



Photograph 21: view from south-eastern end of Burleigh Lane from Sandhill Lane, beyond application site, looking north-west. Application site not visible. View will not change.



Photograph 22: view from Burleigh Lane beyond application site looking north across pasture and barn (Trishlands) towards residential properties in Mead Gardens/Rushett's Lane/Hornbeam Place. Application site not visible, view will not change.





Photograph 23: view from Burleigh Lane, looking west, application site to right of view.

Norway Spruce running through middle of site behind existing buildings to be removed. Wall in photograph on boundary to remain along with gates.

Vegetation behind wall to be retained and reinforced with new planting, within a landscape buffer zone approximately 10m wide. The buffer will consist of less intensively managed vegetation (e.g. coarse grasses and wildflowers) to maintain/enhance ecological connectivity.

View will change with the removal of existing trees and buildings, and the introduction of new built form, road infrastructure and landscaping.



Photograph 24: view from Burleigh Lane, looking east from south-west corner, application site to left of view. The former business centre buildings within the site visible in distance.

Existing trees on boundary to remain and will be supplemented by new tree planting on outer edge of landscape buffer zone. The buffer in this view will be 30m deep and will consist of less intensively managed vegetation (e.g. coarse grasses and wildflowers) to maintain/enhance ecological connectivity.

View will change with introduction of built form beyond landscape buffer zone, nearest building in this view will be 40m away.



Photograph 25: view from south-west corner of site, looking east towards the former business centre buildings within the site which will be removed. Norway Spruce on skyline behind existing buildings will be removed. Residential properties to north of site at Sycamore Lane and Ash Tree Street visible to north of application site but will be less visible when new trees have been planted on boundary, and in summer months.
View will change with the introduction of new built form, road infrastructure and landscaping.



Photograph 26: view from inside application site, looking east at the former business centre buildings which will be removed, together with line of Norway spruce behind, which will also be removed to facilitate the development. View will change, with the removal of the existing buildings and hard standing, removal of existing trees, and introduction of new built form, road infrastructure and landscaping.



Photograph 27: view from within application site looking south at existing boundary, and the brick piers and gates to the former business centre (The Croft) on Burleigh Lane which will be retained and restored. Hard standing in foreground will be removed. A new footpath connection will be made through the landscape buffer to connect through to the lane.
View will change with introduction of soft landscape buffer zone.



Photograph 28: view from Burleigh Lane looking north at existing stone gate piers which were once the entrance to the former business centre (The Croft) and which will be retained and refurbished and become a new footpath connection to the lane.
View will change, Norway Spruce trees will be removed, Leyland Cypress trees to eastern boundary will also be retained, and the new residential properties will be visible in middle distance, beyond landscape buffer zone.