

Land at West Hoathly Road, East Grinstead

ACCURATE VISUAL REPRESENTATIONS (AVR)

Document prepared by Preconstruct Ltd on behalf of Devine Homes Plc,
to accompany a planning application for the proposed development at Land at West Hoathly Road, East Grinstead.

19th August 2026
www.preconstruct.com



Contents

ACCURATE VISUAL REPRESENTATIONS (AVR)	
Viewpoint Locations	page 3
Viewpoint Data	page 4
Viewpoints — Baseline & Proposed	pages 5-13
AVR METHODOLOGY	
Project Specific, Technical Methodology	page 15
General, Technical Methodology	pages 16-18
Example Composite View	page 19
Visualisation Level & Type Descriptions	page 20



Viewpoint Locations



Map base includes data from © OpenStreetMap

Legend

Viewpoint location

Site Boundary

Viewpoint Data

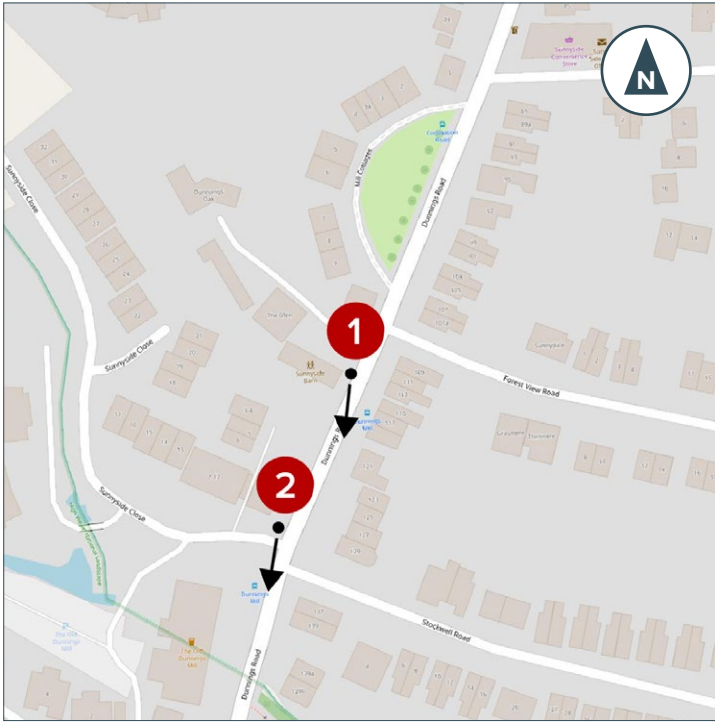
VP	Description	Direction (looking)	Visualisation Level & Type	Distance to site boundary	Easting	Northing	Ground AOD	Date / Time	Camera Height	Camera	Lens	Focal Length	Horizon	Projection	HFoV
01	Dunning's Road outside Sunnyside Barn	S	AVR1 - Type4	186m	539287.01	136956.50	84.93	03-08-2026 / 17:43	1.65m	Sony A7R IV (35mm)	Canon 50mm - F/1.4	50mm	Central	Planar *	53.5° *
02	Dunning's Road junction with Sunnyside Close	S	AVR1 - Type4	134m	539264.68	136908.77	79.43	03-08-2026 / 17:53	1.65m	Sony A7R IV (35mm)	Canon 50mm - F/1.4	50mm	Central	Planar *	53.5° *

* All views also include a panoramic ‘baseline’ 90° Horizontal Field of View (HFoV), cylindrical projection.

Viewpoints — Baseline & Proposed



View 1 Dunning's Road outside Sunnyside Barn
Baseline and View Data



All views include a panoramic 'baseline' 90° Horizontal Field of View (HFOV), cylindrical projection.

VP	Description	Direction (looking)	Visualisation Level & Type	Distance to site boundary	Easting	Northing	Ground AOD	Date / Time	Camera Height	Camera	Lens	Focal Length	Horizon	Projection	HFOV
01	Dunning's Road outside Sunnyside Barn	S	AVR1 - Type4	186m	539287.01	136956.50	84.93	03-08-2026 / 17:43	1.65m	Sony A7R IV (35mm)	Canon 50mm - F/1.4	50mm	Central	Planar	53.5°







Proposed (Built-form / Houses)
AVR1 / Wireline
Semi-transparent fill

Proposed - Occluded
Dashed wireline