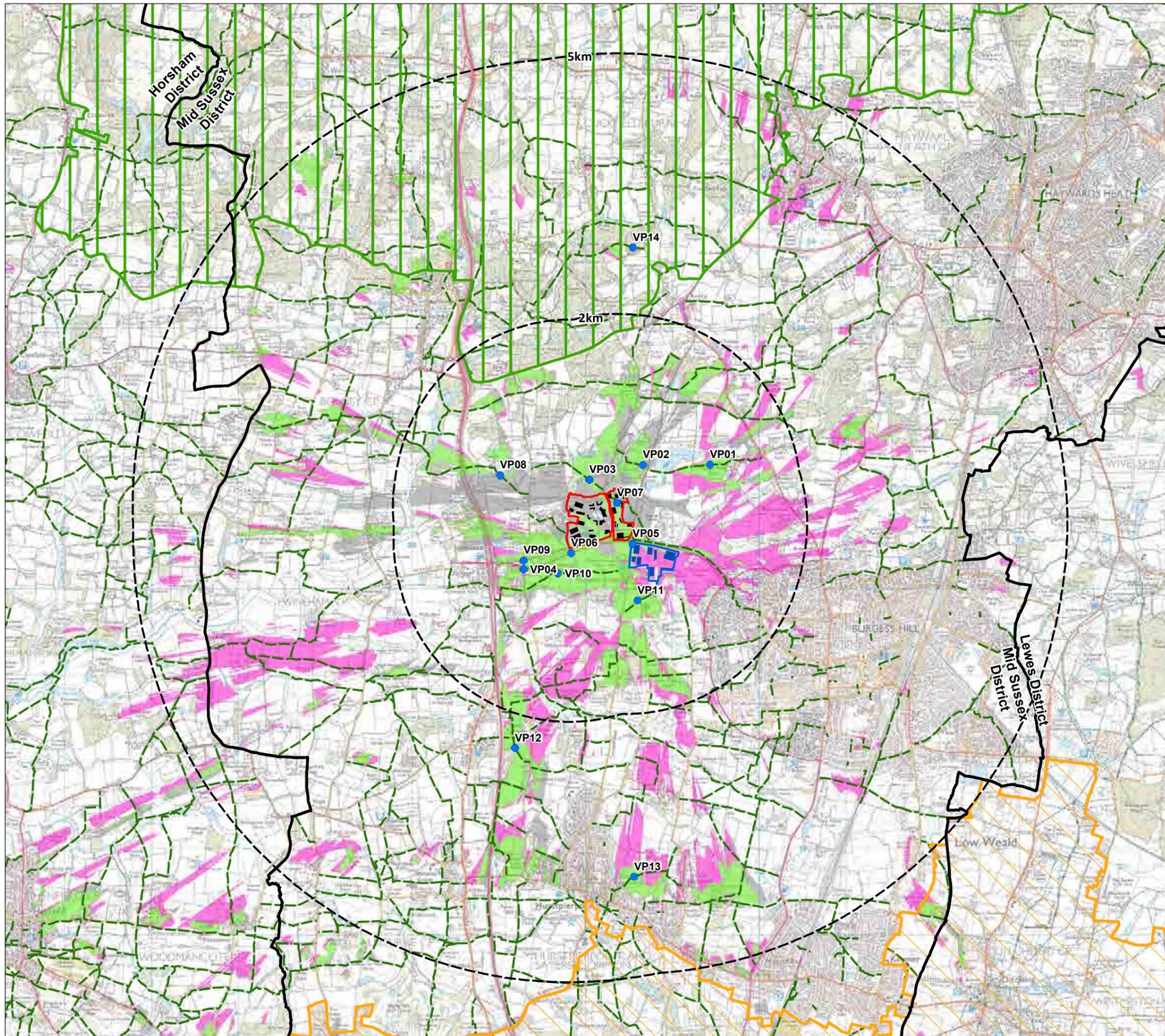
DRWG No: **P18-2325_01** Sheet No: - REV: -

Drawn by: AD Approved by: HD

Date: 22/10/2018

Scale: 1:45,000 @ A3





KEY

- Site Boundary
- Proposed Buildings
- Goddards Green Site Boundary (13/01618/OUT)
- Goddards Green Proposed Buildings (based on Masterplan drwg 30425-FE-67B)
- Local Authority Boundary
- Viewpoint Location
- Area of Outstanding Natural Beauty (AONB)
- National Park
- Public Right of Way
- Screened ZTV - Only Science & Tech Park Visible (15m)
- Screened ZTV - Only Goddards Green Visible (15m)
- Screened ZTV - Both Schemes Visible

Screened ZTV Production Information -
 - DTM data used in calculations is OS Terrain 5 that has been combined with OS Open Map Local data for woodland and buildings to create a Digital Surface Model (DSM).

- Indicative Woodland and Building heights are modelled at 15m and 8m respectively.
 - Viewer height set at 1.7m
 - Calculations include earth curvature and light refraction

N.B. This Zone of Theoretical Visibility (ZTV) image illustrates the theoretical extent of where the development will be visible from, assuming 100% visibility, and includes the screening effect from vegetation and buildings, based on the assumptions stated above.

Revisions:
 First Issue- 03/04/2019 AD/JS

Viewpoint Location Plan Over Cumulative SZTV (15m)
Science & Technology Park, Burgess Hill

Client: Dacorar Southern Ltd and Wortleford Trading Co Ltd

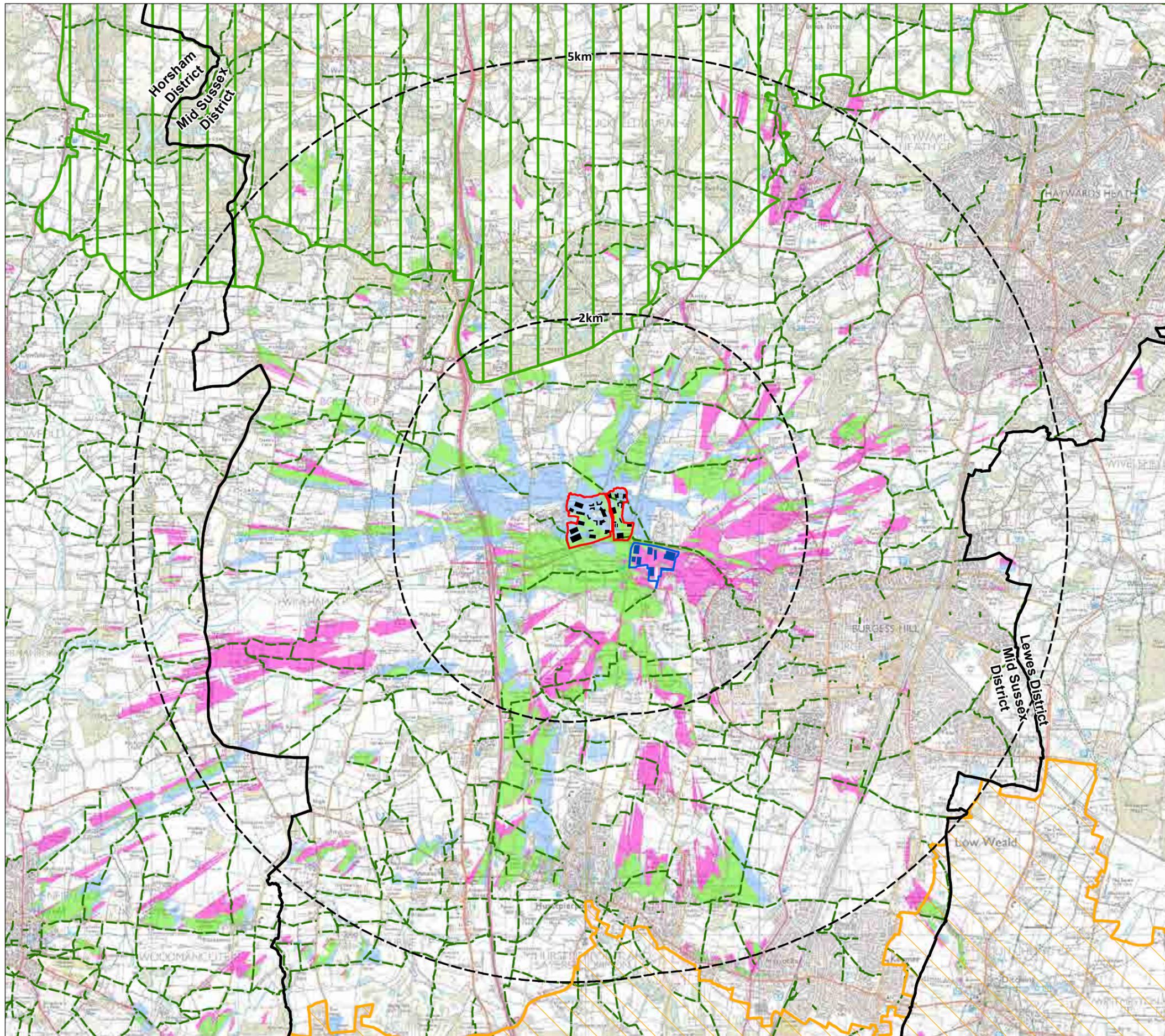
DRWG No: **P18-2325_02** Sheet No: - REV: -

Drawn by: AD/JS Approved by: HD

Date: 03/04/2019

Scale: 1:45,000 @ A3





KEY

- Site Boundary
- Proposed Buildings
- Goddards Green Site Boundary (13/01618/OUT)
- Goddards Green Proposed Buildings (based on Masterplan drwg 30425-FE-67B)
- Local Authority Boundary
- Area of Outstanding Natural Beauty (AONB)
- National Park
- Public Right of Way
- Screened ZTV - Only Science & Tech Park Visible (19m)
- Screened ZTV - Only Goddards Green Visible (15m)
- Screened ZTV - Both Schemes Visible

Screened ZTV Production Information -
 - DTM data used in calculations is OS Terrain 5 that has been combined with OS Open Map Local data for woodland and buildings to create a Digital Surface Model (DSM).

- Indicative Woodland and Building heights are modelled at 15m and 8m respectively.
- Viewer height set at 1.7m
- Calculations include earth curvature and light refraction

N.B. This Zone of Theoretical Visibility (ZTV) image illustrates the theoretical extent of where the development will be visible from, assuming 100% visibility, and includes the screening effect from vegetation and buildings, based on the assumptions stated above.

Revisions:
 First Issue- 22/10/2018 AD

Cumulative Screened Zone of Theoretical Visibility Plan (19m)
Science & Technology Park, Burgess Hill

Client: Dacorar Southern Ltd and Wortleford Trading Co Ltd

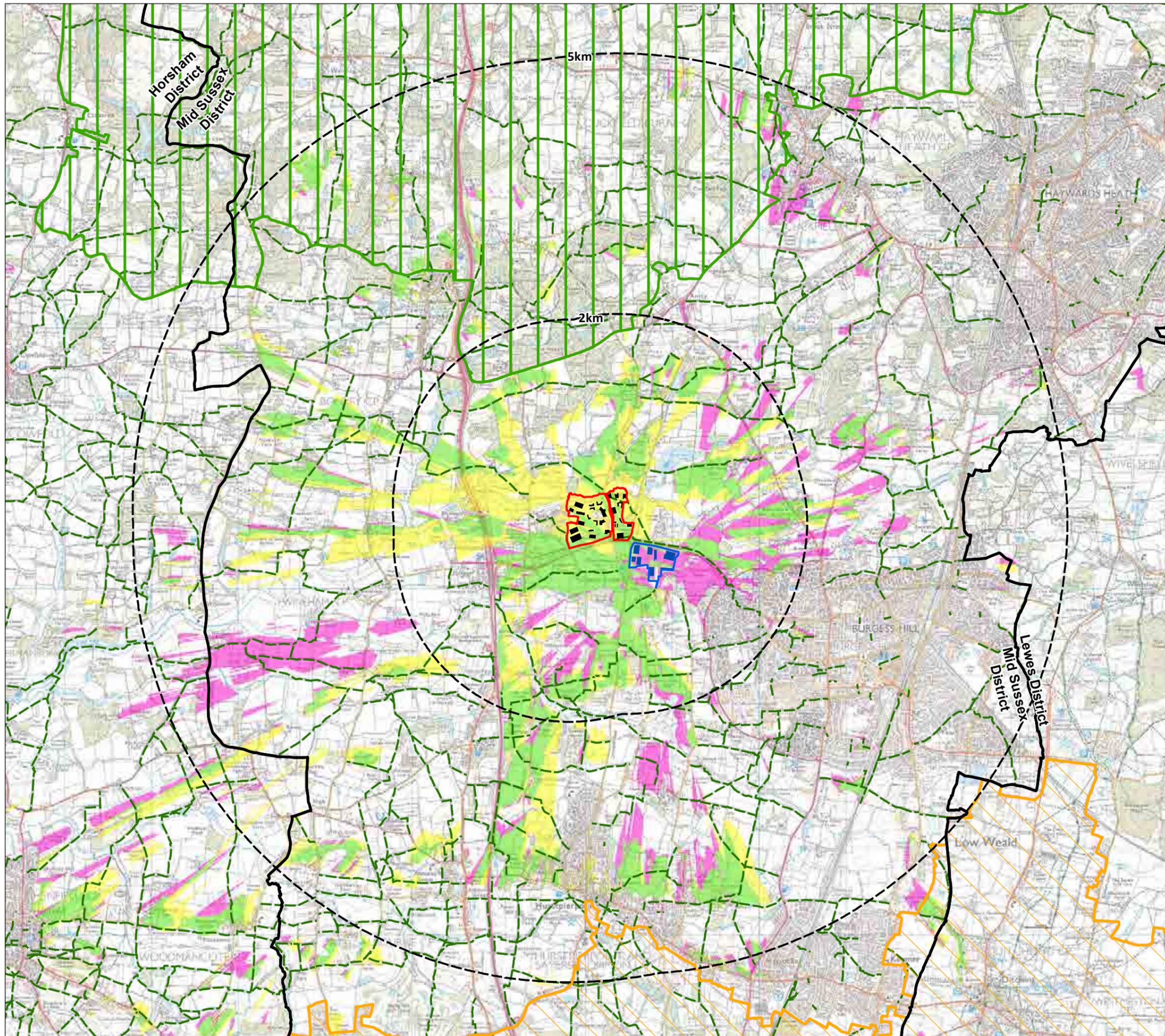
DRWG No: **P18-2325_03** Sheet No: - REV: -

Drawn by: AD Approved by: HD

Date: 22/10/2018

Scale: 1:45,000 @ A3





KEY

- Site Boundary
- Proposed Buildings
- Goddards Green Site Boundary (13/01618/OUT)
- Goddards Green Proposed Buildings (based on Masterplan drwg 30425-FE-67B)
- Local Authority Boundary
- Area of Outstanding Natural Beauty (AONB)
- National Park
- Public Right of Way
- Screened ZTV - Only Science & Tech Park Visible (23m)
- Screened ZTV - Only Goddards Green Visible (15m)
- Screened ZTV - Both Schemes Visible (15m)

Screened ZTV Production Information -
 - DTM data used in calculations is OS Terrain 5 that has been combined with OS Open Map Local data for woodland and buildings to create a Digital Surface Model (DSM).

- Indicative Woodland and Building heights are modelled at 15m and 8m respectively.
- Viewer height set at 1.7m
- Calculations include earth curvature and light refraction

N.B. This Zone of Theoretical Visibility (ZTV) image illustrates the theoretical extent of where the development will be visible from, assuming 100% visibility, and includes the screening effect from vegetation and buildings, based on the assumptions stated above.

Revisions:
 First Issue- 22/10/2018 AD

Cumulative Screened Zone of Theoretical Visibility Plan (23m)
Science & Technology Park, Burgess Hill

Client: Dacorar Southern Ltd and Wortleford Trading Co Ltd

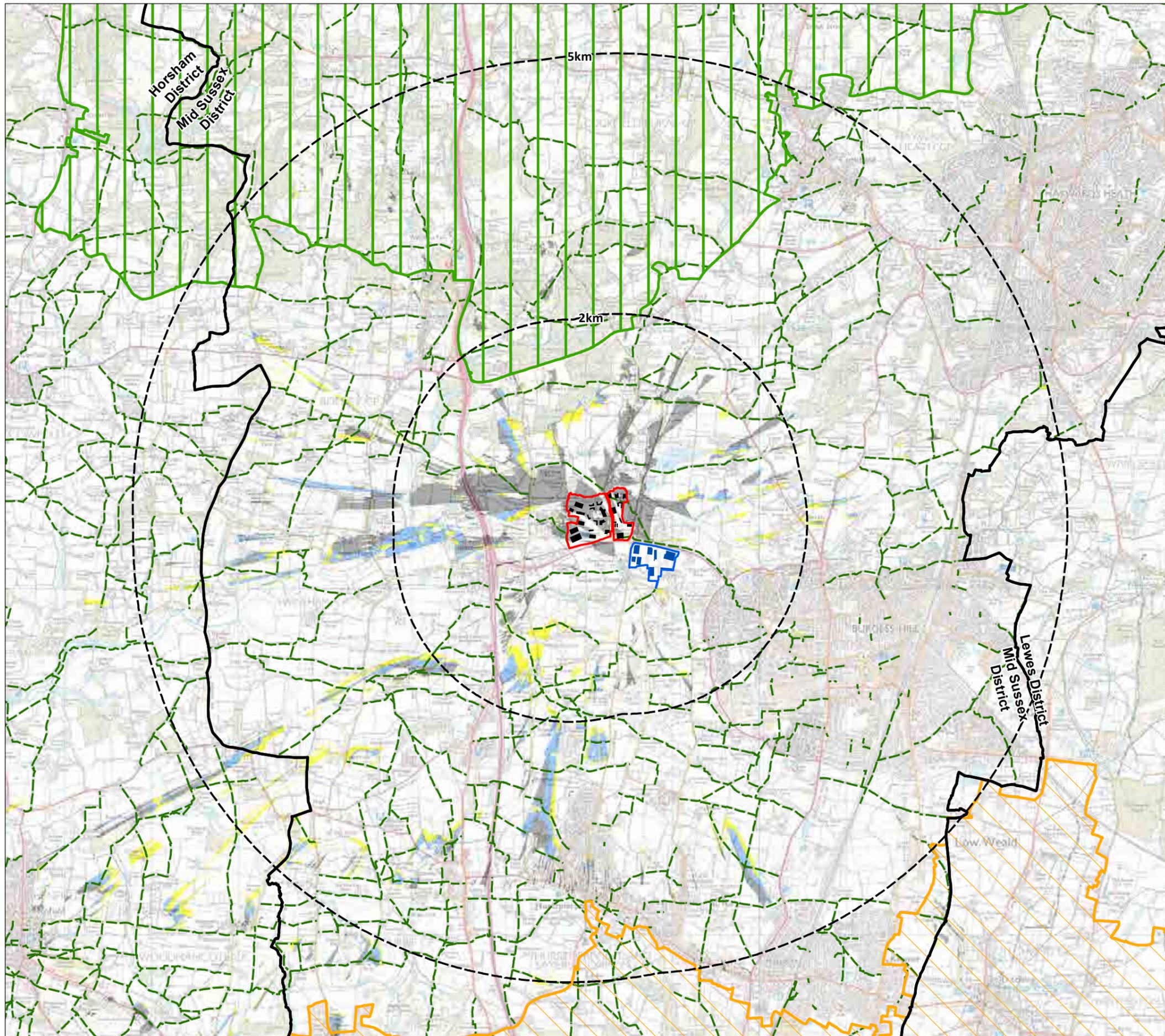
DRWG No: **P18-2325_04** Sheet No: - REV: -

Drawn by: AD Approved by: HD

Date: 22/10/2018

Scale: 1:45,000 @ A3





KEY

- Site Boundary
- Proposed Buildings
- Goddards Green Site Boundary (13/01618/OUT)
- Goddards Green Proposed Buildings (based on Masterplan drwg 30425-FE-67B)
- Local Authority Boundary
- Area of Outstanding Natural Beauty (AONB)
- National Park
- Public Right of Way
- Additional Visibility at 15m Height (when compared to Goddards Green at 15m)
- Additional Visibility at 19m Height (when compared to Goddards Green at 15m)
- Additional Visibility at 23m Height (when compared to Goddards Green at 15m)

Screened ZTV Production Information -
 - DTM data used in calculations is OS Terrain 5 that has been combined with OS Open Map Local data for woodland and buildings to create a Digital Surface Model (DSM).

- Indicative Woodland and Building heights are modelled at 15m and 8m respectively.
 - Viewer height set at 1.7m
 - Calculations include earth curvature and light refraction

N.B. This Zone of Theoretical Visibility (ZTV) image illustrates the theoretical extent of where the development will be visible from, assuming 100% visibility, and includes the screening effect from vegetation and buildings, based on the assumptions stated above.

Revisions:
 First Issue- 03/04/2019 AD/JS

Cumulative Screened Zone of Theoretical Visibility Plan (Additional Visibility compared to Goddard's Green)

Science & Technology Park, Burgess Hill

Client: Dacorar Southern Ltd and Wortleford Trading Co Ltd

DRWG No: **P18-2325_05** Sheet No: - REV: -

Drawn by: AD/JS Approved by: HD

Date: 03/04/2019

Scale: 1:45,000 @ A3



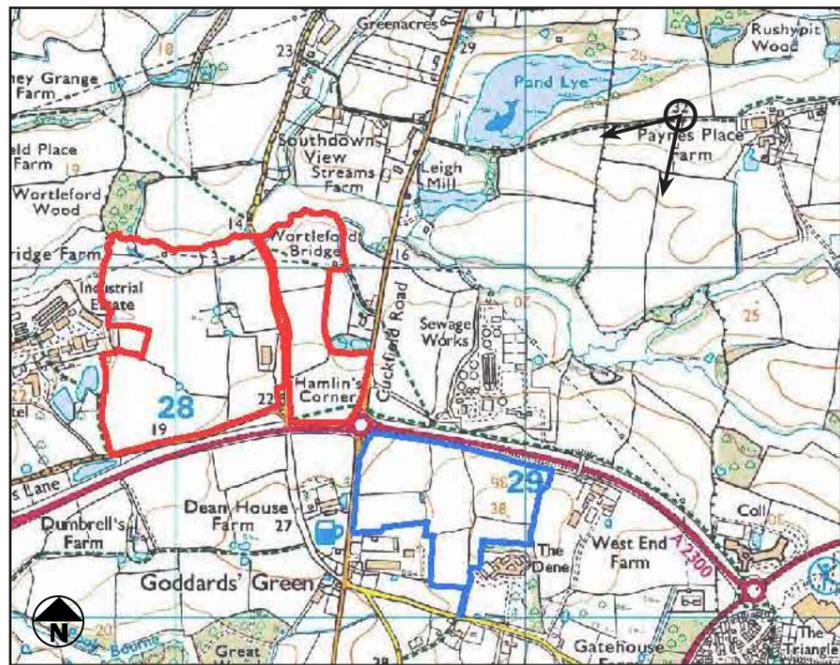
APPENDIX 3

Photoviews 1 to 14



VIEWPOINT 1

View from PRoW 102CR near Paynes Place Farm, looking south west

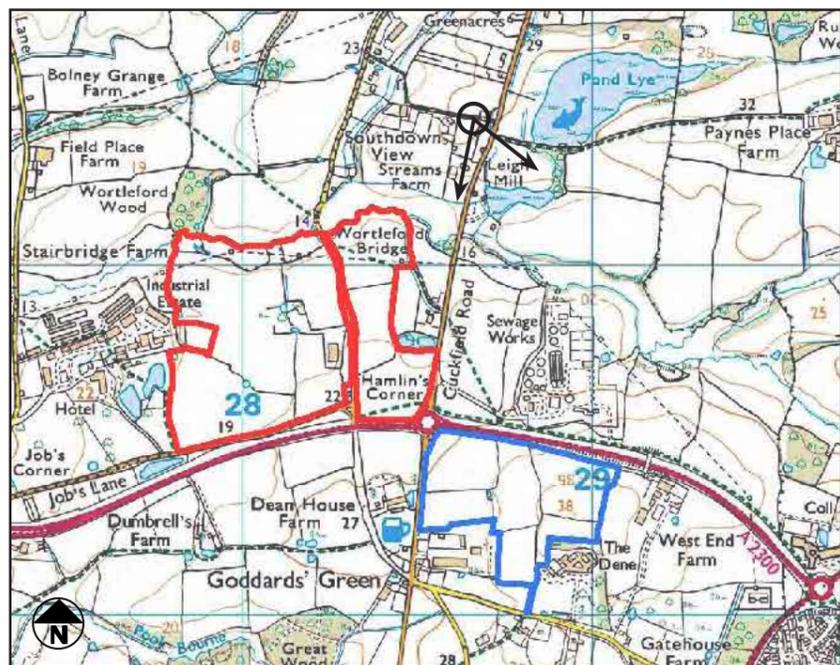


Camera make & model - Canon EOS 5D Viewpoint height (AOD) - 32m
 Date & time of photograph - 26/10/2018 @ 08:48 Distance from site - 1010m
 OS grid reference - 529436, 121429



VIEWPOINT 2A

View from PRoW 12Hu looking south west



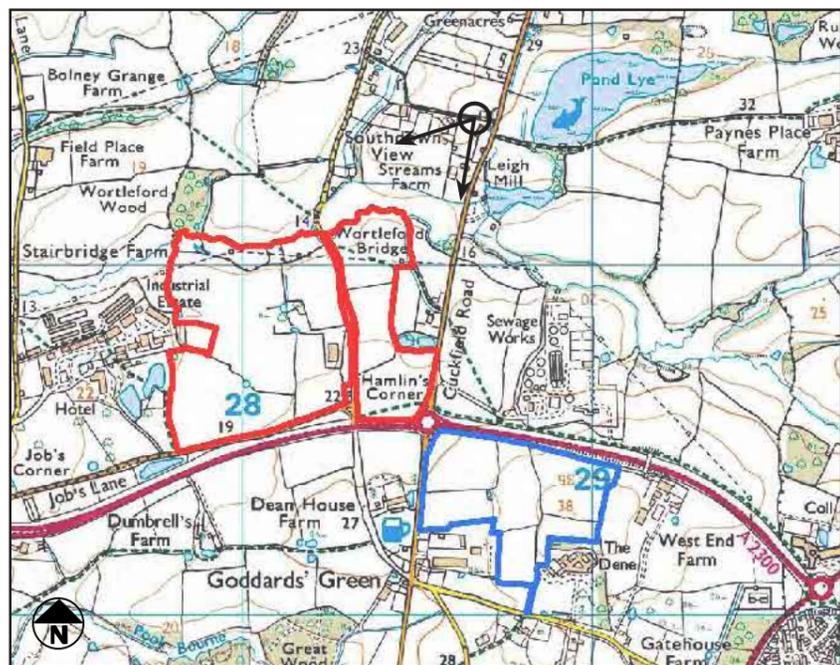
Camera make & model	- Canon EOS 5D	Viewpoint height (AOD)	- 25m
Date & time of photograph	- 26/10/2018 @ 09:04	Distance from site	- 341m
OS grid reference	- 528660, 121425		





VIEWPOINT 2B

View from PRoW 12Hu looking south west



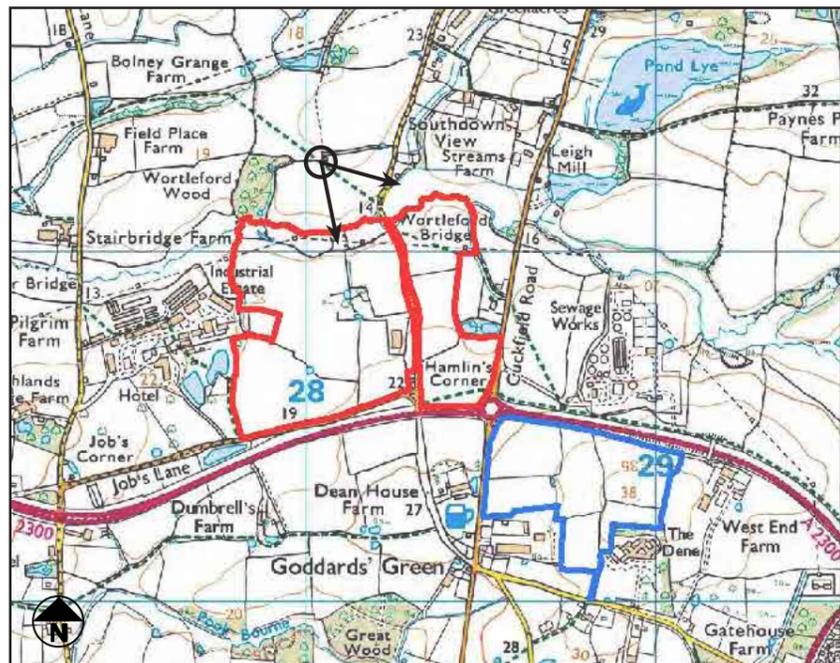
Camera make & model	- Canon EOS 5D	Viewpoint height (AOD)	- 25m
Date & time of photograph	- 26/10/2018 @ 09:04	Distance from site	- 341m
OS grid reference	- 528660, 121425		





VIEWPOINT 3A

View from PRoW 29CR looking south



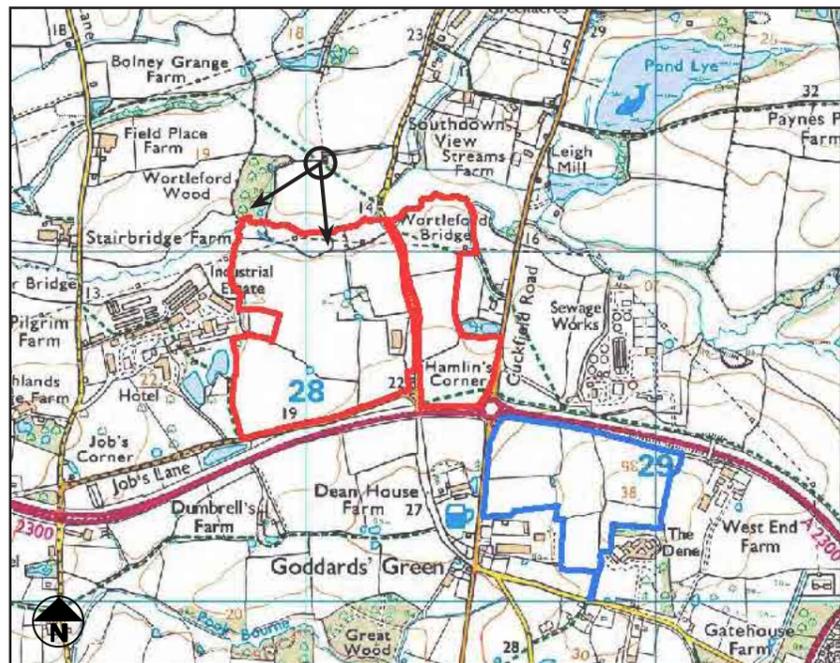
Camera make & model - Canon EOS 5D Viewpoint height (AOD) - 21m
 Date & time of photograph - 26/10/2018 @ 09:18 Distance from site - 194m
 OS grid reference - 528043, 121256



Approximate extent of Site

VIEWPOINT 3B

View from PRoW 29CR looking south



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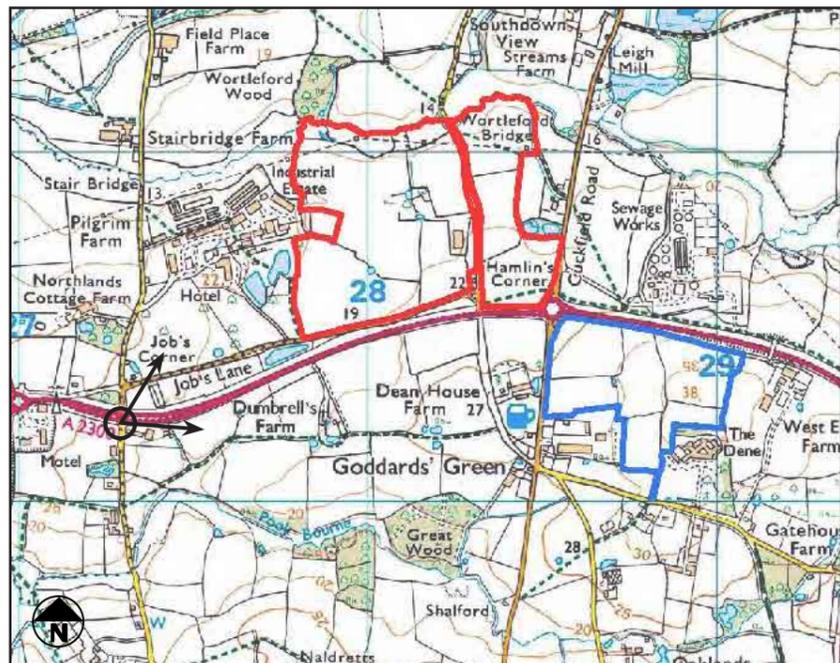
Camera make & model	- Canon EOS 5D	Viewpoint height (AOD)	- 21m
Date & time of photograph	- 26/10/2018 @ 09:18	Distance from site	- 194m
OS grid reference	- 528043, 121256		





VIEWPOINT 4

View from A2300 looking north east



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Camera make & model	- Canon EOS 5D	Viewpoint height (AOD)	- 23m
Date & time of photograph	- 26/10/2018 @ 12:05	Distance from site	- 583m
OS grid reference	- 527285, 120224		

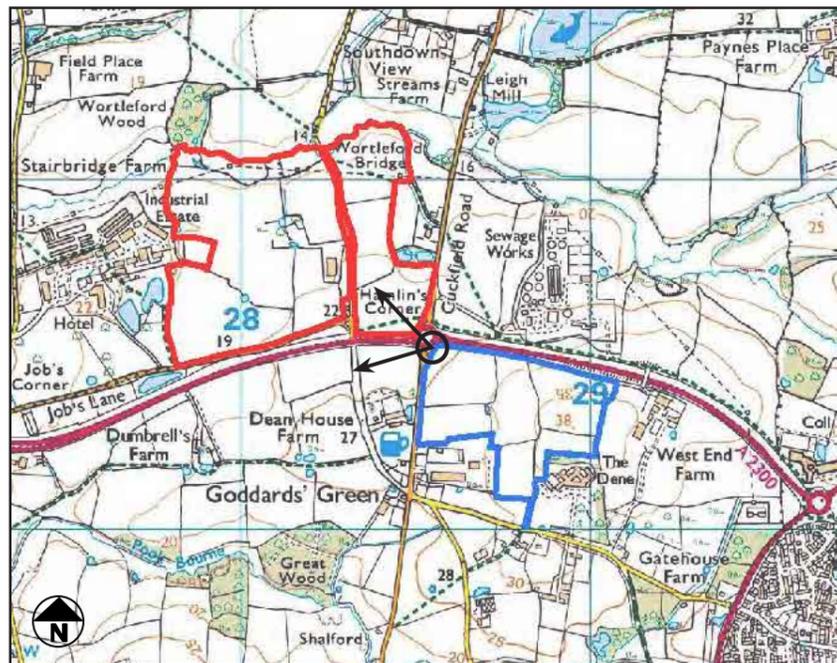


Approximate extent of Site



VIEWPOINT 5A

View from roundabout at Cuckfield Road/A2300 looking north west



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Camera make & model	- Canon EOS 5D	Viewpoint height (AOD)	- 24m
Date & time of photograph	- 26/10/2018 @ 11:57	Distance from site	- 69m
OS grid reference	- 528543, 120519		

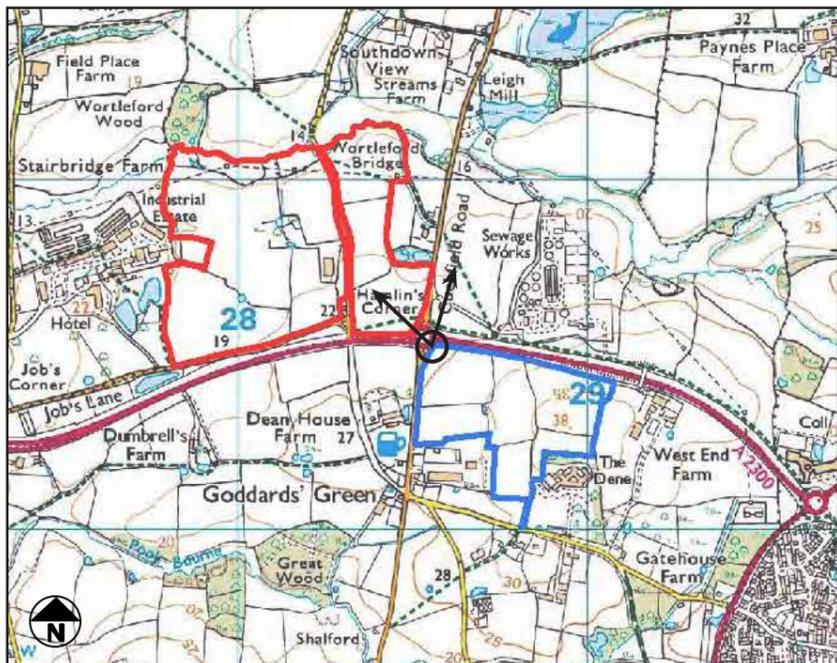


Approximate extent of Site



VIEWPOINT 5B

View from roundabout at Cuckfield Road/A2300 looking north west



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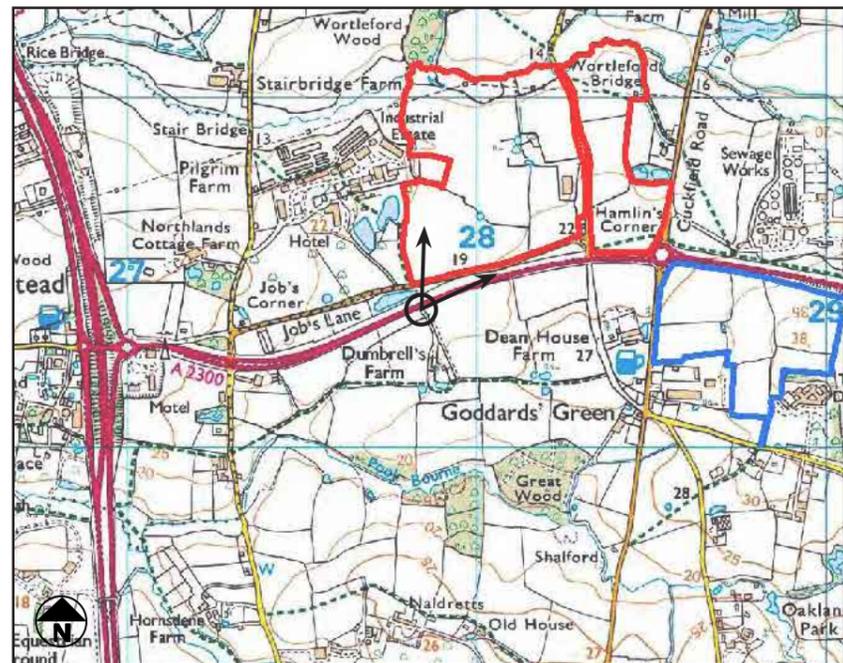
Camera make & model	- Canon EOS 5D	Viewpoint height (AOD)	- 24m
Date & time of photograph	- 26/10/2018 @ 11:57	Distance from site	- 69m
OS grid reference	- 528543, 120519		





VIEWPOINT 6

View from junction of A2300 and entrance to Dumbrell's Farm, looking north east



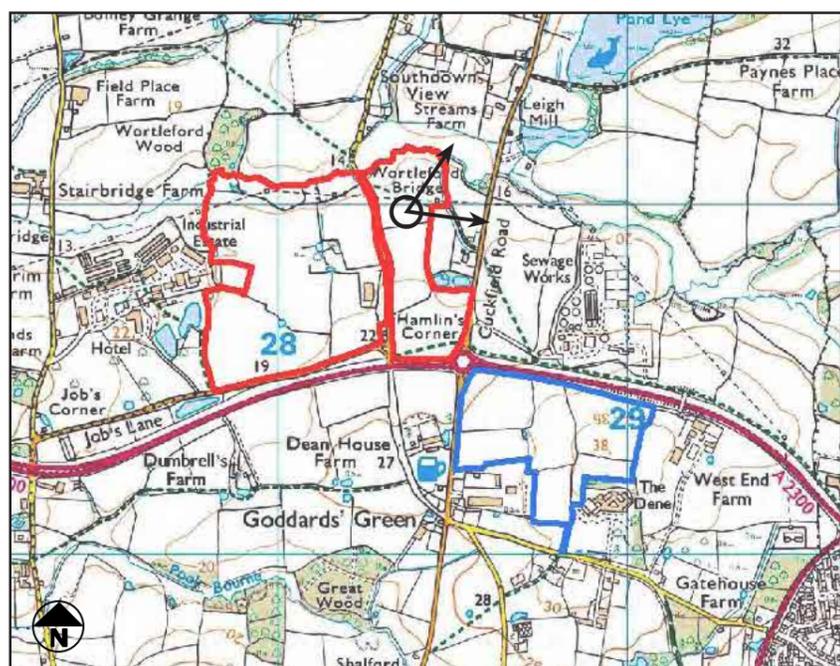
Camera make & model	- Canon EOS 5D	Viewpoint height (AOD)	- 18m
Date & time of photograph	- 26/10/2018 @ 12:15	Distance from site	- 317m
OS grid reference	- 527683, 120179		





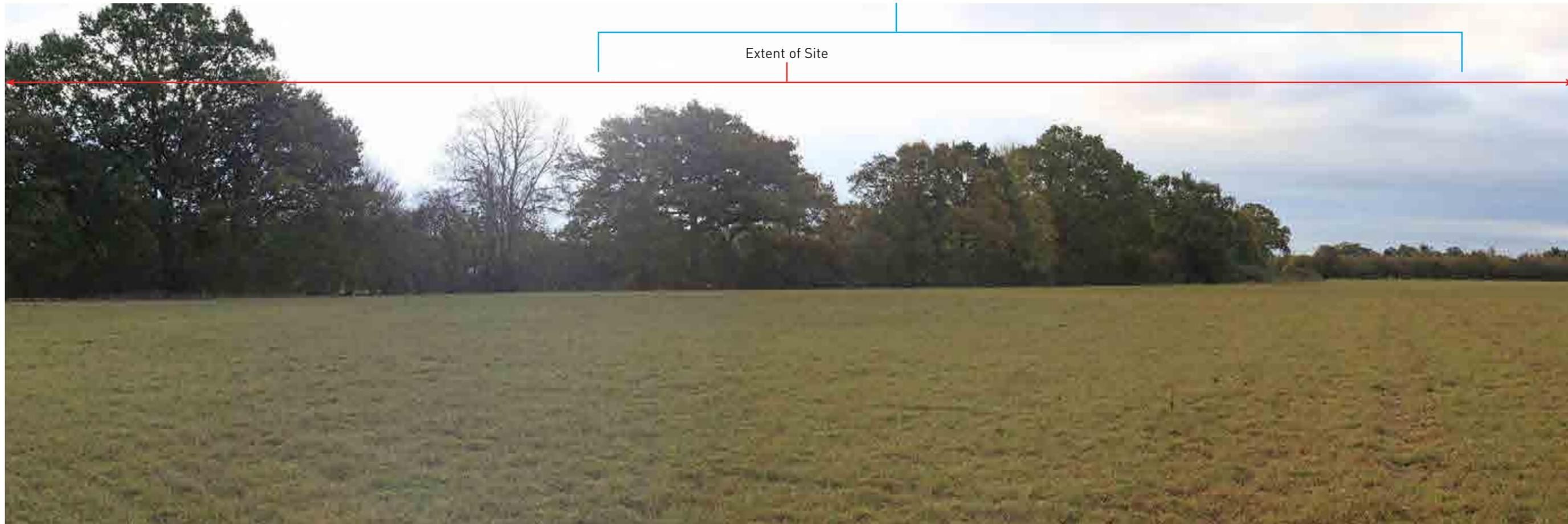
VIEWPOINT 7A

View from PRoW 14Hu within the site boundary



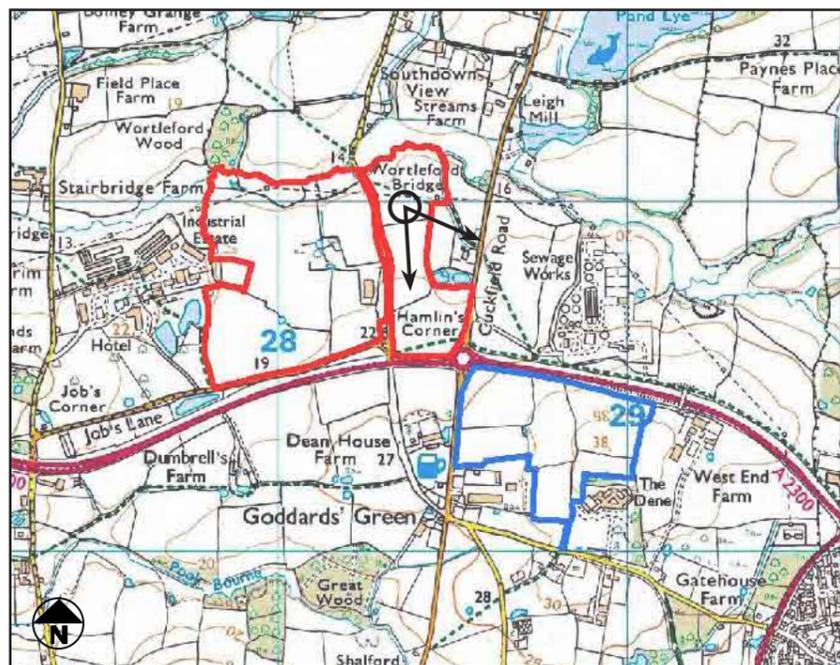
Camera make & model	- Canon EOS 5D	Viewpoint height (AOD)	- 19m
Date & time of photograph	- 26/10/2018 @ 09:27	Distance from site	- 0m
OS grid reference	- 528364, 120989		





VIEWPOINT 7B

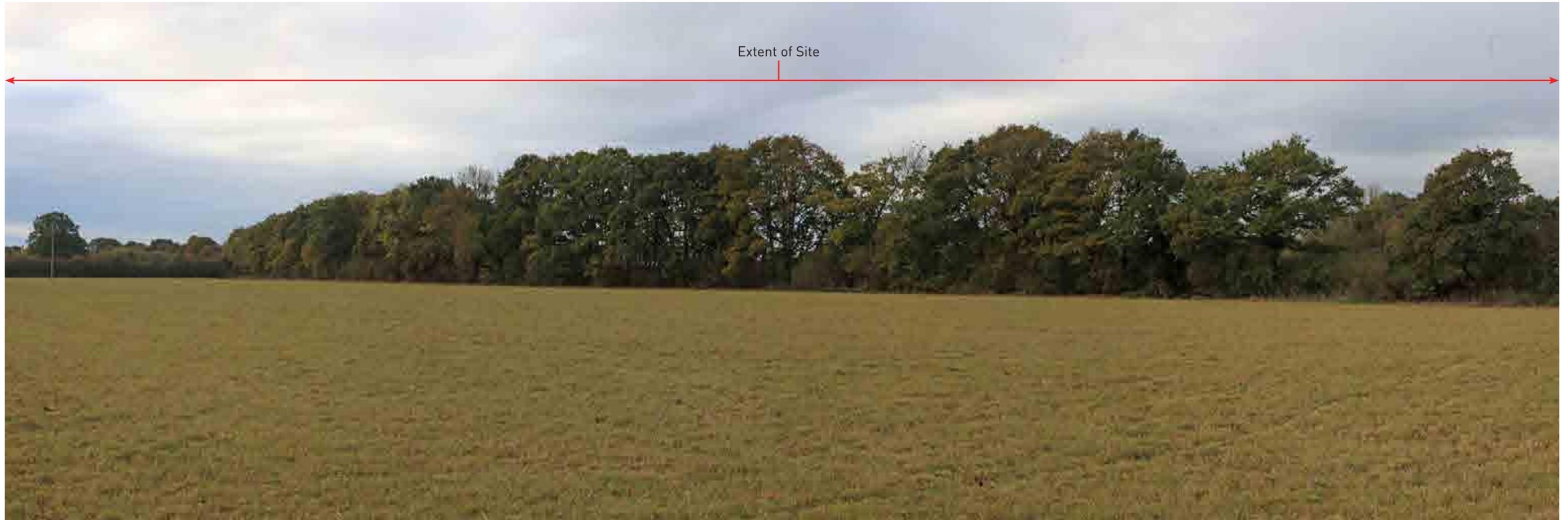
View from PRoW 14Hu within the site boundary



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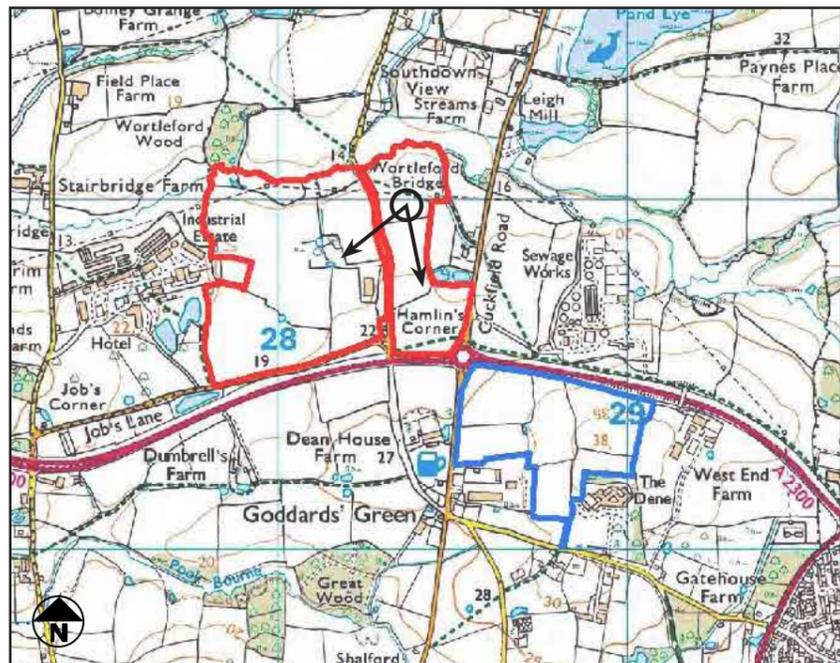
Camera make & model	- Canon EOS 5D	Viewpoint height (AOD)	- 19m
Date & time of photograph	- 26/10/2018 @ 09:27	Distance from site	- 0m
OS grid reference	- 528364, 120989		





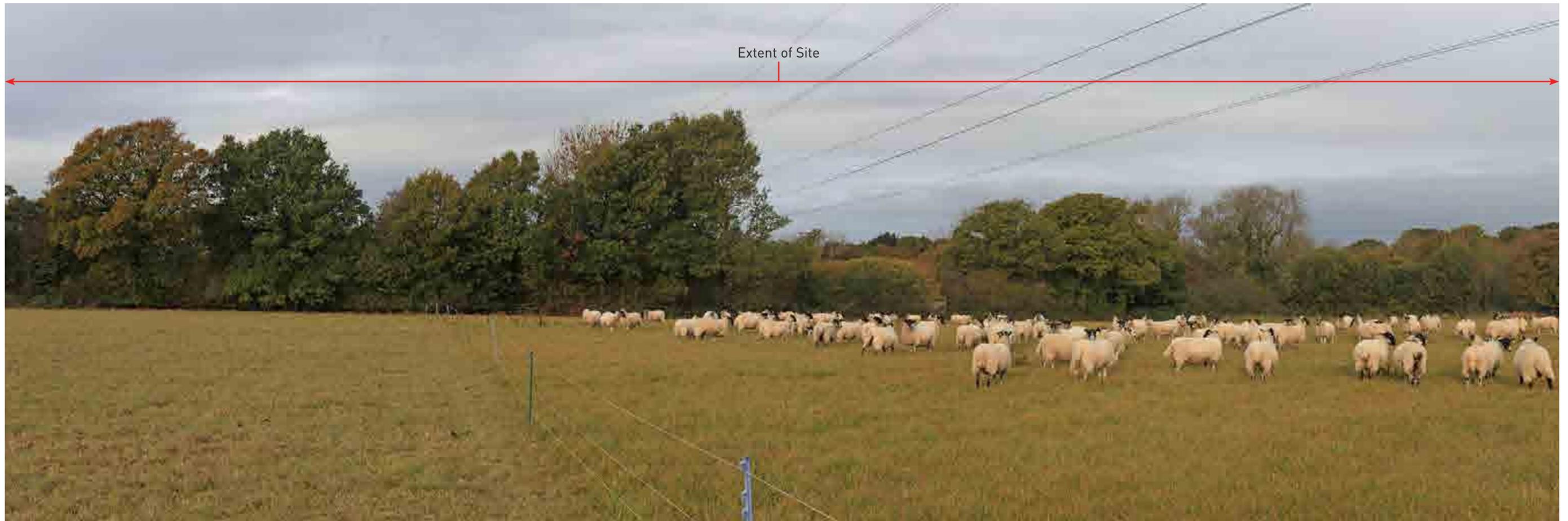
VIEWPOINT 7C

View from PRoW 14Hu within the site boundary



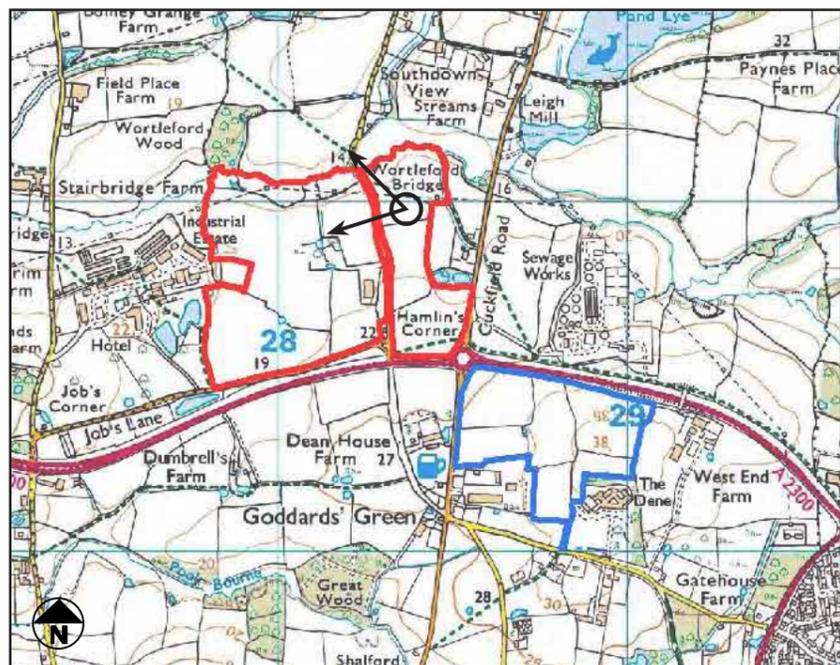
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Camera make & model	- Canon EOS 5D	Viewpoint height (AOD)	- 19m
Date & time of photograph	- 26/10/2018 @ 09:27	Distance from site	- 0m
OS grid reference	- 528364, 120989		



VIEWPOINT 7D

View from PRoW 14Hu within the site boundary



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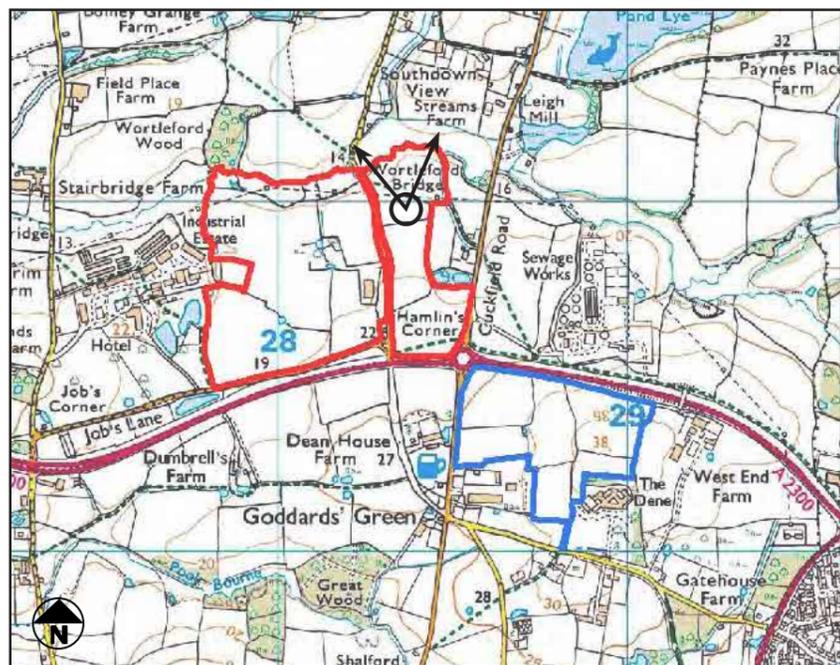
Camera make & model	- Canon EOS 5D	Viewpoint height (AOD)	- 19m
Date & time of photograph	- 26/10/2018 @ 09:27	Distance from site	- 0m
OS grid reference	- 528364, 120989		





VIEWPOINT 7E

View from PRoW 14Hu within the site boundary



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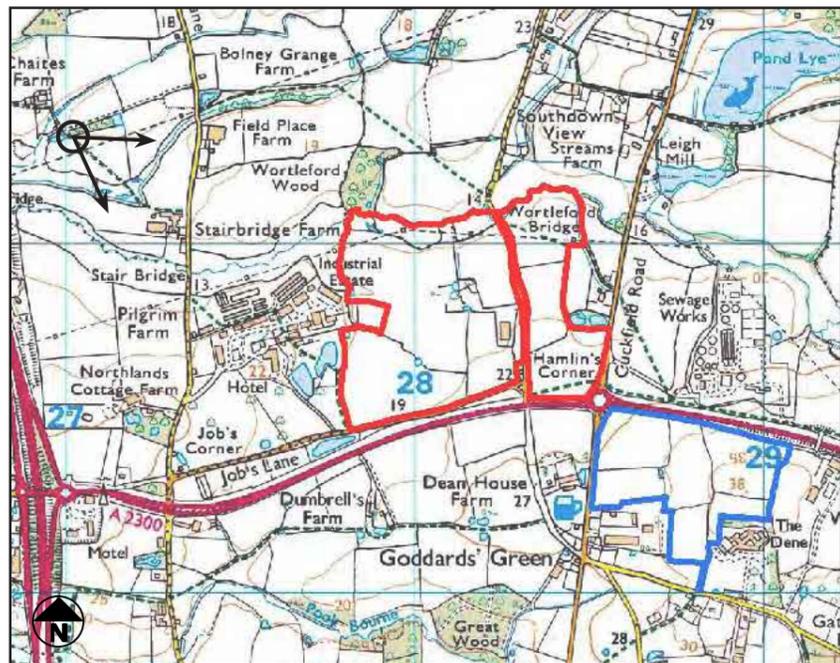
Camera make & model	- Canon EOS 5D	Viewpoint height (AOD)	- 19m
Date & time of photograph	- 26/10/2018 @ 09:27	Distance from site	- 0m
OS grid reference	- 528364, 120989		





VIEWPOINT 8

View from PRoW 16Bo near Chaites Farm



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Camera make & model	- Canon EOS 5D	Viewpoint height (AOD)	- 15m
Date & time of photograph	- 26/10/2018 @ 09:52	Distance from site	- 821m
OS grid reference	- 527017, 121307		



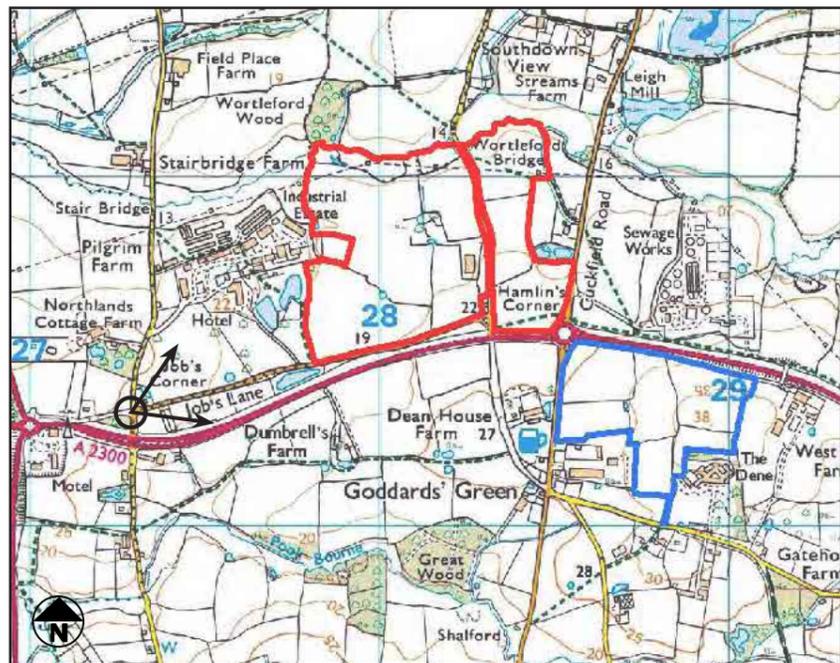
Approximate extent of Site

Approximate extent of
Goddards Green Site



VIEWPOINT 9

View from Job's Lane looking north east



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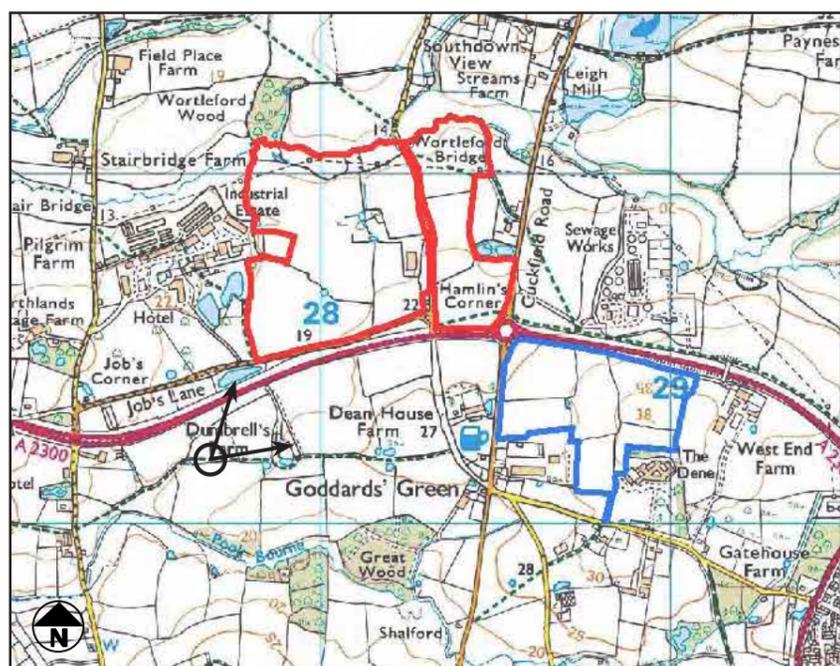
Camera make & model	- Canon EOS 5D	Viewpoint height (AOD)	- 24m
Date & time of photograph	- 26/10/2018 @ 10:11	Distance from site	- 547m
OS grid reference	- 527287, 120324		





VIEWPOINT 10

View from PRoW 15Hu looking north east



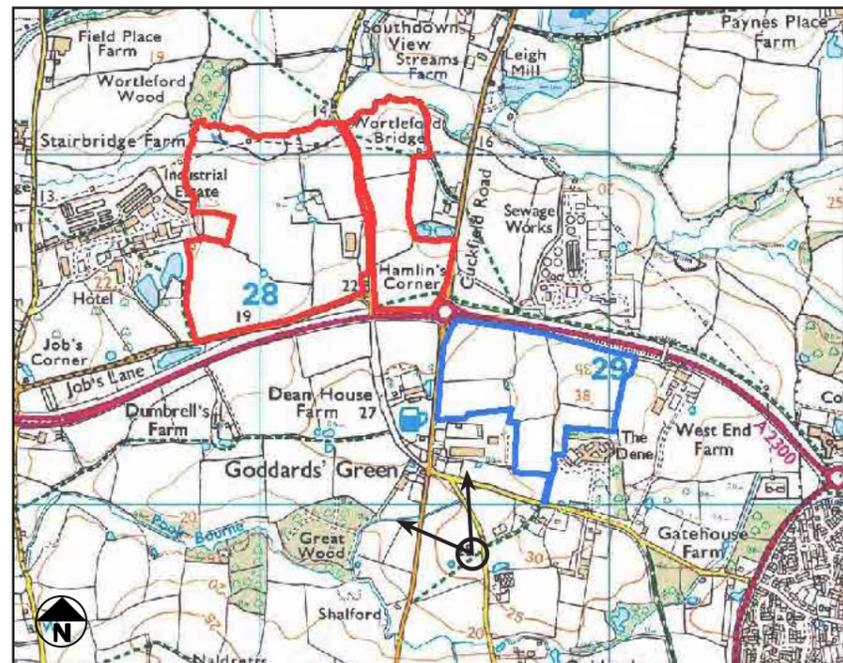
Camera make & model	- Canon EOS 5D	Viewpoint height (AOD)	- 18m
Date & time of photograph	- 26/10/2018 @ 12:15	Distance from site	- 317m
OS grid reference	- 527683, 120179		





VIEWPOINT 11A

View from PRoW 18Hu looking north east



Camera make & model - Canon EOS 5D Viewpoint height (AOD) - 26m
 Date & time of photograph - 26/10/2018 @ 10:39 Distance from site - 706m
 OS grid reference - 528602, 119865

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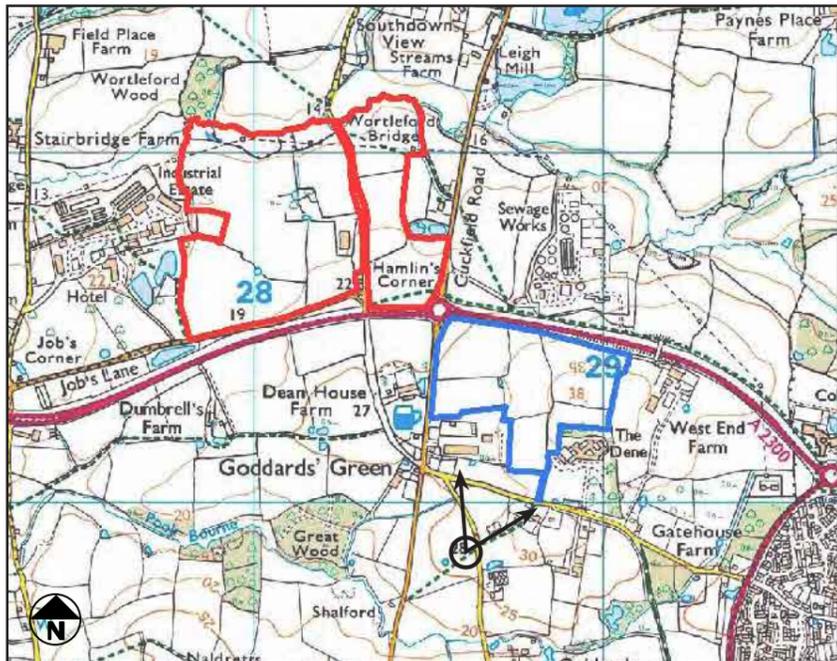


Approximate extent of
Goddards Green Site



VIEWPOINT 11B

View from PRoW 18Hu looking north east



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Camera make & model	- Canon EOS 5D	Viewpoint height (AOD)	- 26m
Date & time of photograph	- 26/10/2018 @ 10:39	Distance from site	- 706m
OS grid reference	- 528602, 119865		





VIEWPOINT 12

View from PRoW 26Hu looking north east



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Camera make & model	- Canon EOS 5D	Viewpoint height (AOD)	- 27m
Date & time of photograph	- 26/10/2018 @ 10:56	Distance from site	- 2385m
OS grid reference	- 527189, 118166		





VIEWPOINT 13

View from PRoW 63Hu looking north



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Camera make & model	- Canon EOS 5D	Viewpoint height (AOD)	- 43m
Date & time of photograph	- 26/10/2018 @ 11:18	Distance from site	- 3859m
OS grid reference	- 528564, 116682		





VIEWPOINT 14A

View from PRoW 25CR looking south towards the site



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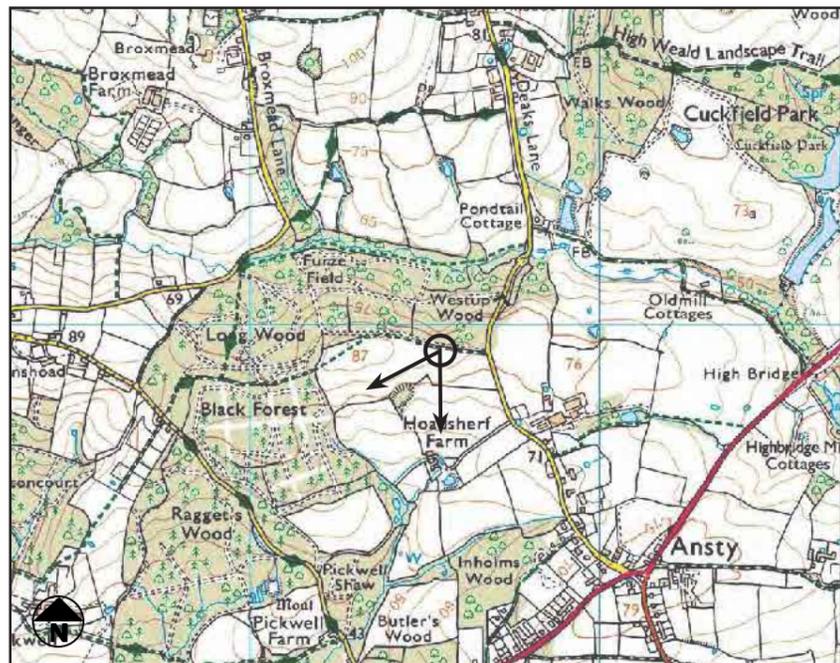
Camera make & model	- Canon EOS 5D	Viewpoint height (AOD)	- 83m
Date & time of photograph	- 26/10/2018 @ 08:12	Distance from site	- 2769m
OS grid reference	- 528549, 123930		





VIEWPOINT 14B

View from PRoW 25CR looking south towards the site



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Camera make & model	- Canon EOS 5D	Viewpoint height (AOD)	- 83m
Date & time of photograph	- 26/10/2018 @ 08:12	Distance from site	- 2769m
OS grid reference	- 528549, 123930		

APPENDIX 4

Photomontages 1 to 6



Existing View



Massing Model View



Camera make and model: Canon EOS 5D with a fixed 50mm lens.
 Date & time of photography : 26.10.18 @ 08:48
 OS reference : 529436, 121429
 Viewpoint height : 32m
 Recommended Viewing distance : 30cm
 Angle of view : 75°
 Camera height set at 1.5m
 Document dimensions (420mm x 297mm)

KEY:

-  Proposed Development Outline 5 storey option (Not Visible)
-  Goddards Green Development

VIEWPOINT 1
 View from PRow 102CR near Paynes Place Farm,
 looking south west

**Science & Technology
 Park, Burgess Hill**

Client: Dacorar Southern Ltd and Wortleford
 Trading Co Ltd

DRWG No: **P18-2325_07** Sheet No: **1 of 7**

Drawn by: CS

Approved by: HD

Date: 22/02/2019

REV: B

Pegasus
 Environment





Existing View



Massing Model View



Camera make and model: Canon EOS 5D with a fixed 50mm lens.
 Date & time of photography : 26.10.18 @ 09:04
 OS reference : 528660, 121425
 Viewpoint height : 25m
 Recommended Viewing distance : 30cm
 Angle of view : 75°
 Camera height set at 1.5m
 Document dimensions (420mm x 297mm)

KEY:

- Proposed Development - 3 storeys (notional height 15m)
- Proposed Development - 4 storeys (notional height 19m)
- Proposed Development - 5 storeys (notional height 23m)

VIEWPOINT 2
 View from PRow 12Hu, looking south west

**Science & Technology
 Park, Burgess Hill**

Client: Dacorar Southern Ltd and Wortleford
 Trading Co Ltd

DRWG No: **P18-2325_07** Sheet No: **2 of 7**

Drawn by: CS Approved by: HD

Date: 22/02/2019 REV: B

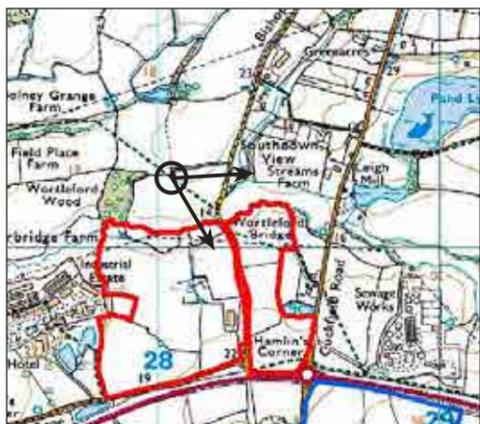




Existing View



Massing Model View



Camera make and model: Canon EOS 5D with a fixed 50mm lens.
 Date & time of photography : 26.10.18 @ 09:18
 OS reference : 528043, 121256
 Viewpoint height : 21m
 Recommended Viewing distance : 30cm
 Angle of view : 75°
 Camera height set at 1.5m
 Document dimensions (420mm x 297mm)

KEY:

- Proposed Development - 3 storeys (notional height 15m)
- Proposed Development - 4 storeys (notional height 19m)
- Proposed Development - 5 storeys (notional height 23m)

VIEWPOINT 3A
 View from PRoW 29CR, looking south

**Science & Technology
 Park, Burgess Hill**

Client: Dacorar Southern Ltd and Wortleford
 Trading Co Ltd

DRWG No: **P18-2325_07** Sheet No: **3 of 7**

Drawn by: CS Approved by: HD

Date: 22/02/2019 REV: B

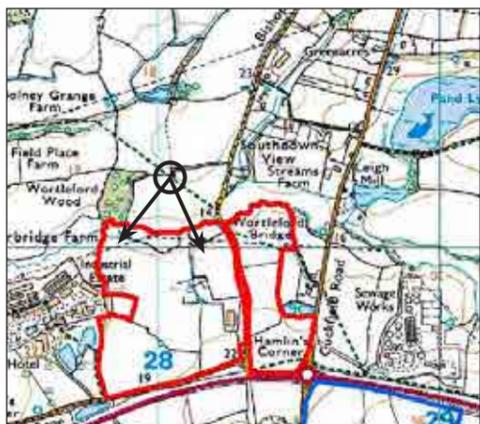




Existing View



Massing Model View



Camera make and model: Canon EOS 5D with a fixed 50mm lens.
 Date & time of photography : 26.10.18 @ 09:18
 OS reference : 528043, 121256
 Viewpoint height : 21m
 Recommended Viewing distance : 30cm
 Angle of view : 75°
 Camera height set at 1.5m
 Document dimensions (420mm x 297mm)

- KEY:
- Proposed Development - 3 storeys (notional height 15m)
 - Proposed Development - 4 storeys (notional height 19m)
 - Proposed Development - 5 storeys (notional height 23m)

VIEWPOINT 3B
 View from PRoW 29CR, looking south

**Science & Technology
 Park, Burgess Hill**

Client: Dacorar Southern Ltd and Wortleford Trading Co Ltd

DRWG No: **P18-2325_07** Sheet No: **4 of 7**

Drawn by: CS Approved by: HD

Date: 22/02/2019 REV: B





Existing View



Massing Model View



Camera make and model: Canon EOS 5D with a fixed 50mm lens.
 Date & time of photography : 26.10.18 @ 12:05
 OS reference : 527285, 120224
 Viewpoint height : 23m
 Recommended Viewing distance : 30cm
 Angle of view : 75°
 Camera height set at 1.5m
 Document dimensions (420mm x 297mm)

KEY:

- Proposed Development - 3 storeys (notional height 15m)
- Proposed Development - 4 storeys (notional height 19m)
- Proposed Development - 5 storeys (notional height 23m)
- Goddards Green Development

VIEWPOINT 4
 View from A2300, looking north east

Science & Technology Park, Burgess Hill

Client: Dacorar Southern Ltd and Wortleford Trading Co Ltd

DRWG No: **P18-2325_07** Sheet No: **5 of 7**

Drawn by: CS

Approved by: HD

Date: 22/02/2019

REV: B

Pegasus
 Environment





Existing View



Massing Model View



Camera make and model: Canon EOS 5D with a fixed 50mm lens.
 Date & time of photography : 26.10.18 @ 13:02
 OS reference : 528543, 120518
 Viewpoint height : 25m
 Recommended Viewing distance : 30cm
 Angle of view : 75°
 Camera height set at 1.5m
 Document dimensions (420mm x 297mm)

KEY:

- Proposed Development - 3 storeys (notional height 15m)
- Proposed Development - 4 storeys (notional height 19m)
- Proposed Development - 5 storeys (notional height 23m)

VIEWPOINT 5
 View from A2300, looking north west

**Science & Technology
 Park, Burgess Hill**

Client: Dacorar Southern Ltd and Wortleford
 Trading Co Ltd

DRWG No: **P18-2325_07** Sheet No: **6 of 7**

Drawn by: CS Approved by: HD

Date: 22/02/2019 REV: B





Existing View



Massing Model View



Camera make and model: Canon EOS 5D with a fixed 50mm lens.
 Date & time of photography : 18.02.19 @ 12:08
 OS reference : 527834, 120409
 Viewpoint height : 19m
 Recommended Viewing distance : 30cm
 Angle of view : 75°
 Camera height set at 1.5m
 Document dimensions (420mm x 297mm)

KEY:

- Proposed Development - 3 storeys (notional height 15m)
- Proposed Development - 4 storeys (notional height 19m)
- Proposed Development - 5 storeys (notional height 23m)

VIEWPOINT 6
 View from Junction of A2300 and Entrance
 to Dumbrell's Farm, looking north east
**Science & Technology
 Park, Burgess Hill**

Client: Dacorar Southern Ltd and Wortleford
 Trading Co Ltd

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Drawn by: CS

Approved by: HD

Date: 22/02/2019

REV: B

Pegasus
 Environment

