



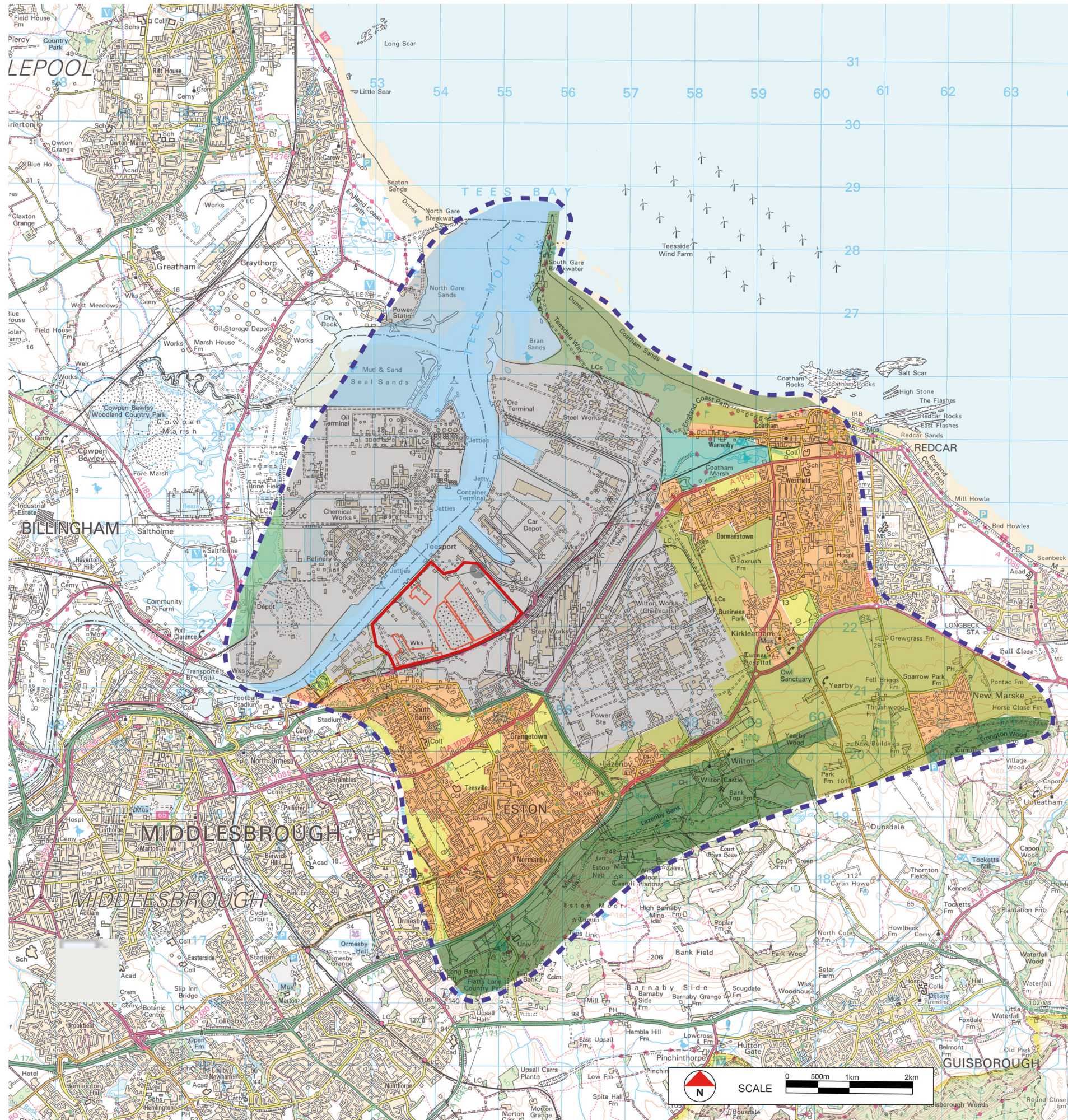
South Industrial Zone

Environmental Statement
July 2020




Volume 3 - Technical Appendices

Appendices to Chapter L
(Landscape and Visual Impact)






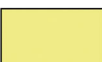
Appendix L1: Landscape Character Zone Plan



KEY

-  STUDY BOUNDARY AREA
-  SITE BOUNDARY
-  EXCLUSION ZONES WITHIN SITE BOUNDARY

LANDSCAPE CHARACTER ZONES (LCZ)

-  LCZ 1 - INDUSTRIAL
Industry, Manufacturing and Plant
-  LCZ 2 - URBAN
Housing, Retail and Commercial
-  LCZ 3 - INTERTIDAL ESTUARY
-  LCZ 4 - SOUTH GARE AND COATHAM SANDS
-  LCZ 5 - COATHAM MARSH
-  LCZ 6 - ESTON HILLS
-  LCZ 7 - SALTHOLME WETLANDS
-  LCZ 8 - RURAL
Open countryside, farmland, golf courses
-  LCZ 9 - URBAN GREEN SPACE
Open green space, playing fields, parks, recreation grounds

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ALL DIMENSIONS SHOULD BE CHECKED ON SITE.

DO NOT SCALE FROM THIS DRAWING.

ANY DRAWING ERRORS OR DIVERGENCES SHOULD BE BROUGHT TO THE ATTENTION OF BUILDING DESIGN PARTNERSHIP AT THE ADDRESS SHOWN BELOW.

NOTES

To be read in conjunction with:
Environmental Statement Chapter M -
Landscape and Visual Impact
Assessment

A JF DM 26.06.2020
DRAWING FRAME ADDED

FIRST ISSUE JF DM 28.05.2020

Lichfields UK
on behalf of
South Tees Development Corporation

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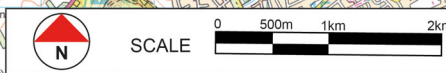
South Industrial Zone
South Tees Environmental Statement

P3000803

LANDSCAPE CHARACTER
ZONE PLAN

00(9)-L002

SCALE @ A1
AS SHOWN
JUNE 2020
REVISION A



Appendix L2: Viewpoint Location Plan





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NOTES

To be read in conjunction with:
 Environmental Statement Chapter M -
 Landscape and Visual Impact
 Assessment

KEY

 **VP** Viewpoint location and direction

 Site Boundary

| | | | | |
|---|---|----|----|------------|
| C | DRAWING FRAME AND SCALE BAR ADDED. MINOR ADJUSTMENTS TO VP5 LOCATION. | JF | DM | 26.06.2020 |
| B | VIEWPOINT LOCATIONS 11 AND 12 ADDED FOLLOWING SCOPING CONSULTATION | JF | DM | 06.06.2020 |
| A | VIEWPOINT LOCATIONS AMENDED FOLLOWING SCOPING CONSULTATION | JF | DM | 02.06.2020 |
| | FIRST ISSUE | JF | DM | 28.05.2020 |

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|---|-------------------|
| South Industrial Zone South Tees Environmental Statement | |
| P3000803 | |
| VIEWPOINT LOCATION PLAN | DATE JUNE 2020 |
| 00(9)-L001 | C |



Appendix L3: Technical Methodology for AVR

Visualisations Methodology (DRaW UK Limited)

Visualisations Methodology

Introduction

The technical visualisations contained within this report provide a simulated representation of the proposed development in the context of its surrounding landscape setting. They combine a photographic view of the existing site overlaid with computer generated imagery of the proposed development.

The resulting visualisations assist the reader in visualising the development proposals within the existing landscape. The level of detail presented can vary depending on the purpose of the visualisations, type of development and the design stage.

Both the viewpoint photography and visualisations were undertaken in accordance with the Landscape Institute's Technical Guidance Note 06/19, '*Visual Representation of Development Proposals*', 17 September 2019 (the guidance).

The visualisations comply with Type 4, AVR Level 1 of the guidance and provide an accurate impression of the geographical location, scale, and massing of the development.

Equipment and Data Sources

As required by the guidance for Type 4 visualisations, the following equipment was utilised:

- Camera & lens: Nikon D600 digital SLR – CMOS full frame sensor (24.3 megapixel image sensor, 35.9 x 24.0mm), fixed 50mm focal length lens;
- Tripod: Levelled tripod with camera height set to 1.6m;
- Panoramic head: Graduated panoramic head, mounted to tripod and set to 15° increments;
- Handheld GPS: Etrex 10 GPS or camera mounted device, used to obtain accurate camera location and (if required) obtain coordinates for existing reference features within the view; and
- Locational Data: High resolution LIDAR data, Google Earth Pro and site topographical data were used to obtain locational and height information for existing features.

Photography

For each viewpoint the camera was set up to ensure that it was level and with the lens 1.6m above ground level. The geographical location of the camera was then recorded using a handheld GPS device, and all relevant viewpoint details were recorded (i.e. time, date and location etc).

Panoramas were created by 'stitching' together a series of overlapping single frame photographs. These were stitched using either planar or cylindrical projection subject to the required final image size. The process was undertaken using Adobe Photoshop to create a single panorama image to the desired horizontal field of view. Where necessary, post production processing was undertaken to the image to correct any colour imbalances and contrast issues etc.

Digital Modelling and Generating 3D View

A computer-generated model of the proposal was constructed using Autodesk 3ds Max software in accordance with the development parameters plan. The model was located in the precise geographical location of the proposed development.

The model comprises a series of 9 rectangular buildings projected up to a height of 46m AOD. No detailed design proposals were available for the buildings, as a result it was not possible to generate renders to accurately represent the proposed materials, colours and details of each individual building. The resulting visualisations therefore comply with AVR Level 1. To assist in the identification of the various proposed buildings, each building has been rendered in a different colour. The colours used are purely for identification purposes only and do not form part of the development proposals. An inset key plan is also provided to assist further in the identification of each building unit.

Existing key reference features visible within the viewpoint photography are then added to the model (e.g. buildings, structures, street lighting, overhead transmission towers silos and fences etc. High resolution LIDAR data and site topographic survey data were utilised to obtain height and geographical data for the features modelled. These features form a network of target points for verification and positioning of the model.

The camera position, height, and specific camera settings were then added to the model for each viewpoint location. Using specialist processes within 3ds Max the view from each viewpoint was accurately generated to match the camera and settings used at the time of the photography.

The resulting views were rendered and exported to show the proposed development and target points for each viewpoint.

Combining Existing Photography and 3D View

Using Adobe Photoshop, the 3ds Max render outputs were imported and overlaid on top of the baseline panorama (or single frame) photography. The target points within the model were then aligned to the existing features that they represent within the photography (e.g. corners of structures, chimneys etc.). A sufficient number of target points were modelled from each viewpoint location to ensure that a good and verifiable calibration with the photography was achieved (typically between 7 and 12 points).

Once the proposed render is correctly located and aligned over the photography, various tools within Photoshop are utilised to integrate the existing and proposed images by creating 'masks' to bring existing features into the foreground etc. The resulting merged imagery is then exported at full resolution together with the corresponding existing photograph / panorama.


Printing and Viewing

The exported verified views and corresponding existing photography were then presented on A1 sheets in accordance with the requirements set out in the guidance, enlarged by 125% to provide an accurate binocular relationship between the presented image and reality. The resulting sheets should be printed and viewed at comfortable arm's length.

Appendix L4: AVR Images



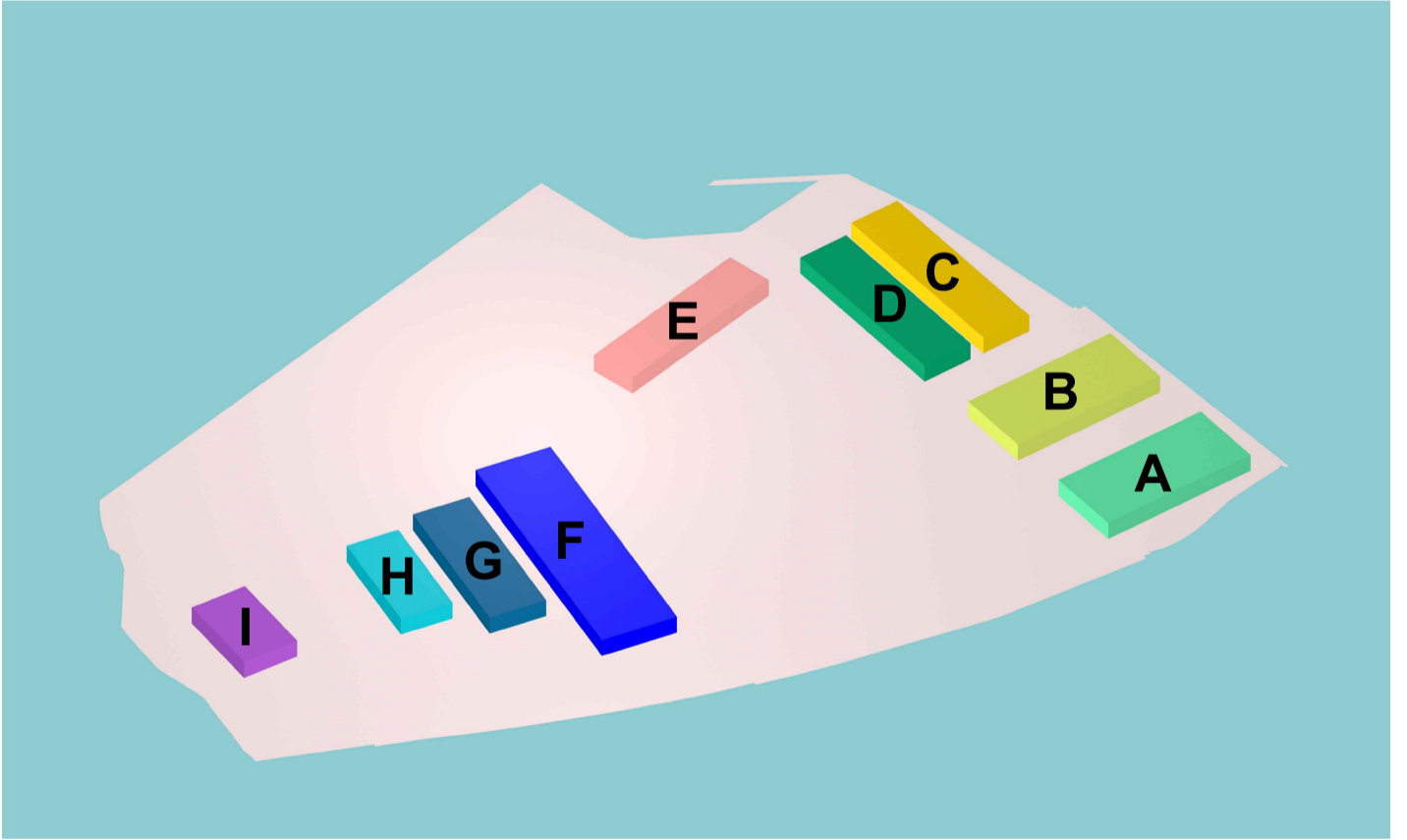
Existing View


| | | | | | | | | | | | | |
|---|--|---|--|--|---------------------------------|--|----------|----|-----|------------|----|-----|
|  <p>DRaw Design & Assessment</p> <p><small>DRaw (UK) Ltd Morwick Hall York Road Leeds LS15 4TA 0113 8232871 info@draw-uk.com www.draw-uk.com</small></p> | <p>Viewpoint</p> <p>Viewpoint 1: Looking north west from Eston Nab</p> | <p>Photograph Parameters</p> <p>Time & date of photograph: 1:46pm, 08/06/2020 Camera: Nikon D600 (full frame sensor) Lens: 50mm prime. Horizontal Field of View: 67.5°</p> | <p>Camera Location and Orientation</p> <p>Grid reference: E456844, N518321 Elevation: 242mAOD Camera height above ground level: 1.6m Direction to centre of site: 324° Distance to site boundary: 4km</p> | <p>Notes</p> <ul style="list-style-type: none"> The image is presented as a 125% enlargement of the reference image. To be printed at A1 size and viewed at comfortable arms length For photograph locations refer to <i>Viewpoint Location Plan</i>, drawing number P3000803 (9-) L002 | <p>Client</p> <p>Lichfields</p> | <p>Title</p> <p>Viewpoint 1: Existing View</p> | | | | | | |
| | <p>Project</p> <p>South Industrial Zone South Tees Environmental Statement</p> | <table border="1"> <tr> <td>Size</td> <td>Scale</td> <td>Date</td> <td>Created by</td> <td>Reviewer</td> </tr> <tr> <td>A1</td> <td>NTS</td> <td>19/06/2020</td> <td>CL</td> <td>MCE</td> </tr> </table> <p>Drawing Nr:</p> <p>VP1-A</p> | Size | Scale | Date | Created by | Reviewer | A1 | NTS | 19/06/2020 | CL | MCE |
| Size | Scale | Date | Created by | Reviewer | | | | | | | | |
| A1 | NTS | 19/06/2020 | CL | MCE | | | | | | | | |



Verified view of the proposed development parameter buildings


Key to proposed development parameter buildings:



| | | | | | | | | | | | | |
|--|--|---|--|---|---------------------------------|--------------------------------------|----------|----|-----|------------|----|-----|
|  <p>DRaW (UK) Ltd Morwick Hall York Road Leeds LS15 4TA 0113 8232871 info@draw-uk.com www.draw-uk.com</p> | <p>Viewpoint</p> <p>Viewpoint 1: Looking north west from Eston Nab</p> | <p>Photograph Parameters</p> <p>Time & date of photograph: 1:46pm, 08/06/2020 Camera: Nikon D600 (full frame sensor) Lens: 50mm prime. Horizontal Field of View: 67.5°</p> | <p>Camera Location and Orientation</p> <p>Grid reference: E456844, N518321 Elevation: 242mAOD Camera height above ground level: 1.6m Direction to centre of site: 324° Distance to site boundary: 4km</p> | <p>Notes</p> <ul style="list-style-type: none"> Type 4 Visualisation in accordance with 'Visual Representations of Development Proposals', Technical Guidance Note 06/19 (17 September 2019), Landscape Institute The image is presented as a 125% enlargement of the reference image. To be printed at A1 size and viewed at comfortable arms length. For photograph locations refer to <i>Viewpoint Location Plan</i>, drawing number P3000803 (9-) L002. | <p>Client</p> <p>Lichfields</p> | <p>Title</p> <p>Verified View 01</p> | | | | | | |
| | <p>Project</p> <p>South Industrial Zone South Tees Environmental Statement</p> | <table border="1"> <tr> <td>Size</td> <td>Scale</td> <td>Date</td> <td>Created by</td> <td>Reviewer</td> </tr> <tr> <td>A1</td> <td>NTS</td> <td>25/06/2020</td> <td>CL</td> <td>MCE</td> </tr> </table> <p>Drawing Nr:</p> <p>VP1-B</p> | Size | Scale | Date | Created by | Reviewer | A1 | NTS | 25/06/2020 | CL | MCE |
| Size | Scale | Date | Created by | Reviewer | | | | | | | | |
| A1 | NTS | 25/06/2020 | CL | MCE | | | | | | | | |



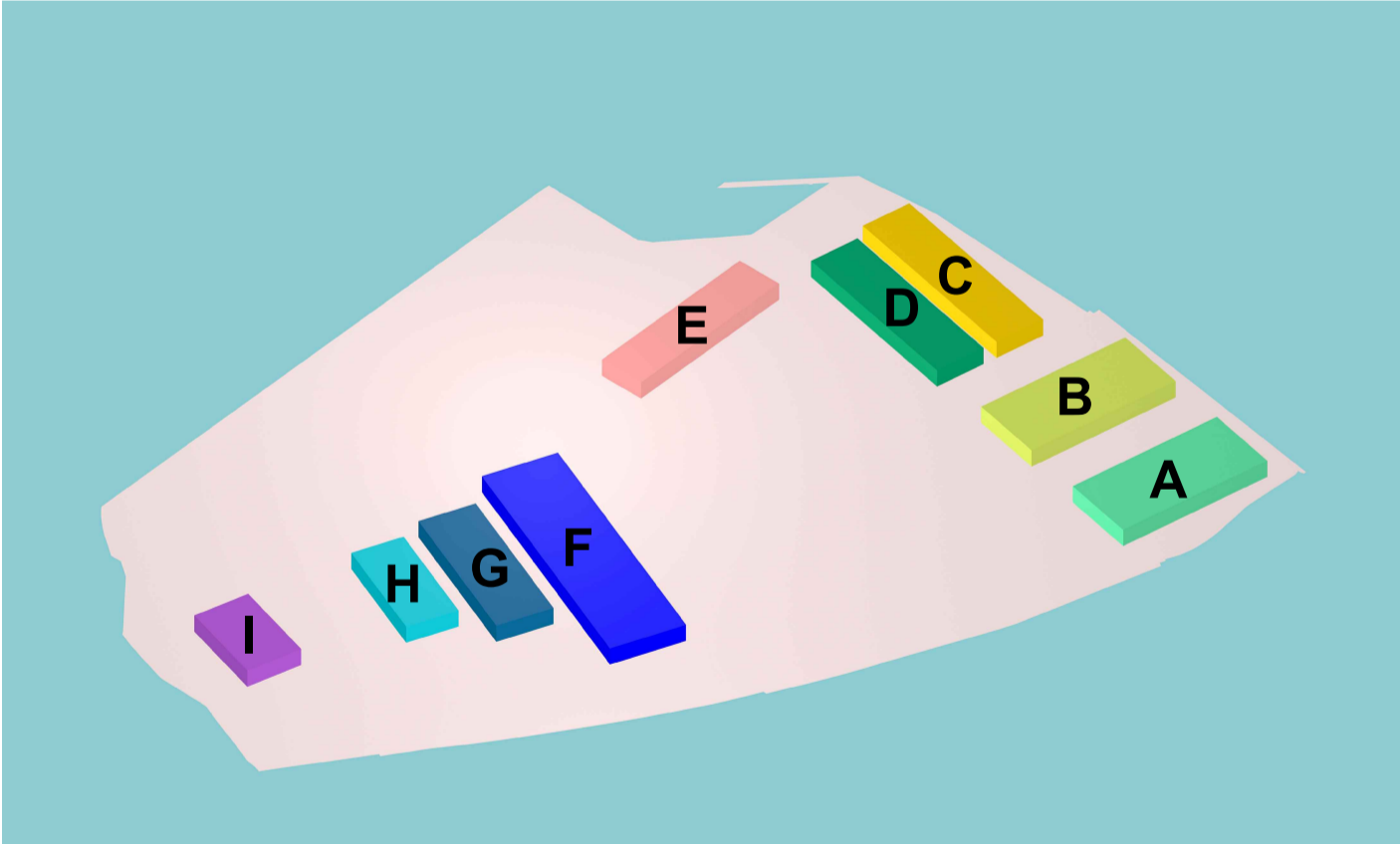
Existing View


| | | | | | | | | | | | |
|---|---|---|--|---|---|---|----------------------------|-------|------------|------------|-----------|
|  <p>DRaw Design & Assessment</p> | <p>DRaw (UK) Ltd Morwick Hall York Road Leeds LS15 4TA 0113 8232871 info@draw-uk.com www.draw-uk.com</p> | Viewpoint | Photograph Parameters | Camera Location and Orientation | Notes | Client | Title | | | | |
| | | <p>Viewpoint 2: Looking north from the junction of A66 and Church Lane, Grangetown</p> | <p>Time & date of photograph: 12:17pm, 08/06/2020 Camera: Nikon D600 (full frame sensor) Lens: 50mm prime. Horizontal Field of View: 67.5°</p> | <p>Grid reference: E454555, N520578 Elevation: 13.35mAOD Camera height above ground level: 1.6m Direction to centre of site: 343° Distance to site boundary: 1km</p> | <ul style="list-style-type: none"> The image is presented as a 125% enlargement of the reference image. To be printed at A1 size and viewed at comfortable arms length For photograph locations refer to <i>Viewpoint Location Plan</i>, drawing number P3000803 (9-) L002 | Lichfields | Viewpoint 2: Existing View | | | | |
| | | | | | | Project | Size | Scale | Date | Created by | Reviewer |
| | | | | | | South Industrial Zone South Tees Environmental Statement | A1 | NTS | 19/06/2020 | CL | MCE |
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| | | | | | | | VP2-A | | | | 00 |



Verified view of the proposed development parameter buildings


Key to proposed development parameter buildings:



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|--|---|---|--|--|--|---|----------|----|-----|------------|----|-----|---------------------|
|  <p>DRaW (UK) Ltd Morwick Hall York Road Leeds LS15 4TA 0113 8232871 info@draw-uk.com www.draw-uk.com</p> | <p>Viewpoint</p> <p>Viewpoint 2: Looking north from the junction of A66 and Church Lane, Grangetown</p> | <p>Photograph Parameters</p> <p>Time & date of photograph: 12:17pm, 08/06/2020 Camera: Nikon D600 (full frame sensor) Lens: 50mm prime Horizontal Field of View: 67.5°</p> | <p>Camera Location and Orientation</p> <p>Grid reference: E454555, N520578 Elevation: 13.35m AOD Camera height above ground level: 1.6m Direction to centre of site: 343° Distance to site boundary: 1km</p> | <p>Notes</p> <ul style="list-style-type: none"> Type 4 Visualisation in accordance with 'Visual Representations of Development Proposals', Technical Guidance Note 06/19 (17 September 2019), Landscape Institute The image is presented as a 125% enlargement of the reference image. To be printed at A1 size and viewed at comfortable arms length. For photograph locations refer to <i>Viewpoint Location Plan</i>, drawing number P3000803 (9-) L002. | <p>Client</p> <p>Lichfields</p> | <p>Title</p> <p>Verified View 02</p> | | | | | | | |
| | <p>Project</p> <p>South Industrial Zone South Tees Environmental Statement</p> | <table border="1"> <tr> <td>Size</td> <td>Scale</td> <td>Date</td> <td>Created by</td> <td>Reviewer</td> </tr> <tr> <td>A1</td> <td>NTS</td> <td>19/06/2020</td> <td>CL</td> <td>MCE</td> </tr> </table> <p>Drawing Nr:</p> | Size | Scale | Date | Created by | Reviewer | A1 | NTS | 19/06/2020 | CL | MCE | <p>VP2-B</p> |
| Size | Scale | Date | Created by | Reviewer | | | | | | | | | |
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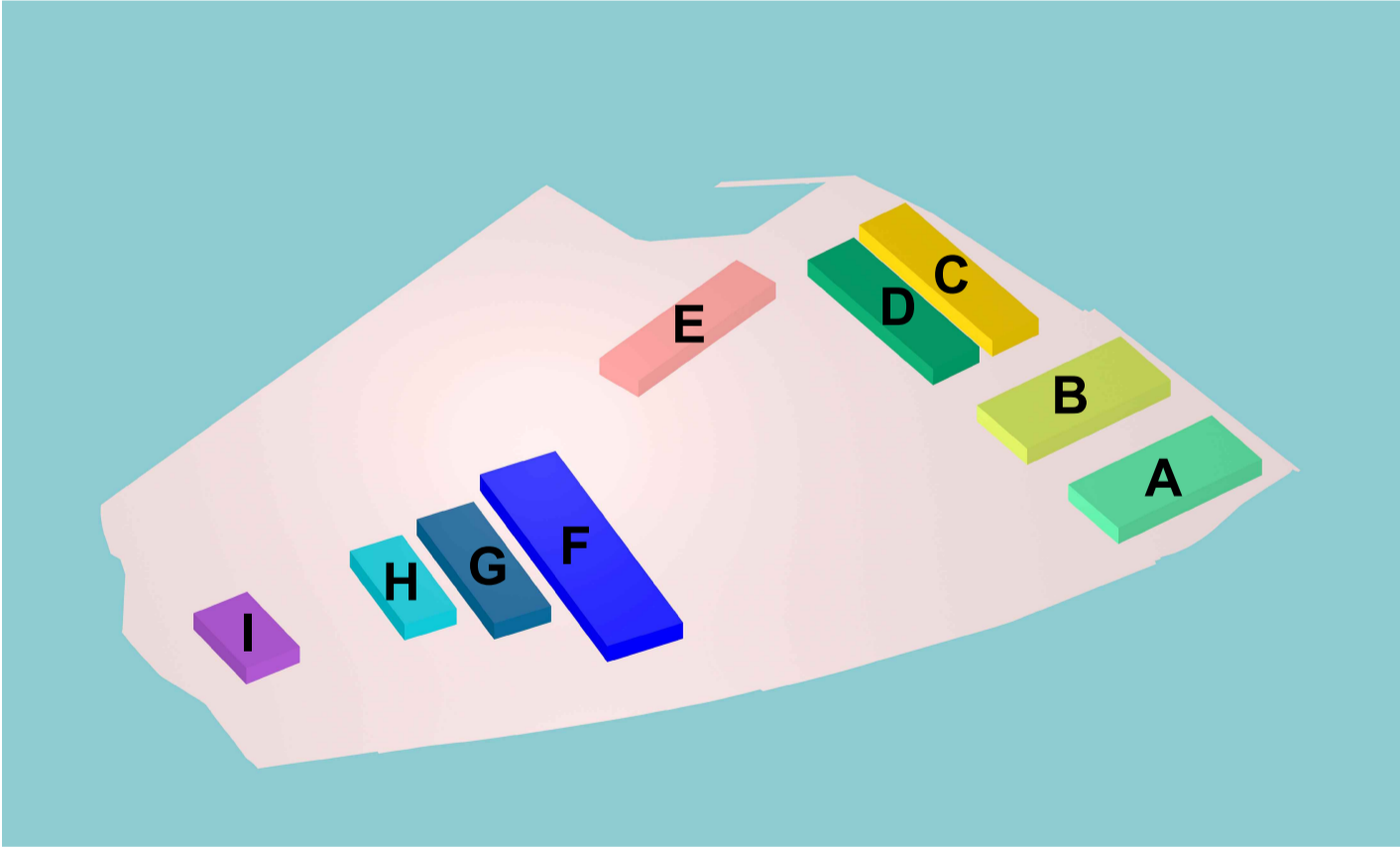
Existing View


| | | | | | | | | | | | |
|--|---|---|---|--|---------------------------------|--|----------|----|-----|------------|----|
|  <p>DRaw Design & Assessment</p> <p>DRaw (UK) Ltd Morwick Hall York Road Leeds LS15 4TA 0113 8232871 info@draw-uk.com www.draw-uk.com</p> | <p>Viewpoint</p> <p>Viewpoint 3: Looking north east from Cargo Fleet River View Park</p> | <p>Photograph Parameters</p> <p>Time & date of photograph: 10:06am, 08/06/2020 Camera: Nikon D600 (full frame sensor) Lens: 50mm prime. Horizontal Field of View: 67.5°</p> | <p>Camera Location and Orientation</p> <p>Grid reference: E452140, N521109 Elevation: 19.12m AOD Camera height above ground level: 1.6m Direction to centre of site: 60° Distance to site boundary: 1.12km</p> | <p>Notes</p> <ul style="list-style-type: none"> The image is presented as a 125% enlargement of the reference image. To be printed at A1 size and viewed at comfortable arms length For photograph locations refer to <i>Viewpoint Location Plan</i>, drawing number P3000803 (9-) L002 | <p>Client</p> <p>Lichfields</p> | <p>Title</p> <p>Viewpoint 3: Existing View</p> | | | | | |
| | <p>Project</p> <p>South Industrial Zone South Tees Environmental Statement</p> | <table border="1"> <tr> <td>Size</td> <td>Scale</td> <td>Date</td> <td>Created by</td> <td>Reviewer</td> </tr> <tr> <td>A1</td> <td>NTS</td> <td>19/06/2020</td> <td>CL</td> <td>MCE</td> </tr> </table> <p>Drawing Nr:</p> <p>VP3-A</p> <p>Rev</p> <p>00</p> | Size | Scale | Date | Created by | Reviewer | A1 | NTS | 19/06/2020 | CL |
| Size | Scale | Date | Created by | Reviewer | | | | | | | |
| A1 | NTS | 19/06/2020 | CL | MCE | | | | | | | |



Verified view of the proposed development parameter buildings


Key to proposed development parameter buildings:



| | | | | | | | | | |
|--|---|---|---|--|--|--|-----------------------------|-----------------------------------|---------------------------------|
|  <p>DRaW (UK) Ltd Morwick Hall York Road Leeds LS15 4TA 0113 8232871 info@draw-uk.com www.draw-uk.com</p> | <p>Viewpoint Viewpoint 3: Looking north east from Cargo Fleet River View Park</p> | <p>Photograph Parameters Time & date of photograph: 10:06am, 08/06/2020 Camera: Nikon D600 (full frame sensor) Lens: 50mm prime. Horizontal Field of View: 67.5°</p> | <p>Camera Location and Orientation Grid reference: E452140, N521109 Elevation: 19.12m AOD Camera height above ground level: 1.6m Direction to centre of site: 60° Distance to site boundary: 1.12km</p> | <p>Notes</p> <ul style="list-style-type: none"> Type 4 Visualisation in accordance with 'Visual Representations of Development Proposals', Technical Guidance Note 06/19 (17 September 2019), Landscape Institute The image is presented as a 125% enlargement of the reference image. To be printed at A1 size and viewed at comfortable arms length. For photograph locations refer to <i>Viewpoint Location Plan</i>, drawing number P3000803 (9-) L002. | <p>Client Lichfields</p> | <p>Title Verified View 03</p> | | | |
| | | | | | <p>Project South Industrial Zone South Tees Environmental Statement</p> | <p>Size A1</p> | <p>Scale NTS</p> | <p>Date 19/06/2020</p> | <p>Created by CL</p> |
| <p>Drawing Nr: VP3-B</p> | | | | | | | | | |



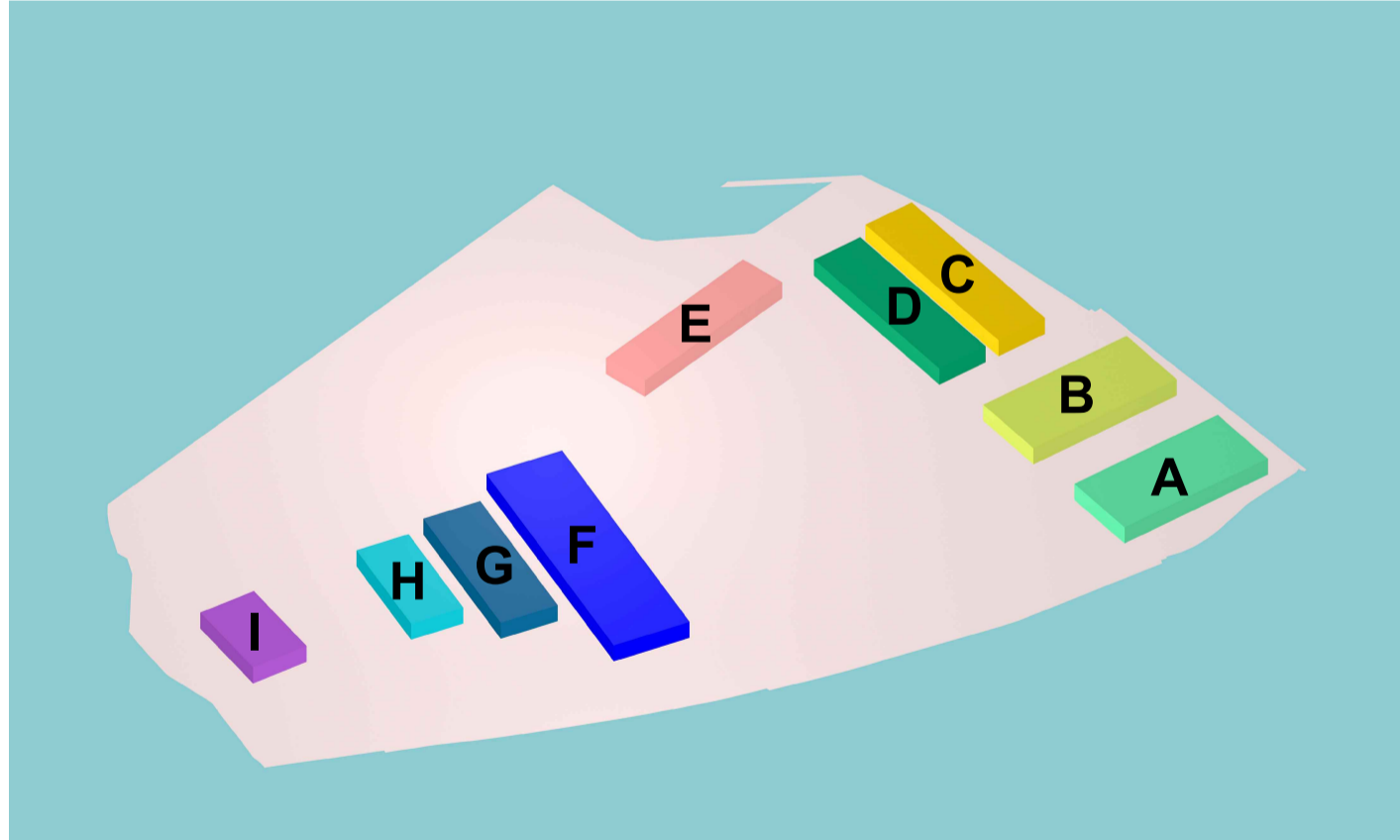
Existing View


| | | | | | | | | | | | | |
|---|---|---|---|--|--|---------------------------------|--|----------|----|-----|------------|----|
|  <p>DRaw Design & Assessment</p> | <p>DRaw (UK) Ltd Morwick Hall York Road Leeds LS15 4TA 0113 8232871 info@draw-uk.com www.draw-uk.com</p> | <p>Viewpoint</p> <p>Viewpoint 4: Looking north from South Bank train station</p> | <p>Photograph Parameters</p> <p>Time & date of photograph: 10:53am, 08/06/2020 Camera: Nikon D600 (full frame sensor) Lens: 50mm prime. Horizontal Field of View: 67.5°</p> | <p>Camera Location and Orientation</p> <p>Grid reference: E453331, N521270 Elevation: 9.53mAOD Camera height above ground level: 1.6m Direction to centre of site: 38° Distance to site boundary: 67m</p> | <p>Notes</p> <ul style="list-style-type: none"> The image is presented as a 125% enlargement of the reference image. To be printed at A1 size and viewed at comfortable arms length For photograph locations refer to <i>Viewpoint Location Plan</i>, drawing number P3000803 (9-) L002 | <p>Client</p> <p>Lichfields</p> | <p>Title</p> <p>Viewpoint 4: Existing View</p> | | | | | |
| | | <p>Project</p> <p>South Industrial Zone South Tees Environmental Statement</p> | <table border="1"> <tr> <td>Size</td> <td>Scale</td> <td>Date</td> <td>Created by</td> <td>Reviewer</td> </tr> <tr> <td>A1</td> <td>NTS</td> <td>19/06/2020</td> <td>CL</td> <td>MCE</td> </tr> </table> <p>Drawing Nr:</p> <p>VP4-A</p> | Size | Scale | Date | Created by | Reviewer | A1 | NTS | 19/06/2020 | CL |
| Size | Scale | Date | Created by | Reviewer | | | | | | | | |
| A1 | NTS | 19/06/2020 | CL | MCE | | | | | | | | |



Verified view of the proposed development parameter buildings


Key to proposed development parameter buildings:



| | | | | | | | |
|---|---|--|--|--|--|--|---|
|  <p>DRaW Design & Assessment</p> | <p>DRaW (UK) Ltd Morwick Hall York Road Leeds LS15 4TA 0113 8232871 info@draw-uk.com www.draw-uk.com</p> | <p>Viewpoint</p> <p>Viewpoint 4: Looking north from South Bank train station</p> | <p>Photograph Parameters</p> <p>Time & date of photograph: 10:53am, 08/06/2020 Camera: Nikon D600 (full frame sensor) Lens: 50mm prime. Horizontal Field of View: 67.5°</p> | <p>Camera Location and Orientation</p> <p>Grid reference: E453331, N521270 Elevation: 9.53m AOD Camera height above ground level: 1.6m Direction to centre of site: 38° Distance to site boundary: 67m</p> | <p>Notes</p> <ul style="list-style-type: none"> Type 4 Visualisation in accordance with 'Visual Representations of Development Proposals', Technical Guidance Note 06/19 (17 September 2019), Landscape Institute The image is presented as a 125% enlargement of the reference image. To be printed at A1 size and viewed at comfortable arms length. For photograph locations refer to <i>Viewpoint Location Plan</i>, drawing number P3000803 (9-) L002. | <p>Client</p> <p>Lichfields</p> | <p>Title</p> <p>Verified View 04</p> |
| | | <p>Project</p> <p>South Industrial Zone South Tees Environmental Statement</p> | <p>Size A1</p> <p>Scale NTS</p> <p>Date 19/06/2020</p> <p>Created by CL</p> <p>Reviewer MCE</p> <p>Rev 00</p> | <p>Drawing Nr:</p> <p>VP4-B</p> | | | |



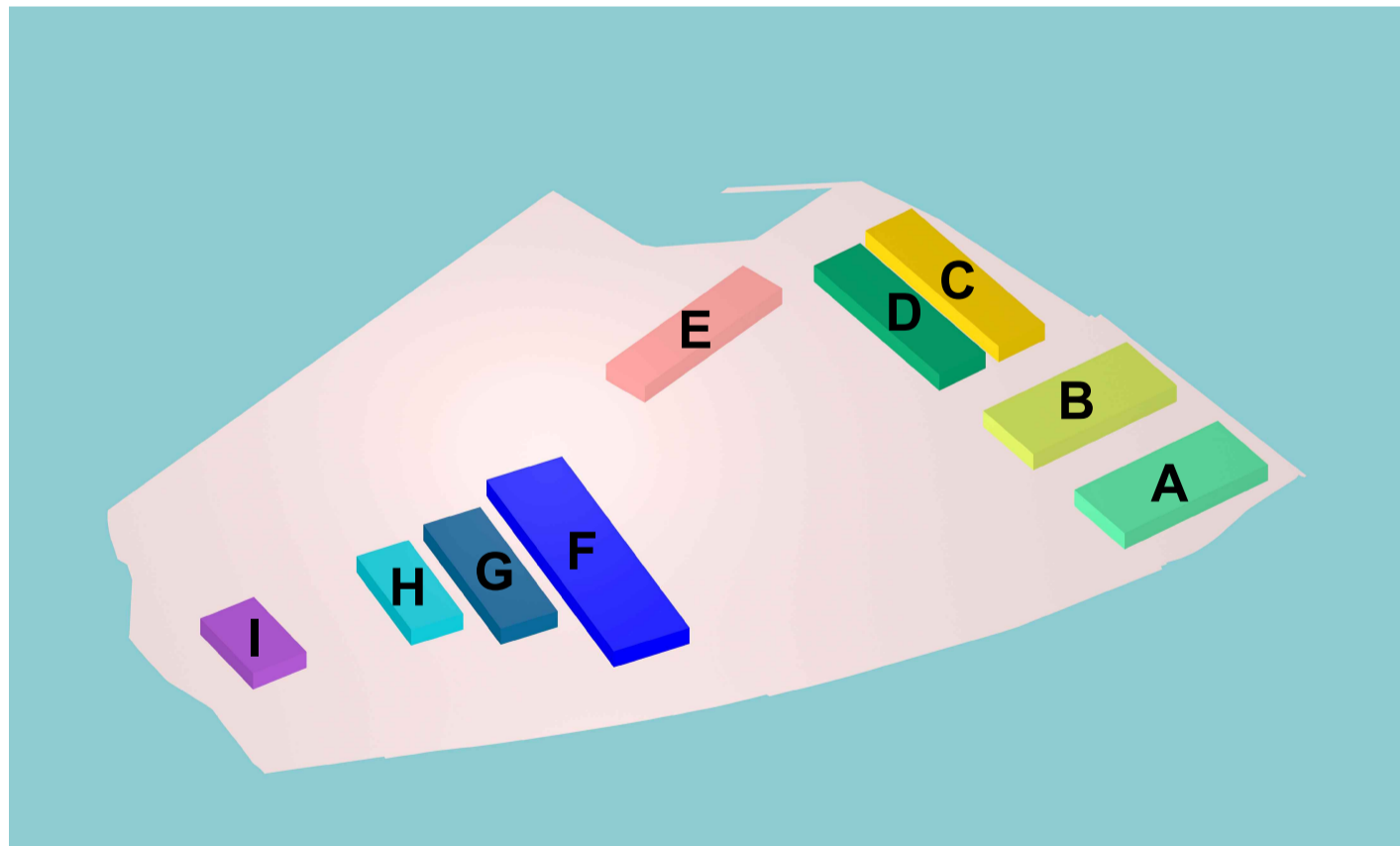
Existing View


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|--|--|---|---|--|---------------------------------|--|----------|----|-----|------------|----|-----|
|  <p>DRaW (UK) Ltd Morwick Hall York Road Leeds LS15 4TA 0113 8232871 info@draw-uk.com www.draw-uk.com</p> | <p>Viewpoint</p> <p>Viewpoint 5: Looking east along Dockside Road</p> | <p>Photograph Parameters</p> <p>Time & date of photograph: 1:26pm, 17/06/2020 Camera: Nikon D600 (full frame sensor) Lens: 50mm prime. Horizontal Field of View: 67.5°</p> | <p>Camera Location and Orientation</p> <p>Grid reference: E453097, N521508 Elevation: 9.38mAOD Camera height above ground level: 1.6m Direction to centre of site: 54° Distance to site boundary: 100m</p> | <p>Notes</p> <ul style="list-style-type: none"> The image is presented as a 125% enlargement of the reference image. To be printed at A1 size and viewed at comfortable arms length For photograph locations refer to <i>Viewpoint Location Plan</i>, drawing number P3000803 (9-) L002 | <p>Client</p> <p>Lichfields</p> | <p>Title</p> <p>Viewpoint 5: Existing View</p> | | | | | | |
| | <p>Project</p> <p>South Industrial Zone South Tees Environmental Statement</p> | <table border="1"> <tr> <td>Size</td> <td>Scale</td> <td>Date</td> <td>Created by</td> <td>Reviewer</td> </tr> <tr> <td>A1</td> <td>NTS</td> <td>19/06/2020</td> <td>CL</td> <td>MCE</td> </tr> </table> <p>Drawing Nr:</p> <p>VP5-A</p> | Size | Scale | Date | Created by | Reviewer | A1 | NTS | 19/06/2020 | CL | MCE |
| Size | Scale | Date | Created by | Reviewer | | | | | | | | |
| A1 | NTS | 19/06/2020 | CL | MCE | | | | | | | | |



Verified view of the proposed development parameter buildings


Key to proposed development parameter buildings:



| | | | | | | | | | | |
|--|--|--|--|--|--|--|-------------------|-------------------------|-----------------------|----------------------|
|  <p>DRaW (UK) Ltd Morwick Hall York Road Leeds LS15 4TA 0113 8232871 info@draw-uk.com www.draw-uk.com</p> | <p>Viewpoint Viewpoint 5: Looking east along Dockside Road</p> | <p>Photograph Parameters Time & date of photograph: 1:26pm, 17/06/2020 Camera: Nikon D600 (full frame sensor) Lens: 50mm prime. Horizontal Field of View: 67.5°</p> | <p>Camera Location and Orientation Grid reference: E453097, N521508 Elevation: 9.38m AOD Camera height above ground level: 1.6m Direction to centre of site: 54° Distance to site boundary: 100m</p> | <p>Notes</p> <ul style="list-style-type: none"> Type 4 Visualisation in accordance with 'Visual Representations of Development Proposals', Technical Guidance Note 06/19 (17 September 2019), Landscape Institute The image is presented as a 125% enlargement of the reference image. To be printed at A1 size and viewed at comfortable arms length. For photograph locations refer to <i>Viewpoint Location Plan</i>, drawing number P3000803 (9-) L002. | <p>Client Lichfields</p> <p>Project South Industrial Zone South Tees Environmental Statement</p> | <p>Title Verified View 05</p> | | | | |
| | | | | | | <p>Size: A1</p> | <p>Scale: NTS</p> | <p>Date: 19/06/2020</p> | <p>Created by: CL</p> | <p>Reviewer: MCE</p> |



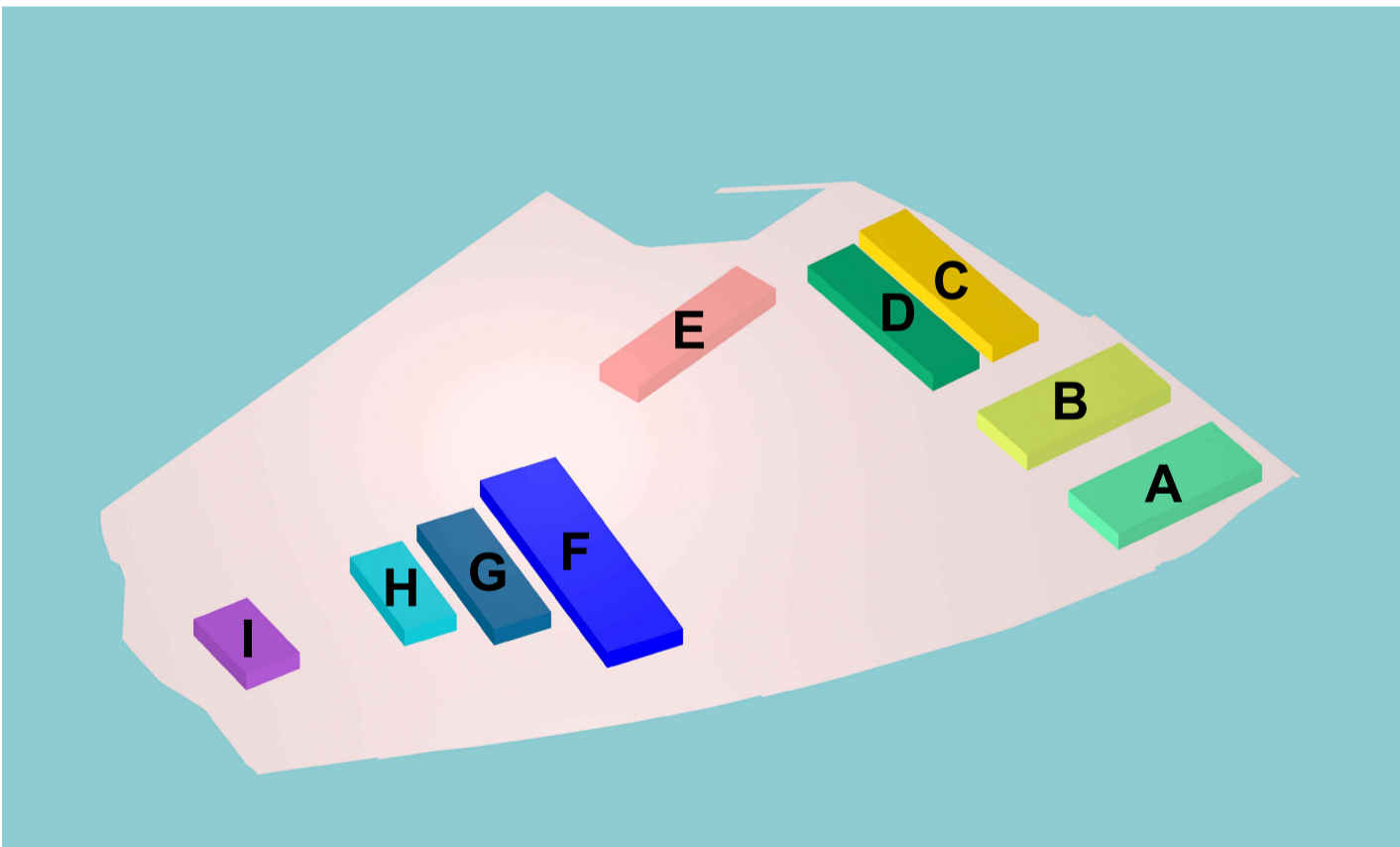
Existing View


|  <p>DRaw Design & Assessment</p> | <p>DRaw (UK) Ltd Morwick Hall York Road Leeds LS15 4TA 0113 8232871 info@draw-uk.com www.draw-uk.com</p> | <p>Viewpoint</p> <p>Viewpoint 6: Looking south west from South Gare peninsula</p> | <p>Photograph Parameters</p> <p>Time & date of photograph: 4:16pm, 08/06/2020 Camera: Nikon D600 (full frame sensor) Lens: 50mm prime Horizontal Field of View: 67.5°</p> | <p>Camera Location and Orientation</p> <p>Grid reference: E455620, N527374 Elevation: 8.84m AOD Camera height above ground level: 1.6m Direction to centre of site: 197° Distance to site boundary: 4.46km</p> | <p>Notes</p> <ul style="list-style-type: none"> The image is presented as a 125% enlargement of the reference image. To be printed at A1 size and viewed at comfortable arms length For photograph locations refer to <i>Viewpoint Location Plan</i>, drawing number P3000803 (9-) L002 | <p>Client</p> <p>Lichfields</p> | <p>Title</p> <p>Viewpoint 6: Existing View</p> | | | | | |
|---|---|--|---|---|--|---------------------------------|--|----------|----|-----|------------|----|
| | | <p>Project</p> <p>South Industrial Zone South Tees Environmental Statement</p> | <table border="1"> <tr> <th>Size</th> <th>Scale</th> <th>Date</th> <th>Created by</th> <th>Reviewer</th> </tr> <tr> <td>A1</td> <td>NTS</td> <td>19/06/2020</td> <td>CL</td> <td>MCE</td> </tr> </table> <p>Drawing Nr:</p> <p>VP6-A</p> | Size | Scale | Date | Created by | Reviewer | A1 | NTS | 19/06/2020 | CL |
| Size | Scale | Date | Created by | Reviewer | | | | | | | | |
| A1 | NTS | 19/06/2020 | CL | MCE | | | | | | | | |



Verified view of the proposed development parameter buildings


Key to proposed development parameter buildings:



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|---|---|--|--|---|--|-------------------------------------|--|---------------------------|-----------------------------|-----------------------------------|
|  <p>DRaw Design & Assessment</p> | <p>DRaw (UK) Ltd Morwick Hall York Road Leeds LS15 4TA 0113 8232871 info@draw-uk.com www.draw-uk.com</p> | <p>Viewpoint Viewpoint 6: Looking south west from South Gare peninsula</p> | <p>Photograph Parameters Time & date of photograph: 4:16pm, 08/06/2020 Camera: Nikon D600 (full frame sensor) Lens: 50mm prime. Horizontal Field of View: 67.5°</p> | <p>Camera Location and Orientation Grid reference: E455620, N527374 Elevation: 8.84m AOD Camera height above ground level: 1.6m Direction to centre of site: 197° Distance to site boundary: 4.46km</p> | <p>Notes</p> <ul style="list-style-type: none"> Type 4 Visualisation in accordance with 'Visual Representations of Development Proposals', Technical Guidance Note 06/19 (17 September 2019), Landscape Institute The image is presented as a 125% enlargement of the reference image. To be printed at A1 size and viewed at comfortable arms length. For photograph locations refer to <i>Viewpoint Location Plan</i>, drawing number P3000803 (9-) L002. | <p>Client Lichfields</p> | <p>Title Verified View 06</p> | | | |
| | | | | | | | <p>Project South Industrial Zone South Tees Environmental Statement</p> | <p>Size A1</p> | <p>Scale NTS</p> | <p>Date 19/06/2020</p> |



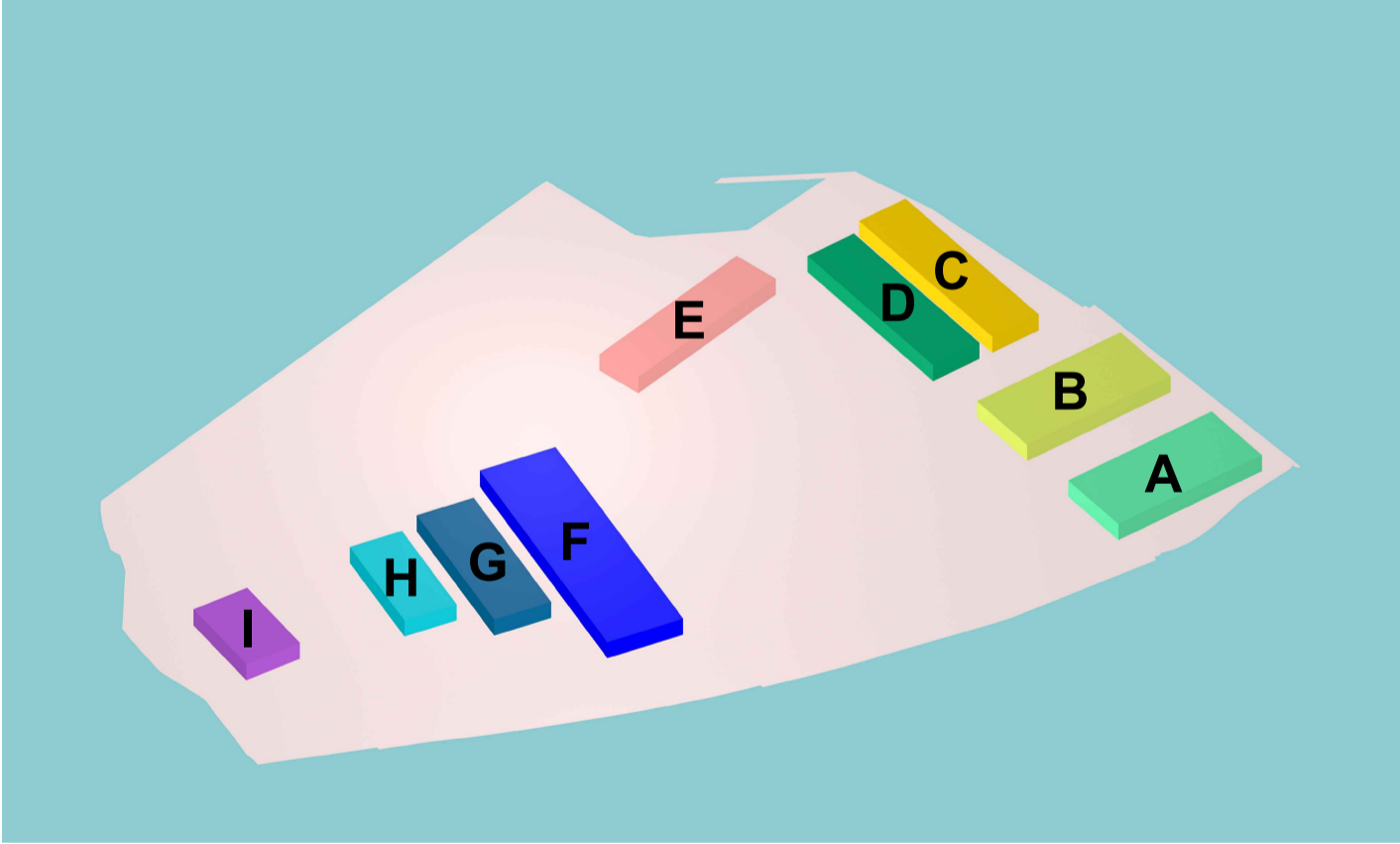
Existing View


| | | | | | | | | | | | |
|---|--|---|--|--|---------------------------------|--|----------|----|-----|------------|----|
|  <p>DRaw Design & Assessment</p> <p><small>DRaw (UK) Ltd Morwick Hall York Road Leeds LS15 4TA 0113 8232871 info@draw-uk.com www.draw-uk.com</small></p> | <p>Viewpoint</p> <p>Viewpoint 7: Looking south west from Coatham Marsh Local Nature Reserve</p> | <p>Photograph Parameters</p> <p>Time & date of photograph: 3:43pm, 08/06/2020 Camera: Nikon D600 (full frame sensor) Lens: 50mm prime. Horizontal Field of View: 67.5°</p> | <p>Camera Location and Orientation</p> <p>Grid reference: E457970, N524835 Elevation: 21.76m AOD Camera height above ground level: 1.6m Direction to centre of site: 236° Distance to site boundary: 3.73km</p> | <p>Notes</p> <ul style="list-style-type: none"> The image is presented as a 125% enlargement of the reference image. To be printed at A1 size and viewed at comfortable arms length For photograph locations refer to <i>Viewpoint Location Plan</i>, drawing number P3000803 (9-) L002 | <p>Client</p> <p>Lichfields</p> | <p>Title</p> <p>Viewpoint 7: Existing View</p> | | | | | |
| | <p>Project</p> <p>South Industrial Zone South Tees Environmental Statement</p> | <table border="1"> <tr> <td>Size</td> <td>Scale</td> <td>Date</td> <td>Created by</td> <td>Reviewer</td> </tr> <tr> <td>A1</td> <td>NTS</td> <td>19/06/2020</td> <td>CL</td> <td>MCE</td> </tr> </table> <p>Drawing Nr:</p> <p>VP7-A</p> <p>Rev</p> <p>00</p> | Size | Scale | Date | Created by | Reviewer | A1 | NTS | 19/06/2020 | CL |
| Size | Scale | Date | Created by | Reviewer | | | | | | | |
| A1 | NTS | 19/06/2020 | CL | MCE | | | | | | | |



Verified view of the proposed development parameter buildings


Key to proposed development parameter buildings:



| | | | | | | | | | | | | |
|--|---|---|---|--|--|---|----------|----|-----|------------|----|-----|
|  <p>DRaw (UK) Ltd Morwick Hall York Road Leeds LS15 4TA 0113 8232871 info@draw-uk.com www.draw-uk.com</p> | <p>Viewpoint</p> <p>Viewpoint 7: Looking south west from Coatham Marsh Local Nature Reserve</p> | <p>Photograph Parameters</p> <p>Time & date of photograph: 3:43pm, 08/06/2020 Camera: Nikon D600 (full frame sensor) Lens: 50mm prime. Horizontal Field of View: 67.5°</p> | <p>Camera Location and Orientation</p> <p>Grid reference: E457970, N524835 Elevation: 21.76m AOD Camera height above ground level: 1.6m Direction to centre of site: 236° Distance to site boundary: 3.73km</p> | <p>Notes</p> <ul style="list-style-type: none"> Type 4 Visualisation in accordance with 'Visual Representations of Development Proposals', Technical Guidance Note 06/19 (17 September 2019), Landscape Institute The image is presented as a 125% enlargement of the reference image. To be printed at A1 size and viewed at comfortable arms length. For photograph locations refer to <i>Viewpoint Location Plan</i>, drawing number P3000803 (9-) L002. | <p>Client</p> <p>Lichfields</p> | <p>Title</p> <p>Verified View 07</p> | | | | | | |
| | <p>Project</p> <p>South Industrial Zone South Tees Environmental Statement</p> | <table border="1"> <tr> <td>Size</td> <td>Scale</td> <td>Date</td> <td>Created by</td> <td>Reviewer</td> </tr> <tr> <td>A1</td> <td>NTS</td> <td>19/06/2020</td> <td>CL</td> <td>MCE</td> </tr> </table> <p>Drawing Nr:</p> <p>VP7-B</p> | Size | Scale | Date | Created by | Reviewer | A1 | NTS | 19/06/2020 | CL | MCE |
| Size | Scale | Date | Created by | Reviewer | | | | | | | | |
| A1 | NTS | 19/06/2020 | CL | MCE | | | | | | | | |



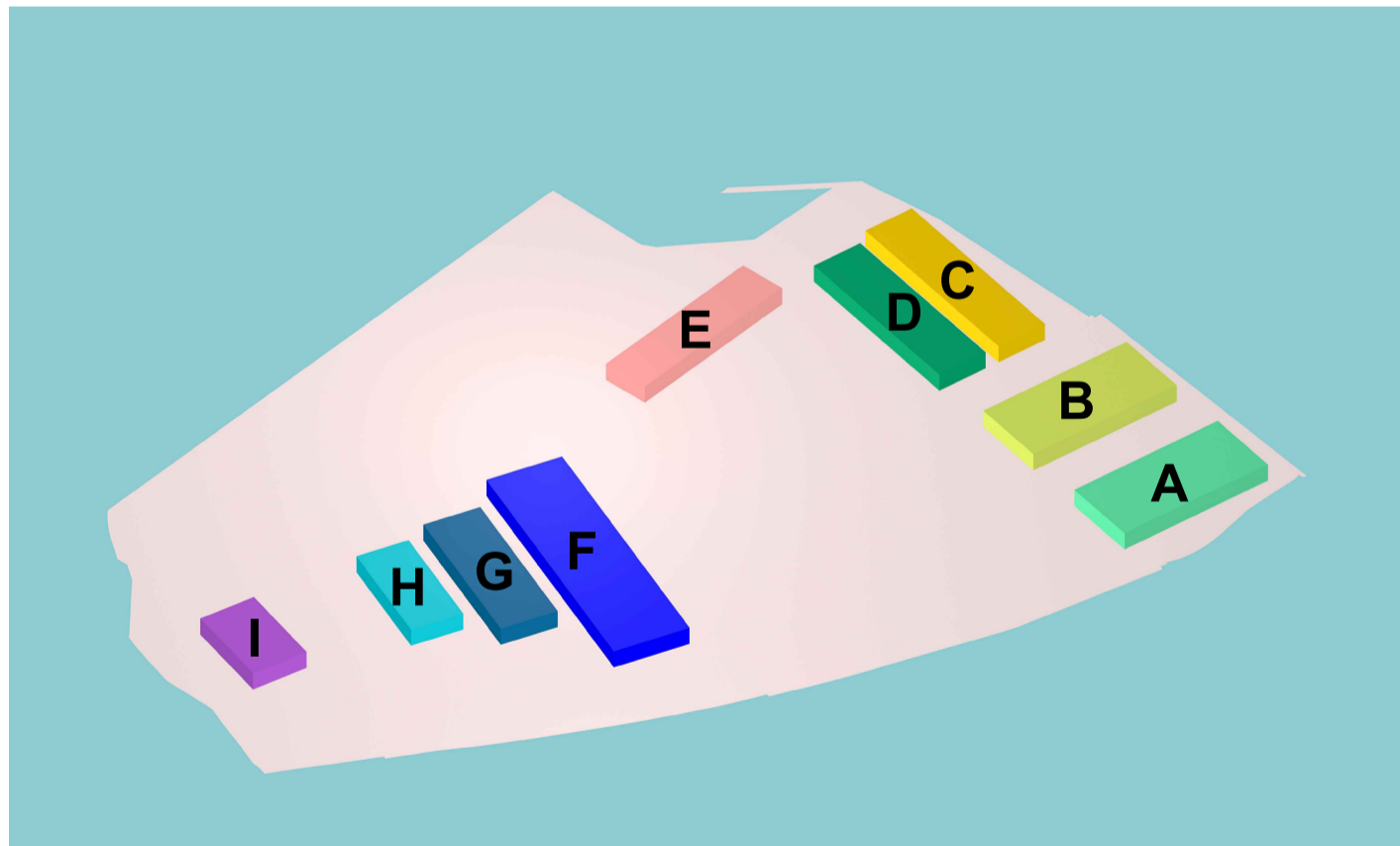
Existing View


| | | | | | | | | | | | | |
|---|---|--|---|--|--|---------------------------------|--|----------|----|-----|------------|----|
|  <p>DRaW Design & Assessment</p> | <p>DRaW (UK) Ltd Morwick Hall York Road Leeds LS15 4TA 0113 8232871 info@draw-uk.com www.draw-uk.com</p> | <p>Viewpoint</p> <p>Viewpoint 8: Looking north west from the A1085 Trunk Road</p> | <p>Photograph Parameters</p> <p>Time & date of photograph: 12:03pm, 08/06/2020 Camera: Nikon D600 (full frame sensor) Lens: 50mm prime. Horizontal Field of View: 67.5°</p> | <p>Camera Location and Orientation</p> <p>Grid reference: E454234, N519895 Elevation: 11.84m AOD Camera height above ground level: 1.6m Direction to centre of site: 356° Distance to site boundary: 1.59km</p> | <p>Notes</p> <ul style="list-style-type: none"> The image is presented as a 125% enlargement of the reference image. To be printed at A1 size and viewed at comfortable arms length For photograph locations refer to <i>Viewpoint Location Plan</i>, drawing number P3000803 (9-) L002 | <p>Client</p> <p>Lichfields</p> | <p>Title</p> <p>Viewpoint 8: Existing View</p> | | | | | |
| | | <p>Project</p> <p>South Industrial Zone South Tees Environmental Statement</p> | <table border="1"> <tr> <td>Size</td> <td>Scale</td> <td>Date</td> <td>Created by</td> <td>Reviewer</td> </tr> <tr> <td>A1</td> <td>NTS</td> <td>19/06/2020</td> <td>CL</td> <td>MCE</td> </tr> </table> <p>Drawing Nr:</p> <p>VP8-A</p> | Size | Scale | Date | Created by | Reviewer | A1 | NTS | 19/06/2020 | CL |
| Size | Scale | Date | Created by | Reviewer | | | | | | | | |
| A1 | NTS | 19/06/2020 | CL | MCE | | | | | | | | |



Verified view of the proposed development parameter buildings


Key to proposed development parameter buildings:



| | | | | | | | | | | | | |
|--|--|---|--|---|---------------------------------|--------------------------------------|----------|----|-----|------------|----|-----|
|  <p>DRaW (UK) Ltd Morwick Hall York Road Leeds LS15 4TA 0113 8232871 info@draw-uk.com www.draw-uk.com</p> | <p>Viewpoint</p> <p>Viewpoint 8: Looking north west from the A1085 Trunk Road</p> | <p>Photograph Parameters</p> <p>Time & date of photograph: 12:03pm, 08/06/2020 Camera: Nikon D600 (full frame sensor) Lens: 50mm prime. Horizontal Field of View: 67.5°</p> | <p>Camera Location and Orientation</p> <p>Grid reference: E454234, N519895 Elevation: 11.84m AOD Camera height above ground level: 1.6m Direction to centre of site: 356° Distance to site boundary: 1.59km</p> | <p>Notes</p> <ul style="list-style-type: none"> Type 4 Visualisation in accordance with 'Visual Representations of Development Proposals', Technical Guidance Note 06/19 (17 September 2019), Landscape Institute The image is presented as a 125% enlargement of the reference image. To be printed at A1 size and viewed at comfortable arms length. For photograph locations refer to <i>Viewpoint Location Plan</i>, drawing number P3000803 (9-) L002. | <p>Client</p> <p>Lichfields</p> | <p>Title</p> <p>Verified View 08</p> | | | | | | |
| | <p>Project</p> <p>South Industrial Zone South Tees Environmental Statement</p> | <table border="1"> <tr> <td>Size</td> <td>Scale</td> <td>Date</td> <td>Created by</td> <td>Reviewer</td> </tr> <tr> <td>A1</td> <td>NTS</td> <td>19/06/2020</td> <td>CL</td> <td>MCE</td> </tr> </table> <p>Drawing Nr:</p> <p>VP8-B</p> | Size | Scale | Date | Created by | Reviewer | A1 | NTS | 19/06/2020 | CL | MCE |
| Size | Scale | Date | Created by | Reviewer | | | | | | | | |
| A1 | NTS | 19/06/2020 | CL | MCE | | | | | | | | |



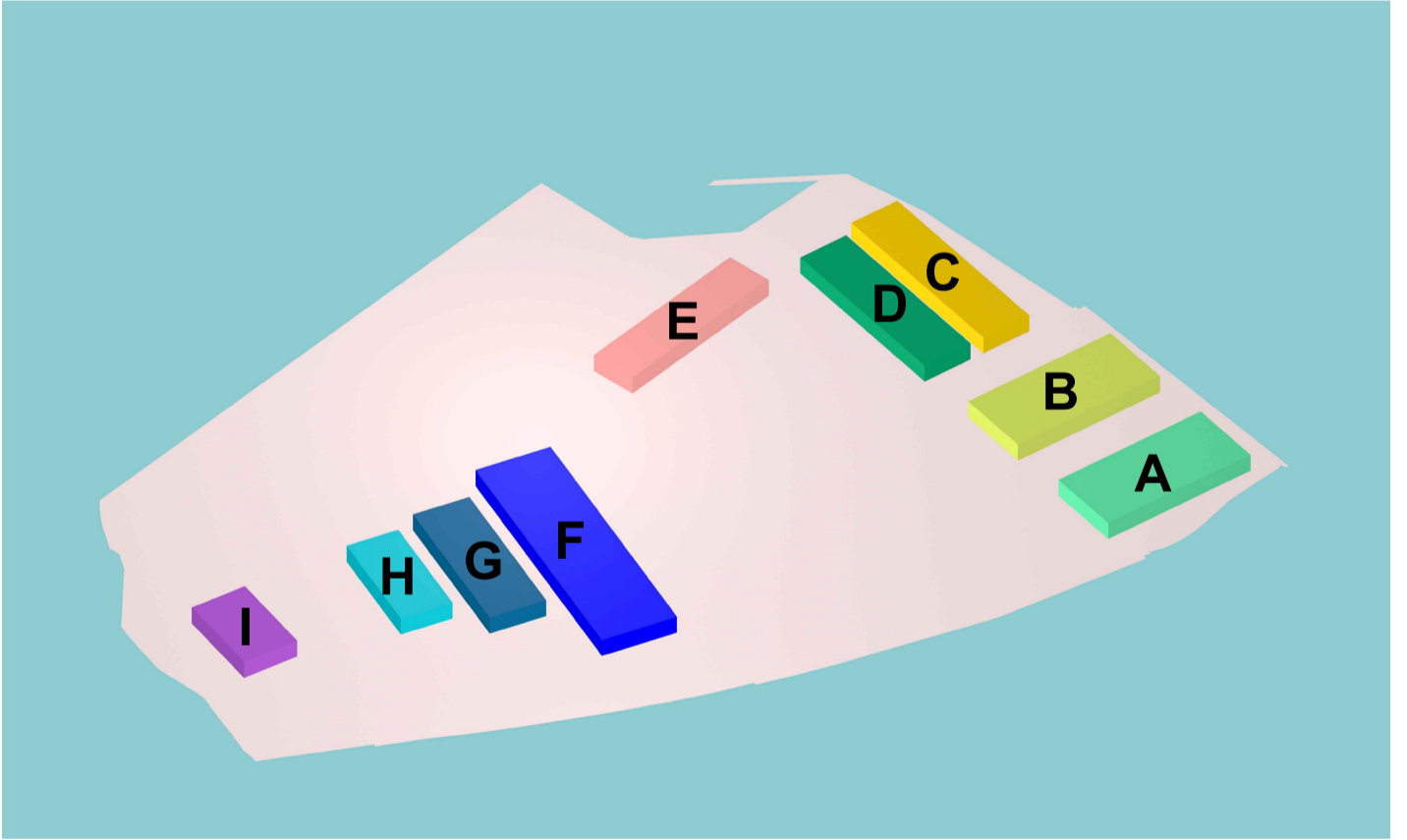
Existing View


| | | | | | | | | | | | |
|--|---|---|--|--|---------------------------------|--|----------|----|-----|------------|----|
|  <p>DRaw (UK) Ltd Morwick Hall York Road Leeds LS15 4TA 0113 8232871 info@draw-uk.com www.draw-uk.com</p> | <p>Viewpoint</p> <p>Viewpoint 9: Looking north from Uvedale Road, Steele Crescent junction, South Bank</p> | <p>Photograph Parameters</p> <p>Time & date of photograph: 11:44am, 08/06/2020 Camera: Nikon D600 (full frame sensor) Lens: 50mm prime. Horizontal Field of View: 67.5°</p> | <p>Camera Location and Orientation</p> <p>Grid reference: E453850, N520382 Elevation: 9.91mAOD Camera height above ground level: 1.6m Direction to centre of site: 6° Distance to site boundary: 1.03km</p> | <p>Notes</p> <ul style="list-style-type: none"> The image is presented as a 125% enlargement of the reference image. To be printed at A1 size and viewed at comfortable arms length For photograph locations refer to <i>Viewpoint Location Plan</i>, drawing number P3000803 (9-) L002 | <p>Client</p> <p>Lichfields</p> | <p>Title</p> <p>Viewpoint 9: Existing View</p> | | | | | |
| | <p>Project</p> <p>South Industrial Zone South Tees Environmental Statement</p> | <table border="1"> <tr> <td>Size</td> <td>Scale</td> <td>Date</td> <td>Created by</td> <td>Reviewer</td> </tr> <tr> <td>A1</td> <td>NTS</td> <td>19/06/2020</td> <td>CL</td> <td>MCE</td> </tr> </table> <p>Drawing Nr:</p> <p>VP9-A</p> <p>Rev</p> <p>00</p> | Size | Scale | Date | Created by | Reviewer | A1 | NTS | 19/06/2020 | CL |
| Size | Scale | Date | Created by | Reviewer | | | | | | | |
| A1 | NTS | 19/06/2020 | CL | MCE | | | | | | | |



Verified view of the proposed development parameter buildings


Key to proposed development parameter buildings:



| | | | | | | | | | | | | |
|--|---|---|---|---|---------------------------------|--------------------------------------|----------|----|-----|------------|----|-----|
|  <p>DRaW (UK) Ltd Morwick Hall York Road Leeds LS15 4TA 0113 8232871 info@draw-uk.com www.draw-uk.com</p> | <p>Viewpoint</p> <p>Viewpoint 9: Looking north from Uvedale Road, Steele Crescent junction, South Bank</p> | <p>Photograph Parameters</p> <p>Time & date of photograph: 11:44am, 08/06/2020 Camera: Nikon D600 (full frame sensor) Lens: 50mm prime. Horizontal Field of View: 67.5°</p> | <p>Camera Location and Orientation</p> <p>Grid reference: E453850, N520382 Elevation: 9.91m AOD Camera height above ground level: 1.6m Direction to centre of site: 6° Distance to site boundary: 1.03km</p> | <p>Notes</p> <ul style="list-style-type: none"> Type 4 Visualisation in accordance with 'Visual Representations of Development Proposals', Technical Guidance Note 06/19 (17 September 2019), Landscape Institute The image is presented as a 125% enlargement of the reference image. To be printed at A1 size and viewed at comfortable arms length. For photograph locations refer to <i>Viewpoint Location Plan</i>, drawing number P3000803 (9-) L002. | <p>Client</p> <p>Lichfields</p> | <p>Title</p> <p>Verified View 09</p> | | | | | | |
| | <p>Project</p> <p>South Industrial Zone South Tees Environmental Statement</p> | <table border="1"> <tr> <td>Size</td> <td>Scale</td> <td>Date</td> <td>Created by</td> <td>Reviewer</td> </tr> <tr> <td>A1</td> <td>NTS</td> <td>19/06/2020</td> <td>CL</td> <td>MCE</td> </tr> </table> <p>Drawing Nr:</p> <p>VP9-B</p> | Size | Scale | Date | Created by | Reviewer | A1 | NTS | 19/06/2020 | CL | MCE |
| Size | Scale | Date | Created by | Reviewer | | | | | | | | |
| A1 | NTS | 19/06/2020 | CL | MCE | | | | | | | | |



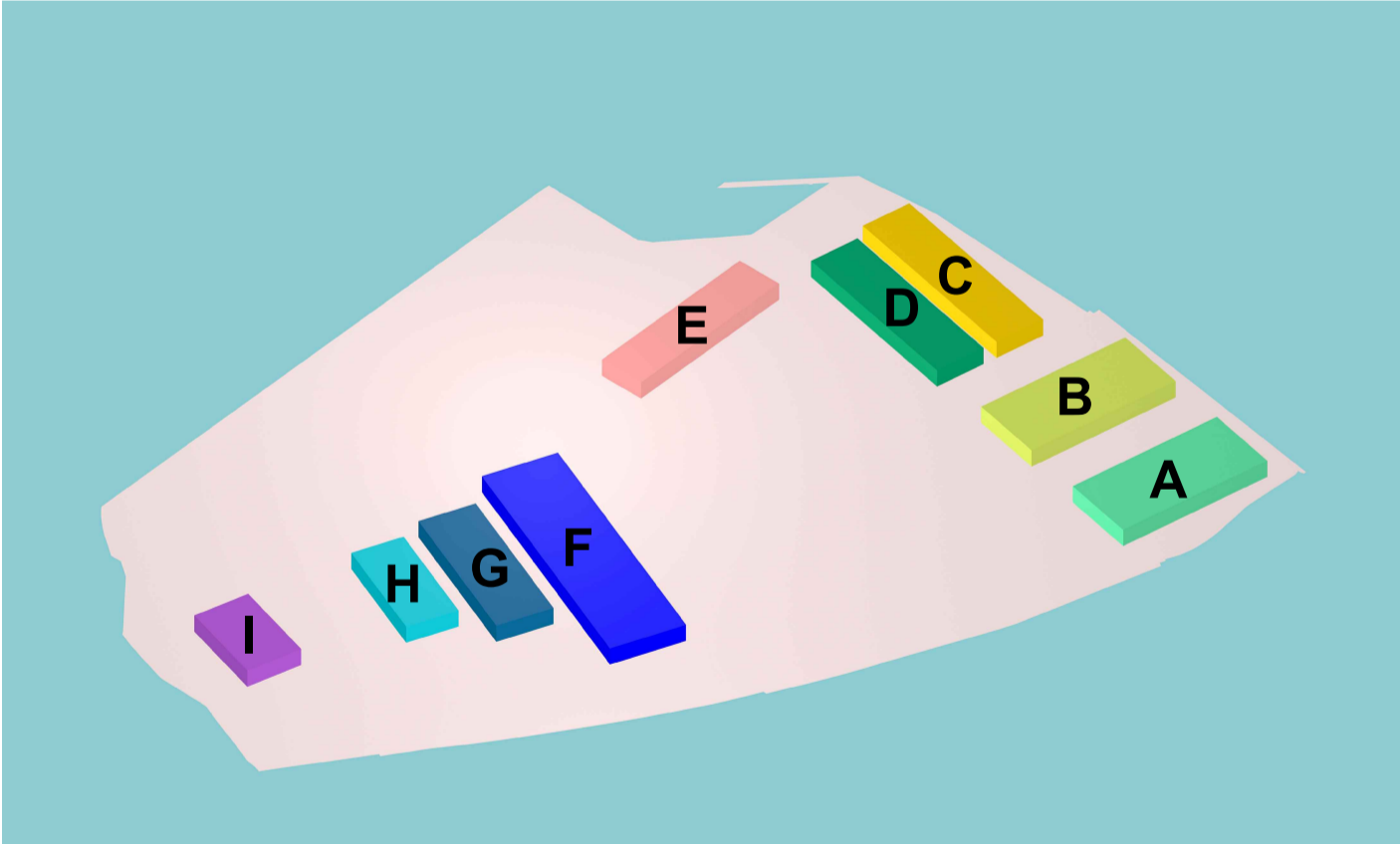
Existing View


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|---|---|--|--|--|---|--|--|
|  <p>DRaw Design & Assessment</p> | <p>DRaw (UK) Ltd Morwick Hall York Road Leeds LS15 4TA 0113 8232871 info@draw-uk.com www.draw-uk.com</p> | <p>Viewpoint</p> <p>Viewpoint 10: Looking north from the junction of A66 and Normanby Road, South Bank</p> | <p>Photograph Parameters</p> <p>Time & date of photograph: 11:30am, 08/06/2020 Camera: Nikon D600 (full frame sensor) Lens: 50mm prime. Horizontal Field of View: 65.2°</p> | <p>Camera Location and Orientation</p> <p>Grid reference: E453408, N520904 Elevation: 10.35m AOD Camera height above ground level: 1.6m Direction to centre of site: 26° Distance to site boundary: 430m</p> | <p>Notes</p> <ul style="list-style-type: none"> The image is presented as a 125% enlargement of the reference image. To be printed at A1 size and viewed at comfortable arms length For photograph locations refer to <i>Viewpoint Location Plan</i>, drawing number P3000803 (9-) L002 | <p>Client</p> <p>Lichfields</p> | <p>Title</p> <p>Viewpoint 10: Existing View</p> |
| | | <p>Project</p> <p>South Industrial Zone South Tees Environmental Statement</p> | <p>Size A1</p> <p>Scale NTS</p> <p>Date 19/06/2020</p> <p>Created by CL</p> <p>Reviewer MCE</p> <p>Rev 00</p> | <p>Drawing Nr:</p> <p>VP10-A</p> | | | |



Verified view of the proposed development parameter buildings


Key to proposed development parameter buildings:



| | | | | | | | | | | | | |
|--|--|---|--|--|--|---|----------|----|-----|------------|----|-----|
|  <p>DRaW (UK) Ltd Morwick Hall York Road Leeds LS15 4TA 0113 8232871 info@draw-uk.com www.draw-uk.com</p> | <p>Viewpoint</p> <p>Viewpoint 10: Looking north from the junction of A66 and Normanby Road, South Bank</p> | <p>Photograph Parameters</p> <p>Time & date of photograph: 11:30am, 08/06/2020 Camera: Nikon D600 (full frame sensor) Lens: 50mm prime Horizontal Field of View: 65.2°</p> | <p>Camera Location and Orientation</p> <p>Grid reference: E453408, N520904 Elevation: 10.35m AOD Camera height above ground level: 1.6m Direction to centre of site: 26° Distance to site boundary: 430m</p> | <p>Notes</p> <ul style="list-style-type: none"> Type 4 Visualisation in accordance with 'Visual Representations of Development Proposals', Technical Guidance Note 06/19 (17 September 2019), Landscape Institute The image is presented as a 125% enlargement of the reference image. To be printed at A1 size and viewed at comfortable arms length. For photograph locations refer to <i>Viewpoint Location Plan</i>, drawing number P3000803 (9-) L002. | <p>Client</p> <p>Lichfields</p> | <p>Title</p> <p>Verified View 10</p> | | | | | | |
| | <p>Project</p> <p>South Industrial Zone South Tees Environmental Statement</p> | <table border="1"> <tr> <td>Size</td> <td>Scale</td> <td>Date</td> <td>Created by</td> <td>Reviewer</td> </tr> <tr> <td>A1</td> <td>NTS</td> <td>19/06/2020</td> <td>CL</td> <td>MCE</td> </tr> </table> <p>Drawing Nr: VP10-B</p> | Size | Scale | Date | Created by | Reviewer | A1 | NTS | 19/06/2020 | CL | MCE |
| Size | Scale | Date | Created by | Reviewer | | | | | | | | |
| A1 | NTS | 19/06/2020 | CL | MCE | | | | | | | | |



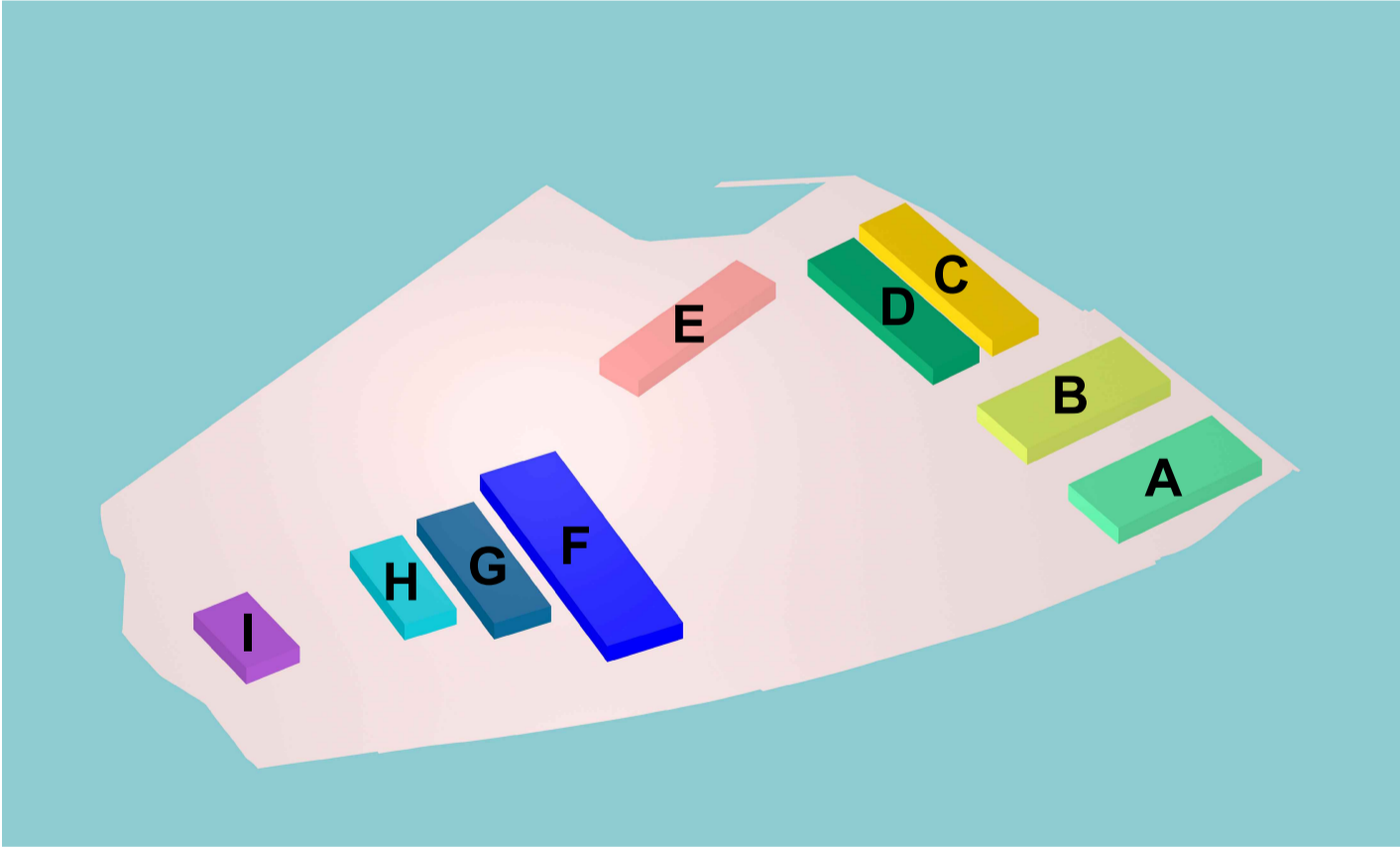
Existing View


| | | | | | | | | | | | | |
|---|---|--|--|---|--|---------------------------------|---|----------|----|-----|------------|----|
|  <p>DRaw Design & Assessment</p> | <p>DRaw (UK) Ltd Morwick Hall York Road Leeds LS15 4TA 0113 8232871 info@draw-uk.com www.draw-uk.com</p> | <p>Viewpoint</p> <p>Viewpoint 11 Looking west from Errington Wood, New Marske</p> | <p>Photograph Parameters</p> <p>Time & date of photograph: 2:09pm, 23/06/2020 Camera: Nikon D600 (full frame sensor) Lens: 50mm prime. Horizontal Field of View: 67.5°</p> | <p>Camera Location and Orientation</p> <p>Grid reference: E461795, N520197 Elevation: 101mAOD Camera height above ground level: 1.6m Direction to centre of site: 285° Distance to site boundary: 6.77km</p> | <p>Notes</p> <ul style="list-style-type: none"> The image is presented as a 125% enlargement of the reference image. To be printed at A1 size and viewed at comfortable arms length For photograph locations refer to <i>Viewpoint Location Plan</i>, drawing number P3000803 (9-) L002 | <p>Client</p> <p>Lichfields</p> | <p>Title</p> <p>Viewpoint 11: Existing View</p> | | | | | |
| | | <p>Project</p> <p>South Industrial Zone South Tees Environmental Statement</p> | <table border="1"> <tr> <td>Size</td> <td>Scale</td> <td>Date</td> <td>Created by</td> <td>Reviewer</td> </tr> <tr> <td>A1</td> <td>NTS</td> <td>19/06/2020</td> <td>CL</td> <td>MCE</td> </tr> </table> <p>Drawing Nr:</p> <p>VP11-A</p> | Size | Scale | Date | Created by | Reviewer | A1 | NTS | 19/06/2020 | CL |
| Size | Scale | Date | Created by | Reviewer | | | | | | | | |
| A1 | NTS | 19/06/2020 | CL | MCE | | | | | | | | |



Verified view of the proposed development parameter buildings


Key to proposed development parameter buildings:



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|--|--|--|---|--|-------------------------------------|--|
|  <p>DRaW (UK) Ltd Morwick Hall York Road Leeds LS15 4TA 0113 8232871 info@draw-uk.com www.draw-uk.com</p> | <p>Viewpoint 11 Looking west from Errington Wood, New Marske</p> | <p>Photograph Parameters Time & date of photograph: 2:09pm, 23/06/2020 Camera: Nikon D600 (full frame sensor) Lens: 50mm prime. Horizontal Field of View: 67.5°</p> | <p>Camera Location and Orientation Grid reference: E461795, N520197 Elevation: 101m AOD Camera height above ground level: 1.6m Direction to centre of site: 285° Distance to site boundary: 6.77km</p> | <p>Notes</p> <ul style="list-style-type: none"> Type 4 Visualisation in accordance with 'Visual Representations of Development Proposals', Technical Guidance Note 06/19 (17 September 2019), Landscape Institute The image is presented as a 125% enlargement of the reference image. To be printed at A1 size and viewed at comfortable arms length. For photograph locations refer to <i>Viewpoint Location Plan</i>, drawing number P3000803 (9-) L002. | <p>Client Lichfields</p> | <p>Title Verified View 11</p> |
| | <p>Project South Industrial Zone South Tees Environmental Statement</p> | <table border="1"> <tr> <td>Size A1</td> <td>Scale NTS</td> <td>Date 19/06/2020</td> <td>Created by CL</td> <td>Reviewer MCE</td> </tr> </table> <p>Drawing Nr: VP11-B</p> <p>Rev 00</p> | Size A1 | Scale NTS | Date 19/06/2020 | Created by CL |
| Size A1 | Scale NTS | Date 19/06/2020 | Created by CL | Reviewer MCE | | |



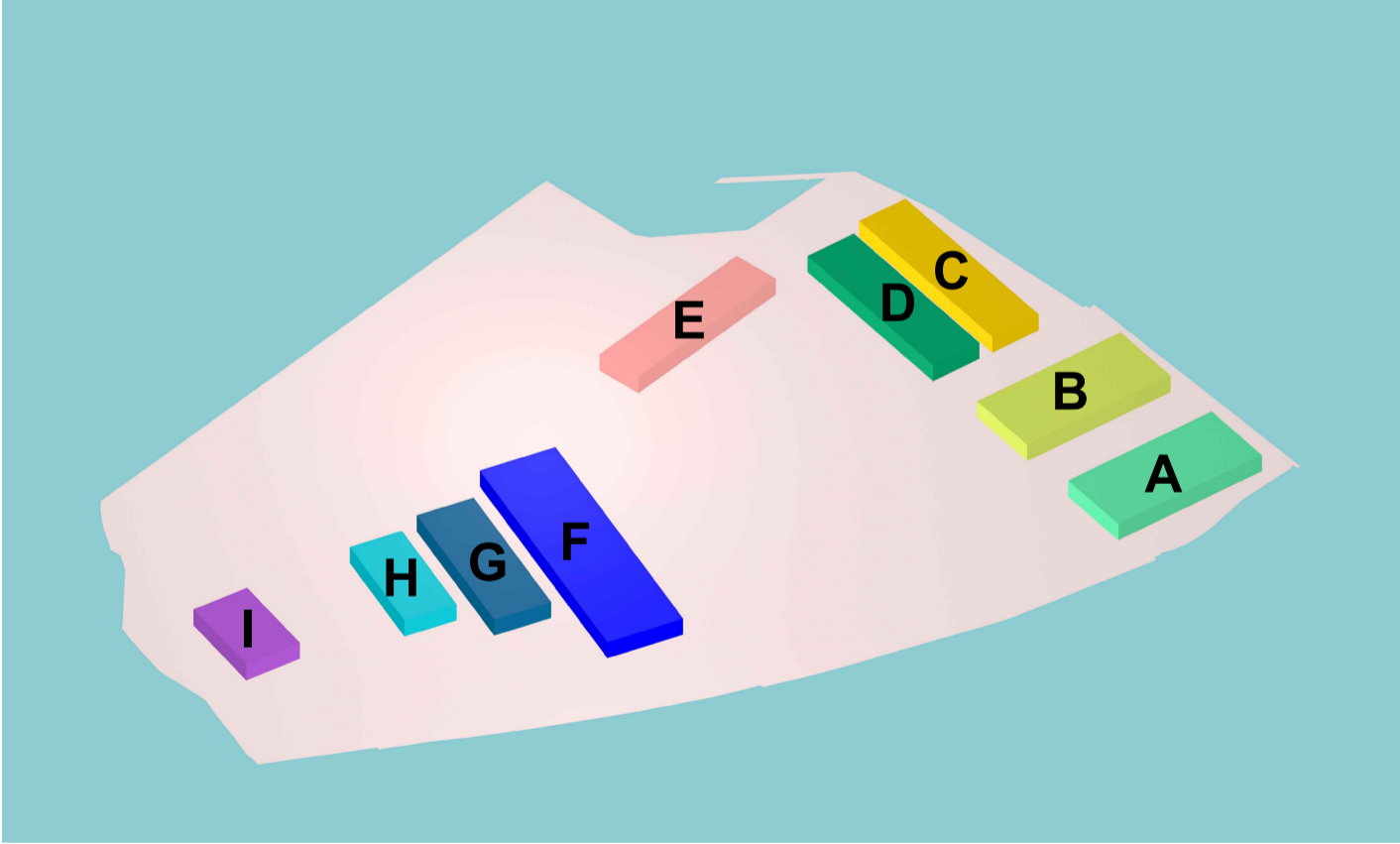
Existing View


| | | | | | | | | | | | | |
|---|---|--|--|--|---------------------------------|---|----------|----|-----|------------|----|-----|
|  <p>DRaw Design & Assessment</p> <p><small>DRaw (UK) Ltd Morwick Hall York Road Leeds LS15 4TA 0113 8232871 info@draw-uk.com www.draw-uk.com</small></p> | <p>Viewpoint</p> <p>Viewpoint 12: Looking south east from Riverside Road, northern estuary industrial site</p> | <p>Photograph Parameters</p> <p>Time & date of photograph: 11:14am, 08/06/2020 Camera: Nikon D600 (full frame sensor) Lens: 50mm prime. Horizontal Field of View: 67.5°</p> | <p>Camera Location and Orientation</p> <p>Grid reference: E452515, N522661 Elevation: 5.35mAOD Camera height above ground level: 1.6m Direction to centre of site: 106° Distance to site boundary: 773m</p> | <p>Notes</p> <ul style="list-style-type: none"> The image is presented as a 125% enlargement of the reference image. To be printed at A1 size and viewed at comfortable arms length For photograph locations refer to <i>Viewpoint Location Plan</i>, drawing number P3000803 (9-) L002 | <p>Client</p> <p>Lichfields</p> | <p>Title</p> <p>Viewpoint 12: Existing View</p> | | | | | | |
| | <p>Project</p> <p>South Industrial Zone South Tees Environmental Statement</p> | <table border="1"> <tr> <td>Size</td> <td>Scale</td> <td>Date</td> <td>Created by</td> <td>Reviewer</td> </tr> <tr> <td>A1</td> <td>NTS</td> <td>19/06/2020</td> <td>CL</td> <td>MCE</td> </tr> </table> <p>Drawing Nr:</p> <p>VP12-A</p> | Size | Scale | Date | Created by | Reviewer | A1 | NTS | 19/06/2020 | CL | MCE |
| Size | Scale | Date | Created by | Reviewer | | | | | | | | |
| A1 | NTS | 19/06/2020 | CL | MCE | | | | | | | | |



Verified view of the proposed development parameter buildings

Key to proposed development parameter buildings:



| | | | | | | | | | | | | |
|--|---|--|--|---|---------------------------------|--------------------------------------|----------|----|-----|------------|----|-----|
|  <p>DRaW (UK) Ltd Morwick Hall York Road Leeds LS15 4TA 0113 8232871 info@draw-uk.com www.draw-uk.com</p> | <p>Viewpoint</p> <p>Viewpoint 12: Looking south east from Riverside Road, northern estuary industrial site</p> | <p>Photograph Parameters</p> <p>Time & date of photograph: 11:14am, 08/06/2020 Camera: Nikon D600 (full frame sensor) Lens: 50mm prime. Horizontal Field of View: 67.5°</p> | <p>Camera Location and Orientation</p> <p>Grid reference: E452515, N522661 Elevation: 5.35mAOD Camera height above ground level: 1.6m Direction to centre of site: 106° Distance to site boundary: 773m</p> | <p>Notes</p> <ul style="list-style-type: none"> Type 4 Visualisation in accordance with 'Visual Representations of Development Proposals', Technical Guidance Note 06/19 (17 September 2019), Landscape Institute The image is presented as a 125% enlargement of the reference image. To be printed at A1 size and viewed at comfortable arms length. For photograph locations refer to <i>Viewpoint Location Plan</i>, drawing number P3000803 (9-) L002. | <p>Client</p> <p>Lichfields</p> | <p>Title</p> <p>Verified View 12</p> | | | | | | |
| | <p>Project</p> <p>South Industrial Zone South Tees Environmental Statement</p> | <table border="1"> <tr> <td>Size</td> <td>Scale</td> <td>Date</td> <td>Created by</td> <td>Reviewer</td> </tr> <tr> <td>A1</td> <td>NTS</td> <td>27/06/2020</td> <td>CL</td> <td>MCE</td> </tr> </table> <p>Drawing Nr:</p> <p>VP12-B</p> | Size | Scale | Date | Created by | Reviewer | A1 | NTS | 27/06/2020 | CL | MCE |
| Size | Scale | Date | Created by | Reviewer | | | | | | | | |
| A1 | NTS | 27/06/2020 | CL | MCE | | | | | | | | |

Appendix L5: Email Correspondence with Redcar and Cleveland Borough Council on the scope of assessment

From: David Pedlow <David.Pedlow@redcar-cleveland.gov.uk>
Sent: 08 June 2020 18:00
To: Watson, Maryam <Maryam.Watson@bdp.com>
Cc: Mackay, Duncan <Duncan.Mackay@bdp.com>; Ferguson, Jenny <jenny.ferguson@bdp.com>; katie.brown@lichfields.uk; Justine Matchett <justine.matchett@lichfields.uk>; Neil Westwick <neil.westwick@lichfields.uk>
Subject: RE: South Industrial Zone, South Tees - LVIA Verified Views

Good evening

Thank you for the revised LVIA information. I have now had an opportunity to review these and I only have a couple of suggestions.

- There may be benefit of a view point from the edge of Errington Woods that are to the South of New Marske. While these will be long distance views there are prominent views from here of both Wilton International and the STDC land.
- Is there a need to have some viewpoints from north of the river within Stockton BC. While it is acknowledged that most of the land to the north of the river in closest proximity to the site is also of commercial/industrial in nature, there will be a change in views.

Apart from the above I have no other comments to make on the proposed viewpoints. If you require anything further please let me know.

Kind Regards

David Pedlow MRTPI
Principal Planning Officer
Redcar & Cleveland Borough Council

Redcar & Cleveland House
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Follow us on Twitter: [@redcarcleveland](https://twitter.com/redcarcleveland)
Like us on Facebook: facebook.com/redcarcleveland

Government Security Markings
NOT CLASSIFIED
No confidential information contained.



From: Watson, Maryam [<mailto:Maryam.Watson@bdp.com>]
Sent: 02 June 2020 16:58
To: David Pedlow <David.Pedlow@redcar-cleveland.gov.uk>
Cc: Mackay, Duncan <Duncan.Mackay@bdp.com>; Ferguson, Jenny <jenny.ferguson@bdp.com>; katie.brown@lichfields.uk; Justine Matchett <justine.matchett@lichfields.uk>
Subject: FW: South Industrial Zone, South Tees - LVIA Verified Views

Dear David,

I hope you are well. I am just following up on the email below, as we have slightly amended the proposed views upon receiving local expert advice.

An updated viewpoint summary and location plan are attached however the key changes are:

- Vp3 has changed from the southern boundary of the site to the vantage point of 'Cargo Fleet River View Park'
- The receptor of the PRow 'Black Tees Path' (previously Vp3) can be picked up at Vp4 'South Bank train station.'
- Vp10 'Junction of A66 and Normanby Road, South Bank' has been added to the plan.

Please could you advise whether the viewpoints attached are suitable for the purposes of the LVIA? We are in the process of arranging for the necessary photography to be undertaken so it would be valuable to have your opinion as soon as possible.

Many thanks,
Maryam

Maryam Watson
Town Planner

BDP

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E Maryam.Watson@bdp.com
www.bdp.com

Please consider the environment before printing this e-mail

From: Watson, Maryam
Sent: 27 May 2020 15:05
To: 'david.pedlow@redcar-cleveland.gov.uk' <david.pedlow@redcar-cleveland.gov.uk>
Cc: 'katie.brown@lichfields.uk' <katie.brown@lichfields.uk>; 'justine.matchett@lichfields.uk' <justine.matchett@lichfields.uk>; Mackay, Duncan <Duncan.Mackay@bdp.com>; Ferguson, Jenny

[<jenny.ferguson@bdp.com>](mailto:jenny.ferguson@bdp.com)

Subject: South Industrial Zone, South Tees - LVIA Verified Views

Dear David,

I hope you are well. I am contacting with regards to the preparation of a Landscape and Visual Impact Assessment to support an outline planning application for the South Industrial Zone, South Tees.

BDP have been appointed by Lichfields, on behalf of South Tees Development Corporation to produce the EIA landscape chapter and LVIA. Having conducted initial site visits, we have proposed nine medium and long-range verified views (please see viewpoint location plan attached) to inform the assessment. These are as follows:

| No. | View Location | OS Grid Reference | Direction of view | Reasons |
|-----|---|-------------------------|-------------------|---|
| Vp1 | Eston Nab Hill | 54.557060, -1.123602 | NW | Representative of views from public footpath and highest vantage point in the area of site |
| Vp2 | Junction of A66 and Church Lane, Grangetown | 54.577490, -1.157453 | NW | Representative of views from residential properties, and footpath and road users on A66 and Church Lane |
| Vp3 | Black path Public Right of Way to southern boundary | 54.585941, -1.161776 | W/NW | Representative of views from PRow footpath, and closest opportunity for public views of the site |
| Vp4 | South Bank train station | 54.583871, -1.176356 | E/NE | Representative of views from public train station |
| Vp5 | Junction of Smiths Dock Road and Dockside Road | 54.586537, -1.179083 | E | Representative of views from road junction and proposed access point of site |
| Vp6 | South Gare peninsula | 54.638534, -1.139721 | SW | Representative of views from South Gare & Coatham Sands SSSI and fishing huts |
| Vp7 | Coatham Marsh LNR | 54.614794, -1.102223 | SW | Representative of views from footpaths through Coatham Marsh Local Nature Reserve |
| Vp8 | Junction with Tesco Extra | 54.571515, -1.162454 | N | Representative of views from A1085 Trunk Road, footpaths and public retail development |
| Vp9 | Uvedale Road, South Bank residential area | 54.576494, -1.167066 | N | Representative of views from residential housing, recreation space and footpaths |

We have been advised by Lichfields that they are not seeking a formal scoping opinion and that each technical lead for the EIA should contact the relevant officer at RCBC and seek their opinion on the

proposed scope of works. With this in mind please could you (or the most relevant colleague) advise whether these views are adequate for the purpose of the LVIA and whether there are any significant local views we have missed?

Many thanks,
Maryam

Maryam Watson
Town Planner

BDP

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