

- LEGEND**
- Site boundary
 - Distance from site (1, 2km)
 - Proposed building
 - Railway Station
 - Railway
 - Main Road
 - Local Road
 - River
 - European long distance path E2
 - National Trails
 - National Cycle Network Route
 - Public Rights of Way (PROW)**
 - Bridleway
 - Footpath

LDĀ DESIGN

PROJECT TITLE
WEYBRIDGE BUSINESS PARK

DRAWING TITLE
Site location

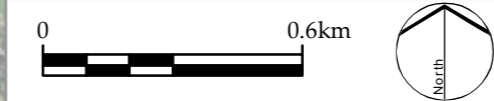
ISSUED BY	Peterborough	T: 01733 310471
DATE	Oct 2022	DRAWN MSo
SCALE @A3	1:17,500	CHECKED RK
STATUS	Final	APPROVED RK

DWG. NO. 8404_001

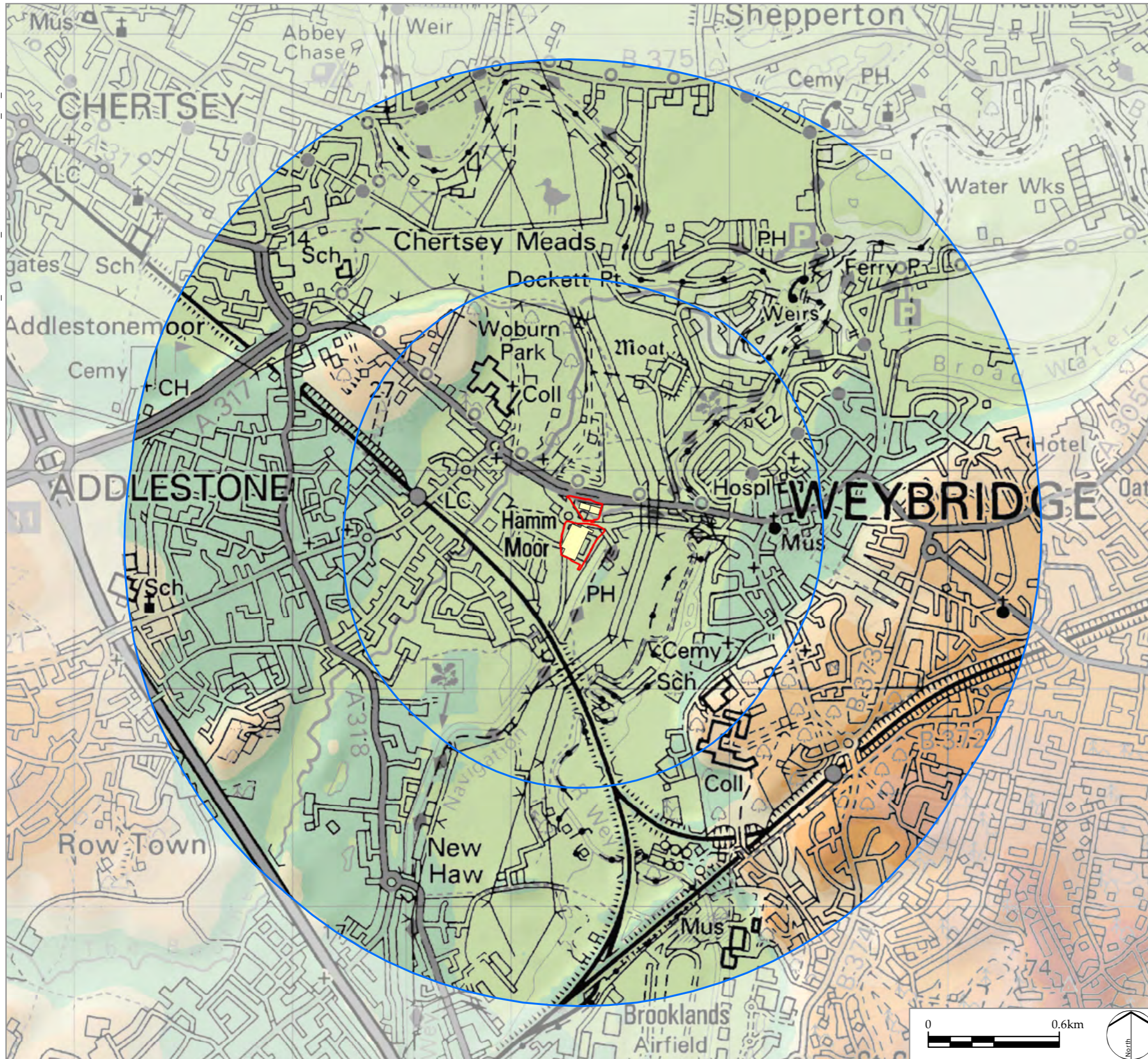
No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site.
Area measurements for indicative purposes only.

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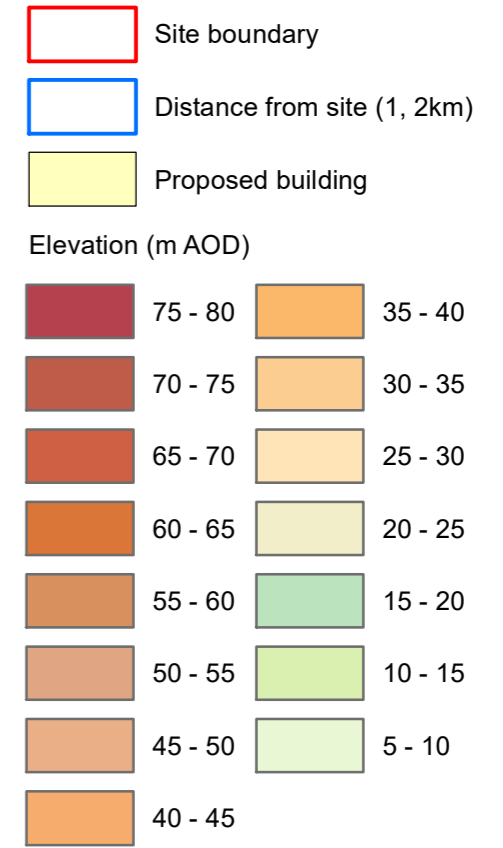
Sources: Ordnance Survey



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LEGEND



LD A DESIGN

PROJECT TITLE
WEYBRIDGE BUSINESS PARK

DRAWING TITLE
Topography

ISSUED BY	Peterborough	T: 01733 310471
DATE	Oct 2022	DRAWN MSo
SCALE @A3	1:17,500	CHECKED RK
STATUS	Final	APPROVED RK

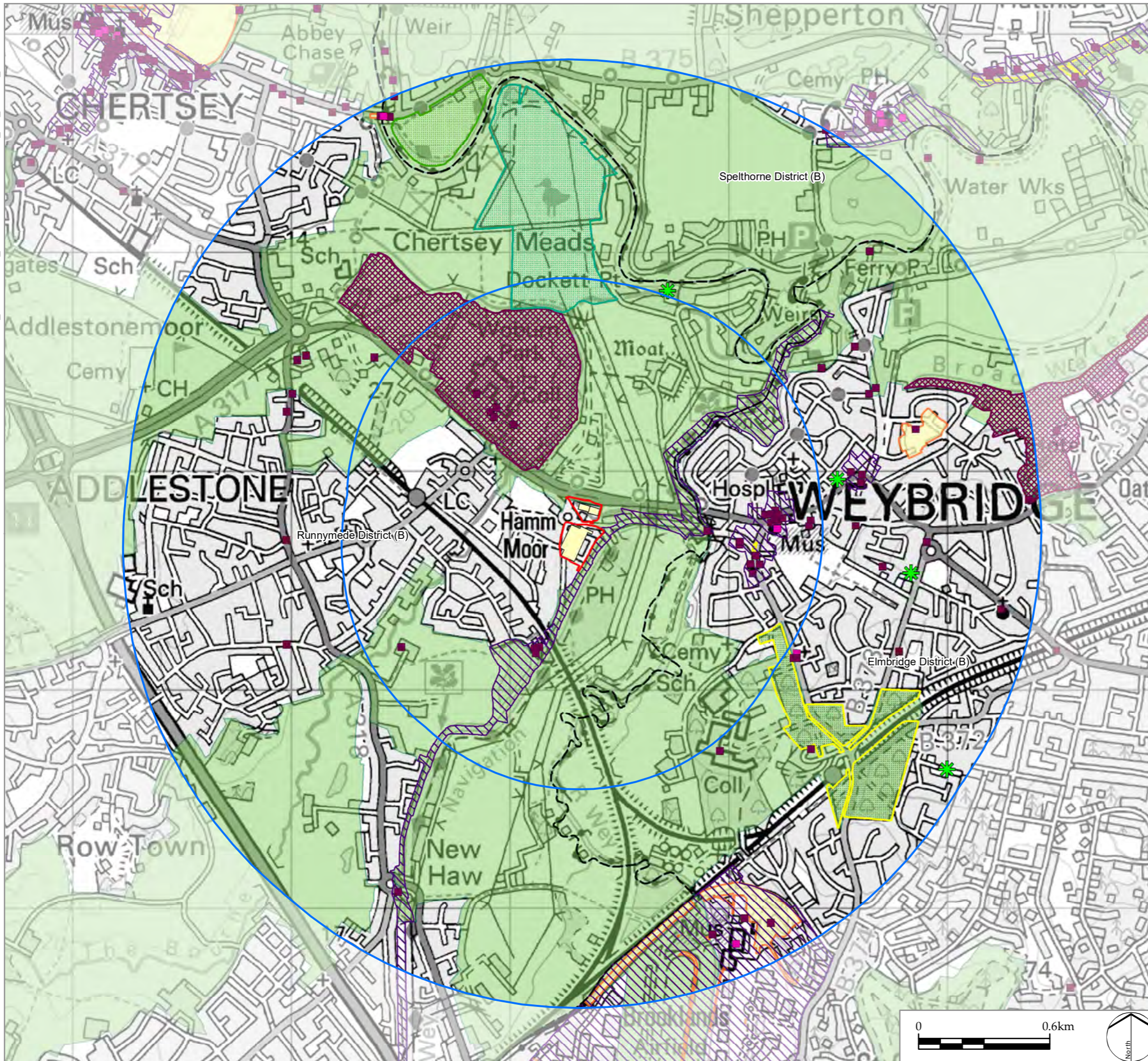
DWG. NO. 8404_002

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Sources: Ordnance Survey





LEGEND

- Site boundary
- Distance from site (1, 2km)
- Proposed building
- District boundary
- Green Belt
- Sites of Special Scientific Interest
- Local Nature Reserves
- Open Access Land
- Registered Park and Garden
- Registered Common Land
- Village Green
- Conservation Areas
- Scheduled Monuments
- Listed Building (grade indicated)
- I II* II

LD&A DESIGN

PROJECT TITLE
WEYBRIDGE BUSINESS PARK

DRAWING TITLE
Policy Context

ISSUED BY	Peterborough	T: 01733 310 471
DATE	Oct 2022	DRAWN MSo
SCALE @A3	1:17,500	CHECKED MSo
STATUS	Final	APPROVED RK

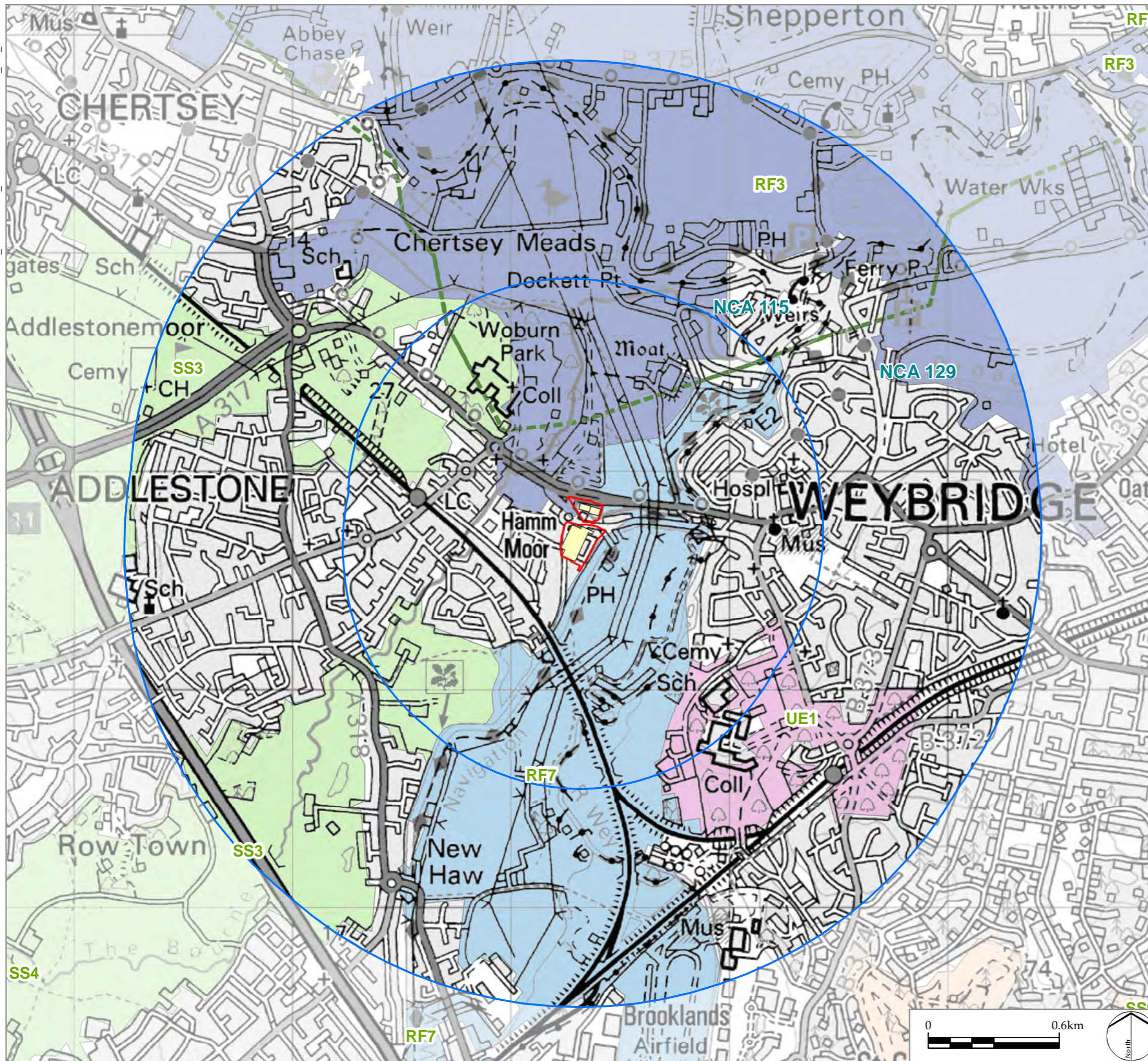
DWG. NO. 8404_003

No dimensions are to be scaled from this drawing.
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Area measurements for indicative purposes only.








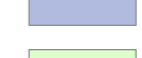



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Sources: Ordnance Survey, Natural England, Historic England, Forestry Commission, SUSTRANS, ESRI, DCLG

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LEGEND

-  Site boundary
-  Distance from site (1, 2km)
-  Proposed building
-  National Character Area Boundaries (NCA)
- Surrey Landscape Character Assessment
 -  Ash River Floodplain
 -  Heathside Unique Area on the Edge of Urban
 -  Lower Wey River Floodplain
 -  Thames River Floodplain
 -  Trumps Green to New Haw Settled and Wooded Sandy Farmland
 -  Wentworth to Sheerwater Settled and Wooded Sandy Farmland
 -  Weybridge Settled and Wooded Sandy Farmland

LD A DESIGN

PROJECT TITLE
WEYBRIDGE BUSINESS PARK

DRAWING TITLE
Local Landscape Character

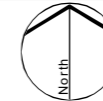
ISSUED BY	Peterborough	T: 01733 310471
DATE	Oct 2022	DRAWN MSO
SCALE @A3	1:17,500	CHECKED RK
STATUS	Final	APPROVED RK

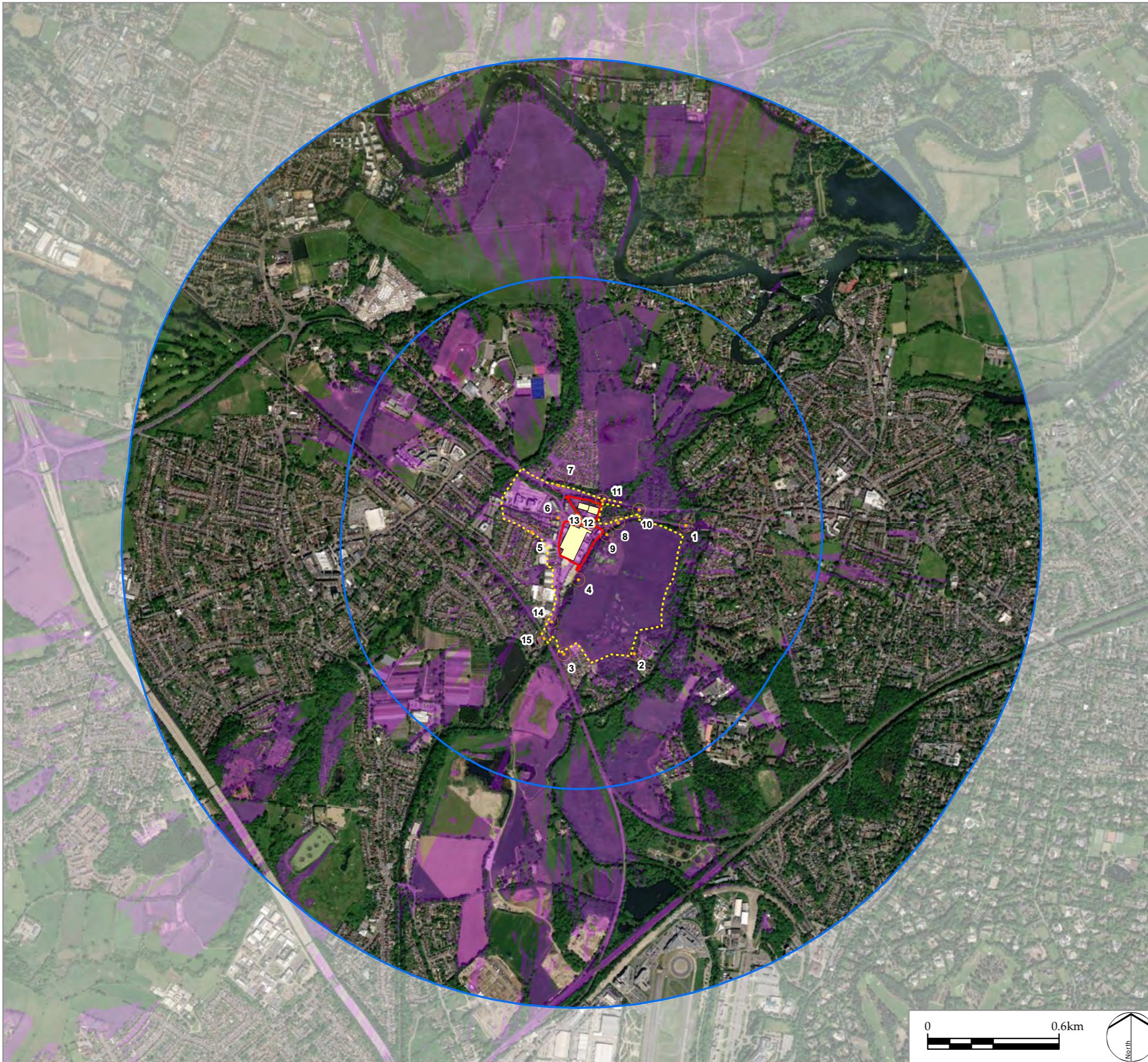
DWG. NO. 8404_004

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Sources: Ordnance Survey





LEGEND

- Site boundary
- Distance from site (1, 2km)
- Proposed building
- ZTV based on units height of 15m
- ZVI
- Viewpoints

This drawing is based upon computer generated Zone of Theoretical Visibility (ZTV) studies produced using the viewshed routine in the ESRI ArcGIS Suite. The areas shown are the maximum theoretical visibility, taking into account topography, vegetation and buildings which have been included in the model with the heights obtained from a LiDAR digital surface model.

Due to its resolution, the surface model does not take into account every localised feature such as walls, small hedgerows or small trees and therefore only gives an impression of the extent of visibility.

The ZTV includes an adjustment that allows for Earth's curvature and light refraction. It is based on LiDAR terrain data with a 2m² resolution.

LDĀ DESIGN

PROJECT TITLE
WEYBRIDGE BUSINESS PARK

DRAWING TITLE
Zone of Theoretical Visibility (ZTV) Study including woodlands and settlement

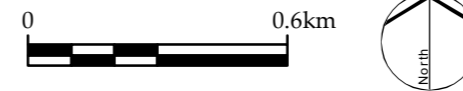
ISSUED BY	Peterborough	T: 01733 310471
DATE	Oct 2022	DRAWN MSo
SCALE @A3	1:17,500	CHECKED RK
STATUS	Final	APPROVED RK

DWG. NO. 8404_005

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Sources: Ordnance Survey





- LEGEND**
- Distance from site (1km)
 - Site boundary
 - Proposed building
 - Railway
 - Railway Station
 - Local Road
 - Watercourse
 - Waterbody
 - Public Rights of Way (PROW)**
 - Footpath
 - National Trails
 - National Cycle Network Route
 - European long distance path E2
 - Viewpoints

LDĀ DESIGN

PROJECT TITLE
WEYBRIDGE BUSINESS PARK

DRAWING TITLE
Immediate context

ISSUED BY	Peterborough	T: 01733 310471
DATE	Oct 2022	DRAWN MSo
SCALE @A3	1:9,000	CHECKED RK
STATUS	Final	APPROVED RK

DWG. NO. 8404_006

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Area measurements for indicative purposes only.

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Sources: Ordnance Survey

Wey Navigation Area

European long distance path
E2

Approximate extent of site



Representative Viewpoint 1 (Left) - Public Footpath (Chertsey 10)

Approximate extent of site



Representative Viewpoint 1 (Right) - Public Footpath (Chertsey 10)

This view looks west from the eastern section of the public footpath (also part of European long distance path No. E2) that crosses Addlestone Road adjacent to Weybridge Town Lock on the Wey Navigation. The view looks along the canal and Addlestone Road, which are bounded by mature tree belts and woodland blocks, which limit views to the landscape beyond. To the left of the view, Wey Meadows are visible beyond the mature trees along the canal boundary. A row of overhead cables cross the view. There are filtered views of residential properties (including White House) on Addlestone Road to the west, beyond the tall trees along the vegetated roadside boundary. The landform is relatively flat, with the Wey bridge at a slightly higher level and the woodland adjacent to the bridge and Weybridge Town lock to the left of the view at a lower level. The Site is located in the middle of the view when looking along Addlestone Road and the Wey Navigation, beyond a bend in both routes and screened by the vegetation along them.

The proposed development would be screened by the established intervening vegetation and built form.

Effects would be of Negligible scale and Neutral, both in the medium term and permanently.

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SCALE@A3 NTS CHECKED RK
STATUS Final APPROVED RK

DWG. NO. 8404_PP_1_L

PROJECT TITLE
WEYBRIDGE BUSINESS PARK

DRAWING TITLE
Photograph Panel 1 (Left)
Representative Viewpoints

ISSUED BY Peterborough t: 01733 310471
DATE Oct 2022 DRAWN MSo
SCALE@A3 NTS CHECKED RK
STATUS Final APPROVED RK

DWG. NO. 8404_PP_1_R

Camera Location (OS Grid Reference): 506806 E 164750 N
Ground Level (mAOD): 12.6m
Direction of View: bearing from North (0°): 267°
Distance to Site: 388m
Horizontal Field of View: 120° (Cylindrical projection)
Paper Size: 420mm x 297mm (A3)

Enlargement Factor: TBC
Visualisation Type: Type 1 (for context)
Photo Date / Time: 21/04/2022 11:13
Camera Model and Sensor Format: Canon EOS 6D, FFS
Lens Make, Model and Focal Length: Canon EF50mm f/1.8 STM
Height of Camera Lens above Ground (mAOD): 1.5m

PROJECT TITLE
WEYBRIDGE BUSINESS PARK

DRAWING TITLE
Photograph Panel 1 (Right)
Representative Viewpoints

Approximate extent of site



Illustrative Viewpoint 2 - Public Footpath (Chertsey 11)

This view looks north-west from the public footpath along of the road Wey Meadows, which runs between Riverside Park and the Wey Navigation. Views west from this route are heavily filtered by existing woodland vegetation, largely screening views across the flat landform of the grassland meadows to the west, which are bounded by hedgerows, mature trees and woodland blocks. A row of overhead cables cross the meadows. There are filtered views of farm buildings (including Blackboy Farm) visible on the opposite side of the meadows, with the vegetated backdrop of the Wey Navigation beyond the buildings. The Site is located beyond the meadows and the vegetation along the boundary of the Wey Navigation.

The proposed development, would be screened by the intervening vegetation and built form, with only very occasional glimpses of the tops of the proposed buildings likely to be possible.

Effects would be of Negligible scale and Neutral, both in the medium term and permanently.

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 DATE Oct 2022 DRAWN MSo
 SCALE@A3 NTS CHECKED RK
 STATUS Final APPROVED RK

DWG. NO. 8404_PP_2

Camera Location (OS Grid Reference): 506570 E 164162 N
 Ground Level (mAOD): 11.8m
 Direction of View: bearing from North (0°): 336°
 Distance to Site: 505m
 Horizontal Field of View: 60° (Cylindrical projection)
 Paper Size: 420mm x 297mm (A3)

Enlargement Factor: TBC
 Visualisation Type: Type 1 (for context)
 Photo Date / Time: 21/04/2022 14:46
 Camera Model and Sensor Format: Canon EOS 6D, FFS
 Lens Make, Model and Focal Length: Canon EF50mm f/1.8 STM
 Height of Camera Lens above Ground (mAOD): 1.5m

PROJECT TITLE
WEYBRIDGE BUSINESS PARK

DRAWING TITLE
**Photograph Panel 2
 Illustrative Viewpoints**



Representative Viewpoint 3 (Left) - Public Footpath (Chertsey 71)



Representative Viewpoint 3 (Right) - Public Footpath (Chertsey 71)

This view looks south from the middle of the footpath running between the Wey Navigation and Public Footpath (Chertsey 11) through Riverside Park Homes residential area. The view looks across the flat grassland of Wey Meadows, which is bounded by mature trees along the Wey Navigation, which limit views beyond the canal. To the left of the view, glimpses of buildings on Hamm Moor Lane are possible, including buildings at Waterside Trading Centre and The Pelican pub, beyond the trees along the canal. To the right of the view there is a tall brick wall around a building on the northern edge of Riverside Park Homes, which limits longer views. A row of overhead cables cross the view.

The site is located beyond the meadows and the vegetation along the boundary of the Wey Navigation. The proposed development would be screened by the intervening vegetation and built form, with only very occasional glimpses of the tops of the proposed buildings likely to be possible.

Effects would be of Negligible scale and Neutral, both in the medium term and permanently.

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 SCALE@A3 NTS CHECKED RK
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DWG. NO. 8404_PP_3_L

PROJECT TITLE
 WEYBRIDGE BUSINESS PARK

DRAWING TITLE
 Photograph Panel 3 (Left)
 Representative Viewpoints

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 DATE Oct 2022 DRAWN MSo
 SCALE@A3 NTS CHECKED RK
 STATUS Final APPROVED RK

DWG. NO. 8404_PP_3_R

Camera Location (OS Grid Reference): 506249 E 164161 N
 Enlargement Factor: TBC
 Ground Level (mAOD): 12.6m
 Visualisation Type: Type 1 (for context)
 Direction of View: bearing from North (0°): 7°
 Photo Date / Time: 21/04/2022 14:13
 Distance to Site: 380m
 Camera Model and Sensor Format: Canon EOS 6D, FFS
 Horizontal Field of View: 120° (Cylindrical projection)
 Lens Make, Model and Focal Length: Canon EF50mm f/1.8 STM
 Paper Size: 420mm x 297mm (A3)
 Height of Camera Lens above Ground (mAOD): 1.5m

PROJECT TITLE
 WEYBRIDGE BUSINESS PARK

DRAWING TITLE
 Photograph Panel 3 (Right)
 Representative Viewpoints

Buildings at Waterside Trading Centre

Approximate extent of site

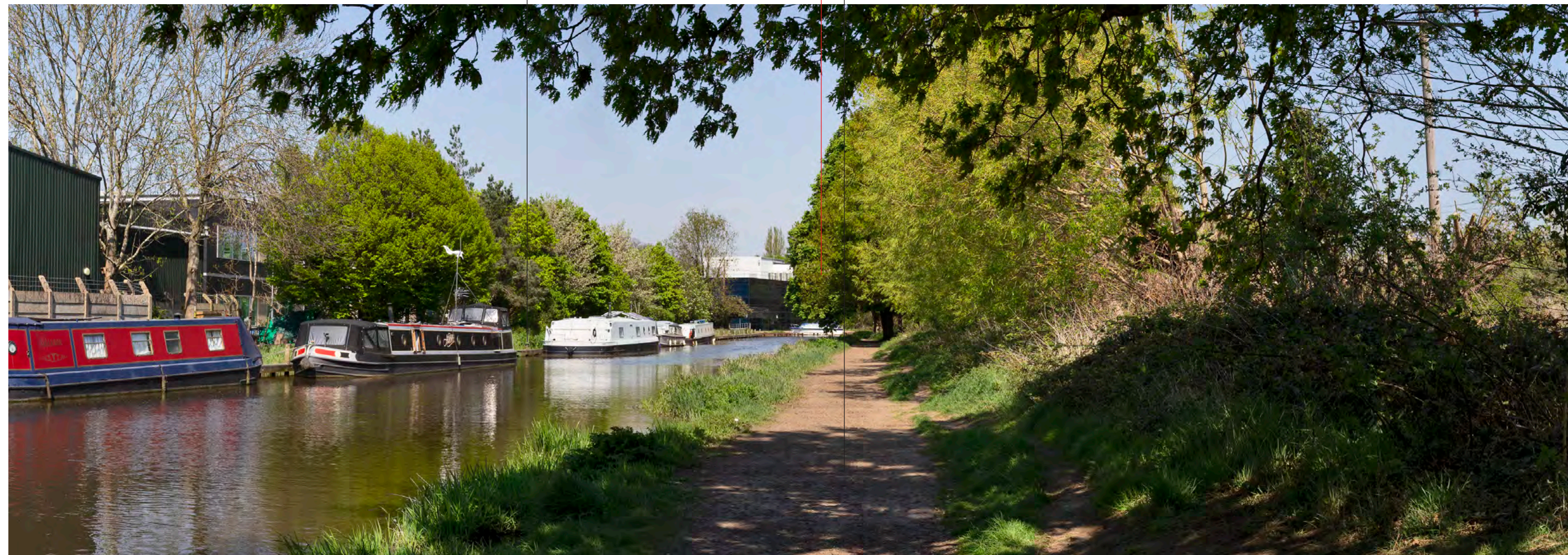


Representative Viewpoint 4 (Left) - Wey Navigation Area / European Long Distance Path No. E2

Approximate extent of site

Canal towpath

European long distance path E2



Representative Viewpoint 4 (Right) - Wey Navigation Area / European Long Distance Path No. E2

This view looks west from the towpath along the Wey Navigation, which is also part of European long-distance path E2. The view along the canal is bounded by mature trees, which create a channelled view along the canal and limit views to the left and to the right. To the left of the view, buildings at Waterside Trading Centre on Hamm Moor Lane are visible on the opposite side of the canal, with no vegetation present along the side of the Wey Navigation in this area. Boats are moored along the opposite side of the canal, with a permissive route in place to access them. To the right of the view a tree belt limits the long-range views. There are filtered views of overhead cables beyond the trees, which cross Wey Meadows, with a roof top at Blackboy Farm glimpsed through a gap in the vegetation. The Site is located immediately adjacent to the Wey Navigation, with existing buildings on the Site visible through trees along the western edge of the Wey Navigation and in the north-east of the southern parcel of the Site where there is currently no canal side vegetation.

The proposed development would sit adjacent to the buildings at Waterside Trading Centre. The proposed unit 100 would be seen beyond the location of the existing tree belt, which would be replaced with new planting and the service yard replacing the existing prominent building in the north-east of the southern parcel of the Site. Units 210 and 220 would be largely screened by intervening vegetation. The replacement planting would reinforce the landscape structure and provide screening as it matures. The proposed development would fit into the context of similar large commercial buildings in the immediate surroundings.

Effects would be of Medium scale and Adverse in the Medium term, reducing to Medium-small scale and Neutral as the proposed planting begins to mature and integrate the proposed development within the landscape fabric.

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DWG. NO. 8404_PP_4_L

PROJECT TITLE
 WEYBRIDGE BUSINESS PARK

DRAWING TITLE
 Photograph Panel 4 (Left)
 Representative Viewpoints

ISSUED BY Peterborough t: 01733 310471
 DATE Oct 2022 DRAWN MSo
 SCALE@A3 NTS CHECKED RK
 STATUS Final APPROVED RK

DWG. NO. 8404_PP_4_R

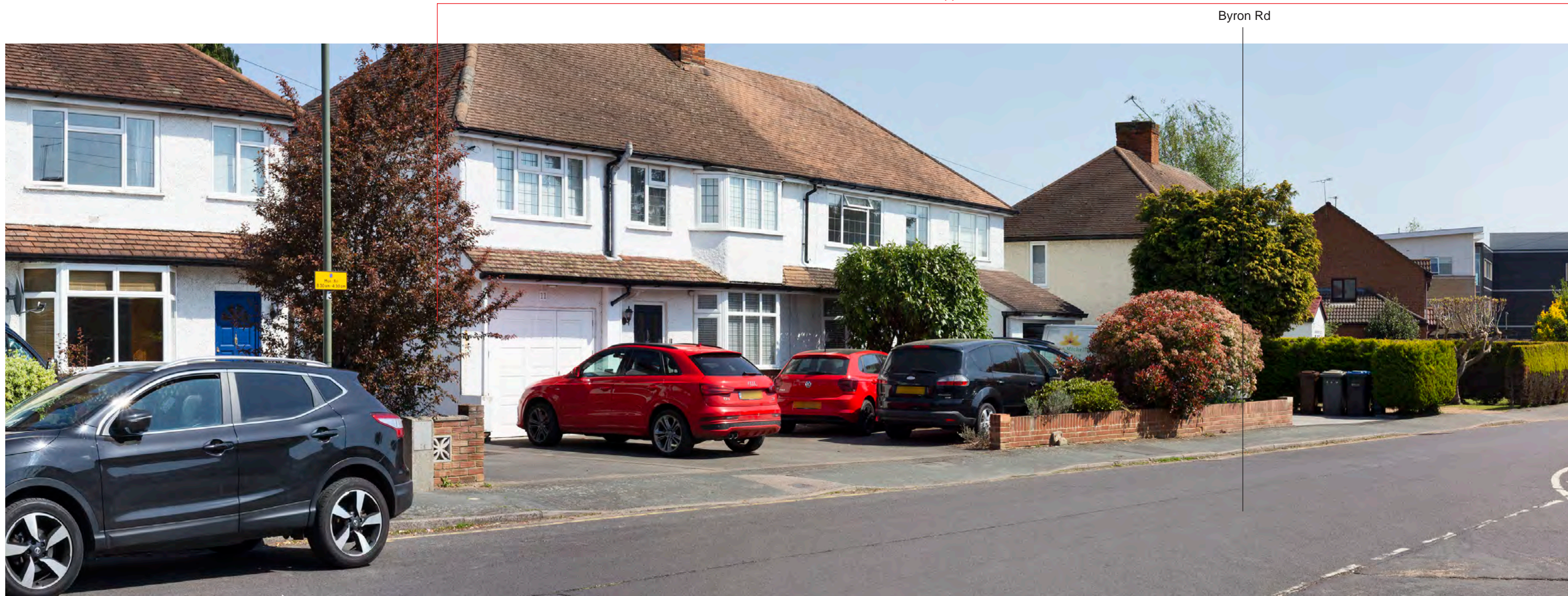
Camera Location (OS Grid Reference): 506315 E 164501 N
 Ground Level (mAOD): 13.4m
 Direction of View: bearing from North (0°): 2°
 Distance to Site: 40m
 Horizontal Field of View: 120° (Cylindrical projection)
 Paper Size: 420mm x 297mm (A3)

Enlargement Factor: TBC
 Visualisation Type: Type 1 (for context)
 Photo Date / Time: 21/04/2022 13:57
 Camera Model and Sensor Format: Canon EOS 6D, FFS
 Lens Make, Model and Focal Length: Canon EF50mm f/1.8 STM
 Height of Camera Lens above Ground (mAOD): 1.5m

PROJECT TITLE
 WEYBRIDGE BUSINESS PARK

DRAWING TITLE
 Photograph Panel 4 (Right)
 Representative Viewpoints

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Representative Viewpoint 5 (Left) - Byron Rd / Tennyson Rd

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Representative Viewpoint 5 (Right) - Byron Rd / Tennyson Rd

This view looks east from the corner of Byron Road and Tennyson Road, along the eastern section of Byron Road towards Hamm Moor Lane. The view looks across the residential area of mainly 2 storey properties with enclosed front gardens containing some hedgerows and small-medium size trees. Most residential properties along these roads do not look directly towards the Site. Existing commercial/industrial units on Hamm Moor Lane create the backdrop to these views, preventing views to the Wey Navigation beyond, with residential properties along both Byron Road and Tennyson Road adding to the layers of screening. There are views towards the Site between buildings along these roads, again with commercial units along Hamm Moor Lane already in the views. Existing 3-storey buildings within the Site are visible on the opposite side of Hamm Moor Lane.

The proposed unit 100 would be clearly visible in the place of the existing buildings visible on the Site. Units 210 and 220 would not be visible from this location. The additional proposed planting would include evergreen species to reinforce the landscape structure. The proposed development would be seen in the context of similar commercial and industrial buildings in the immediate surroundings.

Effects would be of Medium scale and Adverse in the Medium term. These effects would reduce to Medium-small scale and Adverse as the proposed planting helps to integrate the proposed development into its surroundings.

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DWG. NO. 8404_PP_5_L

PROJECT TITLE
 WEYBRIDGE BUSINESS PARK

DRAWING TITLE
 Photograph Panel 5 (Left)
 Representative Viewpoints

ISSUED BY Peterborough t: 01733 310471
 DATE Oct 2022 DRAWN MSo
 SCALE@A3 NTS CHECKED RK
 STATUS Final APPROVED RK

DWG. NO. 8404_PP_5_R

Camera Location (OS Grid Reference): 506102 E 164719 N
 Ground Level (mAOD): 12.8m
 Direction of View: bearing from North (0°): 89°
 Distance to Site: 131m
 Horizontal Field of View: 120° (Cylindrical projection)
 Paper Size: 420mm x 297mm (A3)

Enlargement Factor: TBC
 Visualisation Type: Type 1 (for context)
 Photo Date / Time: 21/04/2022 12:59
 Camera Model and Sensor Format: Canon EOS 6D, FFS
 Lens Make, Model and Focal Length: Canon EF50mm f/1.8 STM
 Height of Camera Lens above Ground (mAOD): 1.5m

PROJECT TITLE
 WEYBRIDGE BUSINESS PARK

DRAWING TITLE
 Photograph Panel 5 (Right)
 Representative Viewpoints



Representative Viewpoint 6 (Left) - Dashwood Lang Road Roundabout



Representative Viewpoint 6 (Left-centre) - Dashwood Lang Road Roundabout

This view looks east across the roundabout at the junction of between Link Road to the north, Addlestone Road to the east, Hamm Moor Lane to the south and Dashwood Lang Road to the west. The viewpoint is located within the existing commercial area, adjacent to Bourne Business Park, with lighting and street furniture typical to a commercial area located along the roads. It looks across the roundabout, which is surrounded by commercial buildings with ornamental hedgerows and semi-mature trees in front of them, often with small mown lawns. To the left of the view, buildings within Bourne Business Park and associated car parking are visible, beyond a low hedgerow with semi-mature trees at the foreground. A 3-storey building of screens the view towards Weybridge Road behind. Buildings to the north of Addlestone Road are set within mature trees and the northern parcel of the Site is screened from view by woodland and existing buildings. To the right of the view existing buildings on the Site, within Weybridge Business Park, limit views towards the Wey Navigation, with the canopies of tree along the canal visible above and beyond the existing built form. Further to the right further 2-storey commercial building at the corner of Hamm Moor Lane and Dashwood Lang Road limit views along Hamm Moor Lane.

The site is divided into two areas by Addlestone Road in the middle of the view. The northern area of the proposed development (Units 210 and 220) would be screened beyond roadside vegetation north of Addlestone Road. Much of the southern area of the proposed development would be screened by existing built form further to the right of the view along Hamm Moor Lane. However, there would be open views of the north-western corner of the southern parcel of the Site, where there would be car parking in front of Unit 100. Additional planting is proposed along the northern and western boundaries of the Site, including evergreen species to reinforce the landscape structure and help to integrate the proposals into the streetscape as it matures.

Effects would be of Large-medium scale and Adverse in the Medium term. These effects would reduce to Medium scale and would become Neutral as the proposed planting begins to mature.

ISSUED BY Peterborough t: 01733 310471
 DATE Oct 2022 DRAWN MSo
 SCALE@A3 NTS CHECKED RK
 STATUS Final APPROVED RK

DWG. NO. 8404_PP_6_L

PROJECT TITLE
 WEYBRIDGE BUSINESS PARK

DRAWING TITLE
 Photograph Panel 6 (Left)
 Representative Viewpoints

ISSUED BY Peterborough t: 01733 310471
 DATE Oct 2022 DRAWN MSo
 SCALE@A3 NTS CHECKED RK
 STATUS Final APPROVED RK

DWG. NO. 8404_PP_6_LC

Camera Location (OS Grid Reference): 506222 E 164783 N
 Ground Level (mAOD): 12.7m
 Direction of View: bearing from North (0°): 120°
 Distance to Site: 36m
 Horizontal Field of View: 240° (Cylindrical projection)
 Paper Size: 420mm x 297mm (A3)

Enlargement Factor: TBC
 Visualisation Type: Type 1 (for context)
 Photo Date / Time: 21/04/2022 12:08
 Camera Model and Sensor Format: Canon EOS 6D, FFS
 Lens Make, Model and Focal Length: Canon EF50mm f/1.8 STM
 Height of Camera Lens above Ground (mAOD): 1.5m

PROJECT TITLE
 WEYBRIDGE BUSINESS PARK

DRAWING TITLE
 Photograph Panel 6 (Left-centre)
 Representative Viewpoints

Approximate extent of site

Hamm Moor Lane



Representative Viewpoint 6 (Centre-right) - Dashwood Lang Road Roundabout

Approximate extent of site



Representative Viewpoint 6 (Right) - Dashwood Lang Road Roundabout

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DATE	Oct 2022	DRAWN	MSo
SCALE@A3	NTS	CHECKED	RK
STATUS	Final	APPROVED	RK

DWG. NO. 8404_PP_6_CR

PROJECT TITLE
WEYBRIDGE BUSINESS PARK

DRAWING TITLE
Photograph Panel 6 (Centre-right)
Representative Viewpoints

ISSUED BY	Peterborough	t: 01733 310471	
DATE	Oct 2022	DRAWN	MSo
SCALE@A3	NTS	CHECKED	RK
STATUS	Final	APPROVED	RK

DWG. NO. 8404_PP_6_R

PROJECT TITLE
WEYBRIDGE BUSINESS PARK

DRAWING TITLE
Photograph Panel 6 (Right)
Representative Viewpoints

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Representative Viewpoint 7 (Left) - Weybridge Rd / National Cycle Route No 4

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Representative Viewpoint 7 (Right) - Weybridge Rd / National Cycle Route No 4

This view looks south-east along Weybridge Road, close to the signalised junction of Weybridge Road and Link Road. The viewpoint is close to a public footpath through Meadowlands Park, which has more oblique views towards the Site. The view looks along Weybridge Road, which is a busy 'A' road bounded by mature trees and hedgerows that limit views beyond. To the left of the view, a mature hedgerow with trees screens views into and out from Meadowlands Park residential area. The top of existing buildings within the southern parcel of the Site are visible above and beyond the roadside vegetation on the opposite side of Weybridge Road, beyond the road junction. Buildings in the northern parcel of the Site are screened from view by existing vegetation. To the right of the view, Dixcart Business Centre sits within vegetated backdrop which screens the view towards Addlestone Road behind. Further to the right there are glimpsed views of Bourne Business Park through the roadside vegetation with mature trees at the foreground.

The northern area of the proposed development (units 210 and 220) would sit beyond the roadside vegetation that currently screens this part of the Site. Whilst most of the southern area of the proposed development would be screened by this vegetation and existing built form closer to the viewpoint, views would be possible from this location to the top of the Unit 100 within the Proposed Development, seen beyond and above the existing and proposed vegetation.

Effects would be of Small scale and Adverse in the Medium-term. These effects would reduce to Small-negligible scale and would be Neutral as the proposed planting begins to mature.

ISSUED BY Peterborough t: 01733 310471
 DATE Oct 2022 DRAWN MSo
 SCALE@A3 NTS CHECKED RK
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DWG. NO. 8404_PP_7_L

PROJECT TITLE
 WEYBRIDGE BUSINESS PARK

DRAWING TITLE
 Photograph Panel 7 (Left)
 Representative Viewpoints

ISSUED BY Peterborough t: 01733 310471
 DATE Oct 2022 DRAWN MSo
 SCALE@A3 NTS CHECKED RK
 STATUS Final APPROVED RK

DWG. NO. 8404_PP_7_R

Camera Location (OS Grid Reference): 506226 E 164931 N
 Ground Level (mAOD): 12.4m
 Direction of View: bearing from North (0°): 155°
 Distance to Site: 59m
 Horizontal Field of View: 120° (Cylindrical projection)
 Paper Size: 420mm x 297mm (A3)

Enlargement Factor: TBC
 Visualisation Type: Type 1 (for context)
 Photo Date / Time: 21/04/2022 11:54
 Camera Model and Sensor Format: Canon EOS 6D, FFS
 Lens Make, Model and Focal Length: Canon EF50mm f/1.8 STM
 Height of Camera Lens above Ground (mAOD): 1.5m

PROJECT TITLE
 WEYBRIDGE BUSINESS PARK

DRAWING TITLE
 Photograph Panel 7 (Right)
 Representative Viewpoints