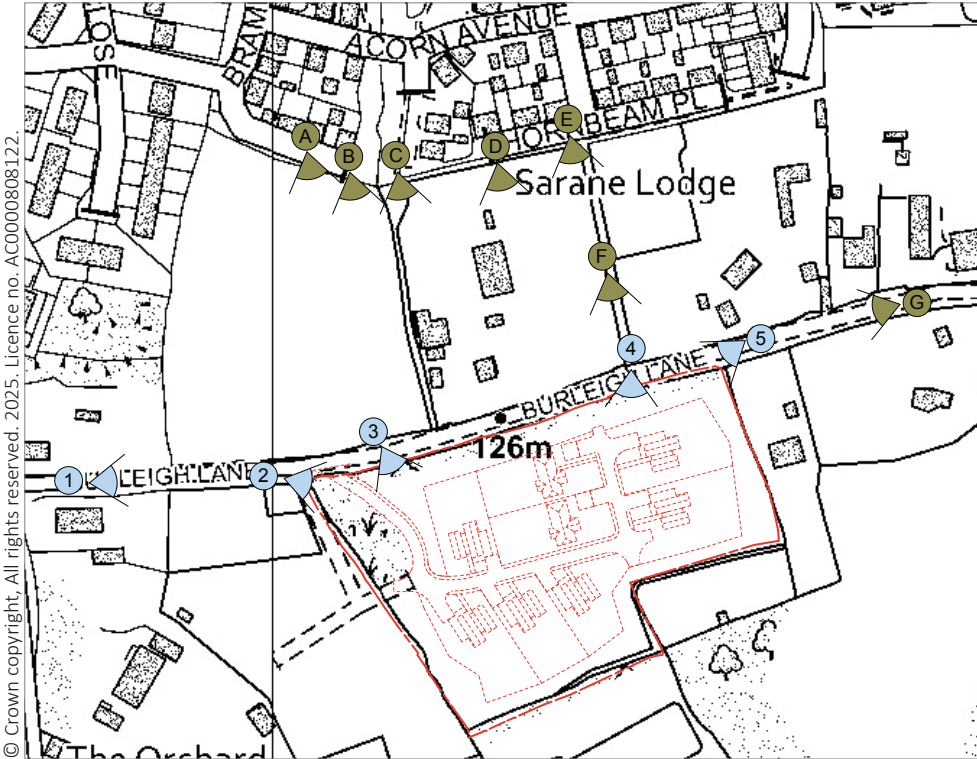




Existing panorama

Viewpoint 3:
Burleigh Lane, north of Site

Visual Effects	Assessment
TCA	Southern Fringe
TCA sensitivity	Medium
Existing view	View along northern edge of Site where Burleigh Lane is lower than the existing field.
Receptors	Users of Burleigh Lane (<i>Footpath WOR/56W</i>)
Sensitivity	Medium
Scale of effect	Medium: The Proposal would be heavily screened by existing boundary vegetation along Burleigh Lane, which would be reinforced by the proposed landscape design. Limited, filtered views may be possible of the proposed dwellings in views south from this location. The set back of self-build plots into the Site (ca. 15 m) and nearest proposed building ca. 35 m from Burleigh Lane would reduce the visual impacts of the Proposal. Effects would reduce with time as the proposed vegetation on the Site edge matures.
Extent of effect	The Proposal would occupy ca. 170 degrees visible HFoV.
Duration/reversibility	Long-term and Irreversible
Magnitude	Medium to small
Significance	Moderate
Nature of effect	Neutral



Viewpoint location



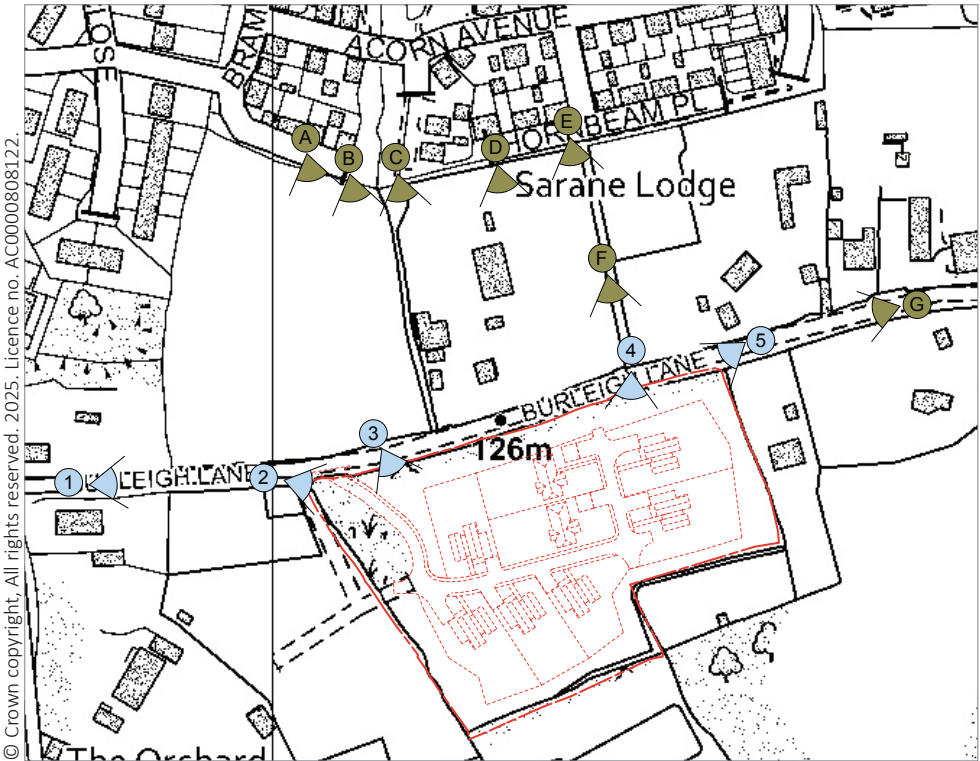
Enlargement:	100 per cent	Camera and lens:	Canon EOS 5DSR/50 mm	Date and time:	17 November 2025, 12:10 p.m.	Viewpoint 3: Existing site (Non-AVR photography for information only) Burleigh Lane, north of Site
Paper size:	420 mm x 297 mm	Camera height:	1.5 m	Grid reference:	535122 137195	
Printed image size:	390 mm x 260 mm	Horizontal FoV:	39.6 degrees	Distance/direction:	5 m north of the site	



Existing panorama

Viewpoint 4:
Footpath from Hornbeam Place,
junction with Burleigh Lane

Visual Effects	Assessment
TCA	Crawley Down
TCA sensitivity	Medium to Low
Existing view	View to Site along new PROW north of Burleigh Lane
Receptors	Users of footpath (New PROW)
Sensitivity	Medium
Scale of effect	Medium: Limited views of the Proposal would be possible from this location. However, due to the screening effects of vegetation to the north of Burleigh Lane the majority of the Proposal would not be visible from this location. The set back of self-build plots into the Site (ca. 15 m) and nearest proposed building being ca. 25 m from Burleigh Lane would reduce the visual impacts of the Proposal. Effects would reduce with time as the proposed vegetation on the Site edge matures.
Extent of effect	The Proposal would occupy ca. 160 degrees visible HFOV from this location.
Duration/reversibility	Long-term and Irreversible
Magnitude	Medium to small
Significance	Minor
Nature of effect	Neutral



Viewpoint location



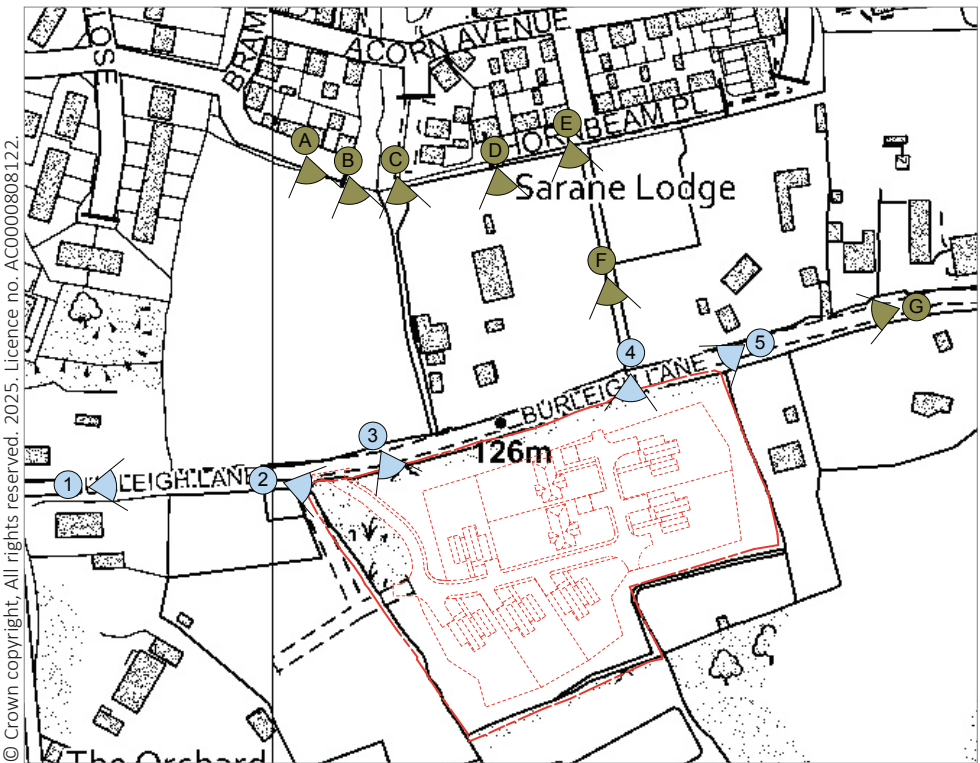
Enlargement:	100 per cent	Camera and lens:	Canon EOS 5DSR/50 mm	Date and time:	17 November 2025, 12:30 p.m.	Viewpoint 4: Existing site (Non-AVR photography for information only) Footpath from Hornbeam Place, junction with Burleigh Lane
Paper size:	420 mm x 297 mm	Camera height:	1.5 m	Grid reference:	535158 137229	
Printed image size:	390 mm x 260 mm	Horizontal FoV:	39.6 degrees	Distance/direction:	10 m north of the site	



Existing panorama

Viewpoint 5:
Burleigh Lane, adjacent to entrance
to 'Hedgerow'

Visual Effects	Assessment
TCA	Southern Fringe
TCA sensitivity	Medium
Existing view	View along northern edge of Site, and limited view of eastern edge of field.
Receptors	Users of Burleigh Lane (<i>Footpath WOR/56W</i>)
Sensitivity	Medium
Scale of effect	Small: The Proposal would be heavily screened by existing boundary vegetation along Burleigh Lane, which would be reinforced by the proposed landscape design. The set back of self-build plots into the Site (ca. 15 m) and nearest proposed building being ca. 35 m from Burleigh Lane would reduce the visual impacts of the Proposal. Effects would reduce with time as the proposed vegetation on the Site edge matures.
Extent of effect	The Proposal would occupy ca. 40 degrees visible HFoV (the Site occupying roughly 85 degrees HFoV from this location).
Duration/reversibility	Long-term and Irreversible
Magnitude	Small
Significance	Minor
Nature of effect	Neutral



Viewpoint location