



Legend:

- Site (indicative)
- 1 km bands from Site

Zone of Theoretical Visibility

✚ Reference points

Screened: No. of ref. pts visible

-  1
-  2
-  3
-  4
-  5
-  6
-  7
-  8
-  9
-  10
-  11
-  12
-  13
-  14
-  15
-  16
-  17
-  18
-  19
-  20
-  21
-  22
-  23
-  24

Project: Land at Burleigh Lane,
Crawley Down

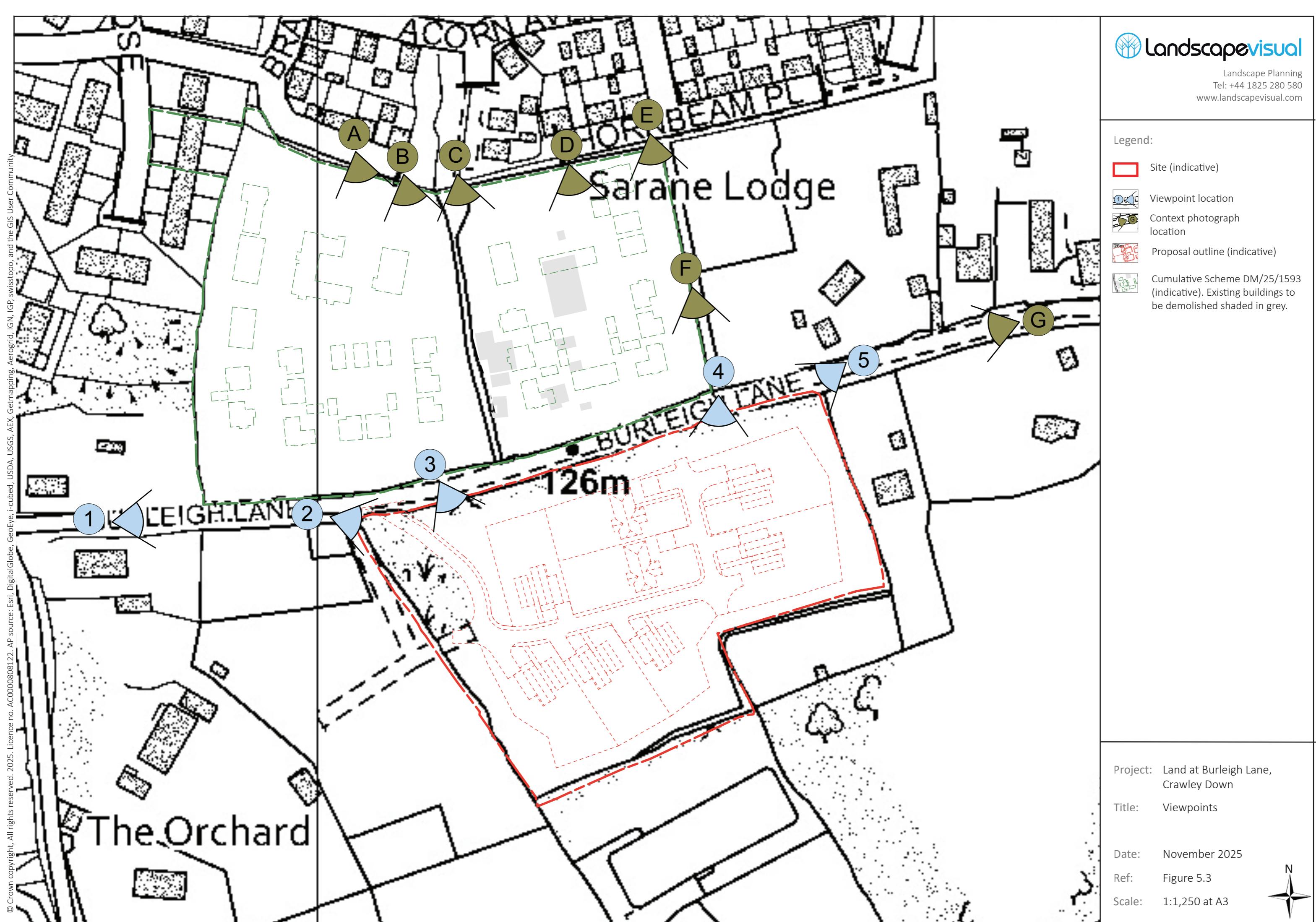
Title: Screened ZTV of the Proposed Development

Date: August 2025

P-6

Figure 3.2



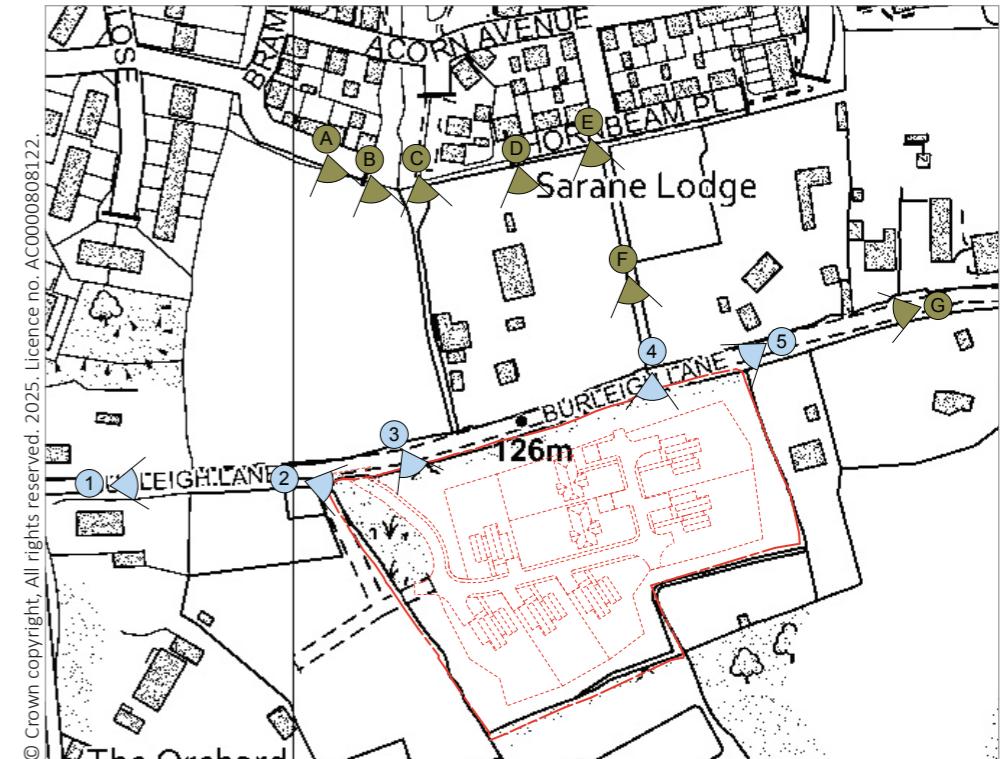




Existing panorama

Viewpoint 1:
Burleigh Lane,
adjacent to Burleigh Cottage

Visual Effects	Assessment
TCA	Crawley Down Sandhill Lane
TCA sensitivity	Medium
Existing view	View east along Burleigh Lane, adjacent to Burleigh Cottage (Grade II). The north-west corner of the Site is visible in the centre of the view.
Receptors	Users of Burleigh Lane (<i>Footpath WOR/56W</i>)
Sensitivity	Medium
Scale of effect	Very small: The proposed site access at the junction with Burleigh Lane would be partially visible from this location. The remainder of the Proposal would not be seen from this location.
Extent of effect	The Proposal would occupy ca. 2.5 degrees visible Horizontal Field of View (HFoV) (the Site occupying roughly 45 degrees HFoV from this location, most of which is screened).
Duration/reversibility	Long-term and Irreversible
Magnitude	Very small
Significance	Minor
Nature of effect	Neutral



Viewpoint location



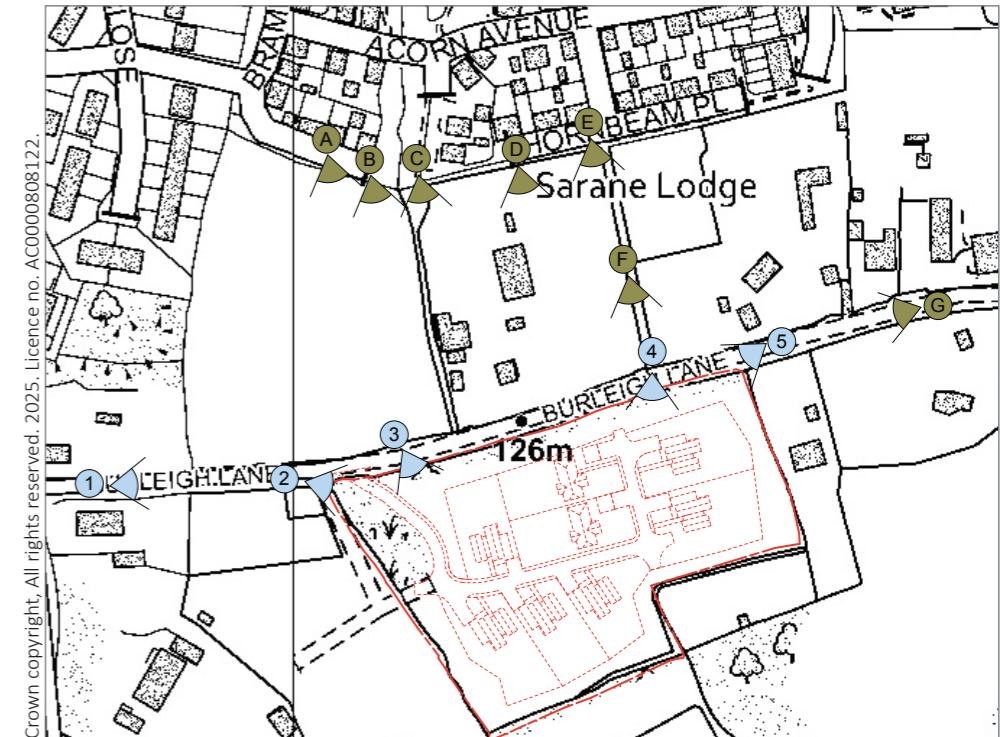
Enlargement:	100 per cent	Camera and lens:	Canon EOS 5DSR/50 mm	Date and time:	17 November 2025, 11:15 a.m.	<i>Viewpoint 1: Existing site</i> (Non-AVR photography for information only)
Paper size:	420 mm x 297 mm	Camera height:	1.5 m	Grid reference:	535919 137179	Burleigh Lane,
Printed image size:	390 mm x 260 mm	Horizontal FoV:	39.6 degrees	Distance/direction:	95 m west of the site	adjacent to Burleigh Cottage



Existing panorama

Viewpoint 2:
Burleigh Lane, adjacent rear access
to Sandhill House

Visual Effects	Assessment
TCA	Southern Fringe
TCA sensitivity	Medium
Existing view	View along northern edge of Site
Receptors	Users of Burleigh Lane (Footpath WOR/56W)
Sensitivity	Medium
Scale of effect	Medium: A view into the Site would be possible from the proposed access road as a result of localised vegetation clearance. There would be very limited views of the remainder of the Proposal due to the screening effects of boundary vegetation and the set back of self-build plots into the Site (ca. 15 m) from Burleigh Lane. Effects would reduce with time as the proposed vegetation on the Site edge matures.
Extent of effect	The Proposal would occupy ca. 35 degrees visible HFoV (the Site occupying roughly 70 degrees HFoV from this location).
Duration/reversibility	Long-term and Irreversible
Magnitude	Medium
Significance	Moderate
Nature of effect	Neutral





Enlargement:	100 per cent	Camera and lens:	Canon EOS 5DSR/50 mm	Date and time:	17 November 2025, 11:40 a.m.	<i>Viewpoint 2: Existing site (Non-AVR photography for information only)</i>
Paper size:	420 mm x 297 mm	Camera height:	1.5 m	Grid reference:	535005 137181	Burleigh Lane,
Printed image size:	390 mm x 260 mm	Horizontal FoV:	39.6 degrees	Distance/direction:	12 m west of the site	adjacent to rear access of Sandhill House