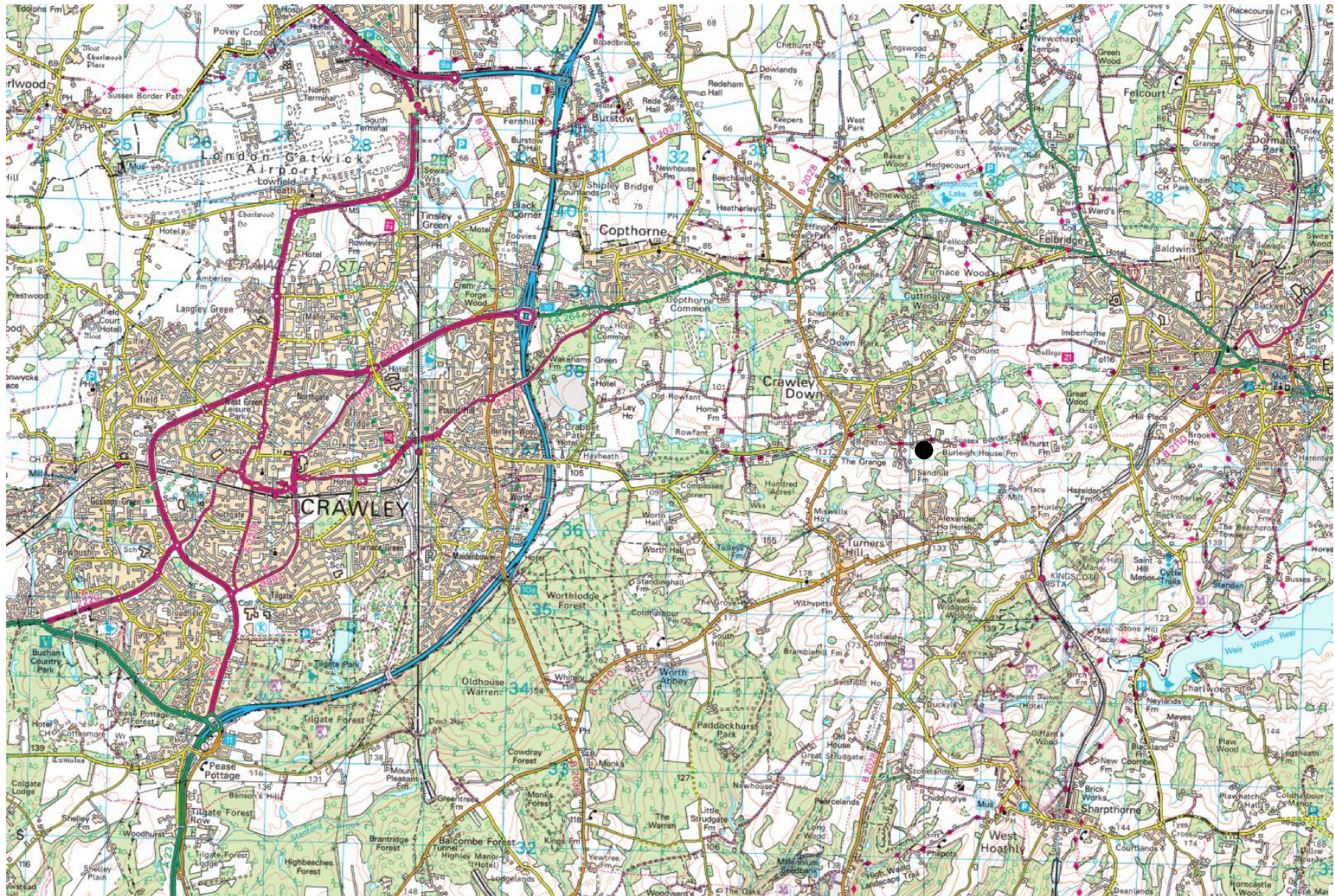


BURLEIGH LANE. CRAWLEY DOWN

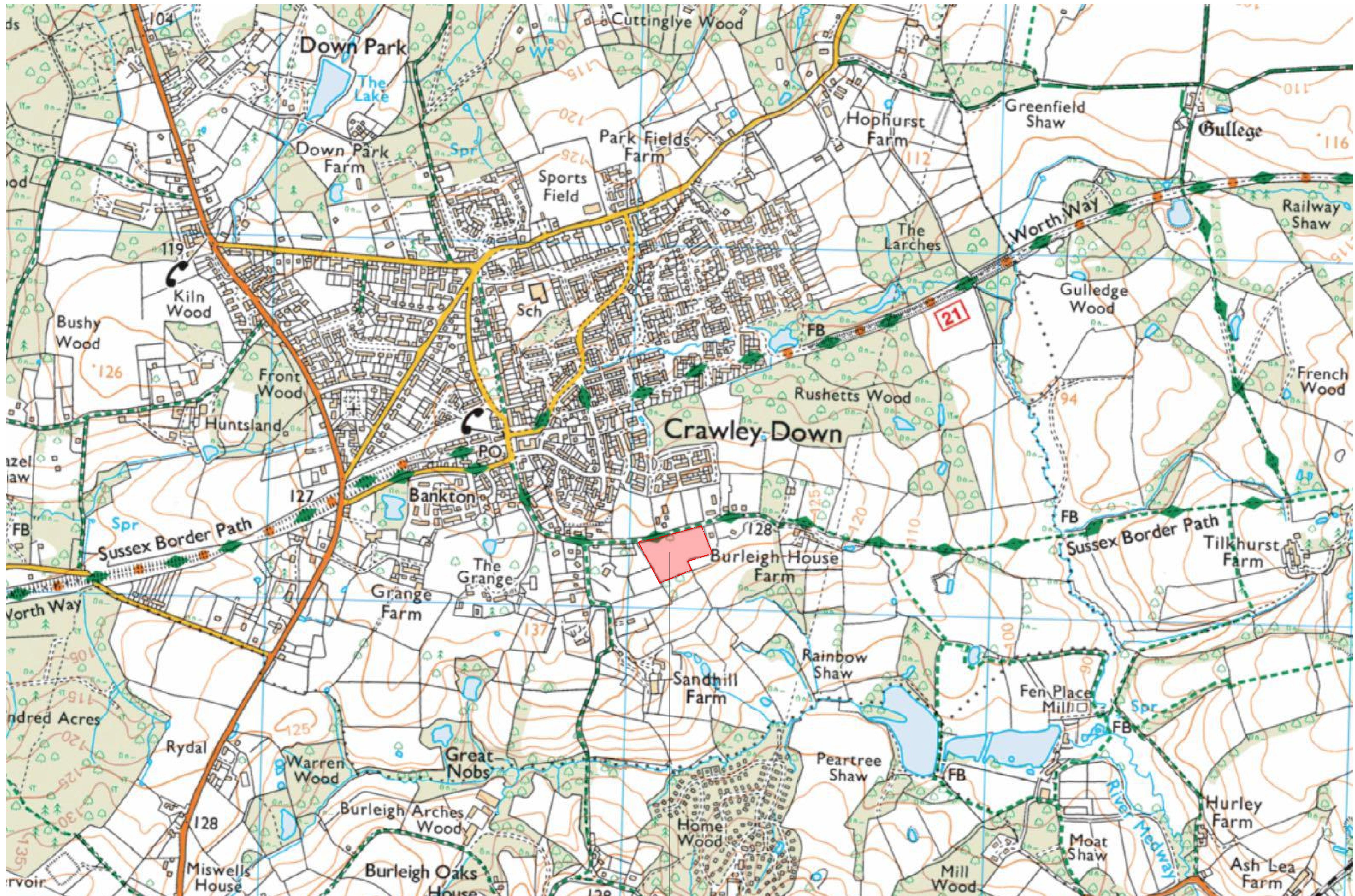
0373-NDLD-L-0001-Landscape Proposal

Date: 04.11.2025



Site location

General notes:
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 2. Contractors must check all dimensions on site.
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Site location

Landscape Context & Character

This summary outlines the prevailing landscape character of Crawley Down and its surrounding area, based on West Sussex's Landscape Character Assessment (2003 Chris Blandford Associates).

The site lies within Character Area:
HW1 – High Weald: Eastern Low Weald

This is a transitional landscape between the clay lowlands and the rising sandstone ridges of the High Weald to the south.

Key characteristics of the area include:

- A predominantly pastoral land use, with medium-sized fields enclosed by thick hedgerows and woodland belts.
- A gently undulating landform with low ridges and shallow stream valleys, often well-treed and semi-enclosed.
- Dispersed rural settlement pattern, with farmsteads, hamlets, and nucleated villages like Crawley Down connected by a network of lanes and tracks.
- Frequent blocks of ancient woodland, shaws and gill woodlands, contributing to a well-wooded character.
- Strong sense of time-depth, with historic field boundaries, remnant assart landscapes and limited modern infrastructure intrusion in some areas.

Despite its proximity to Crawley and East Grinstead, the area around Crawley Down maintains a recognisably rural and wooded identity, with good enclosure and a patchwork structure that offers opportunities to integrate new planting and development with care.

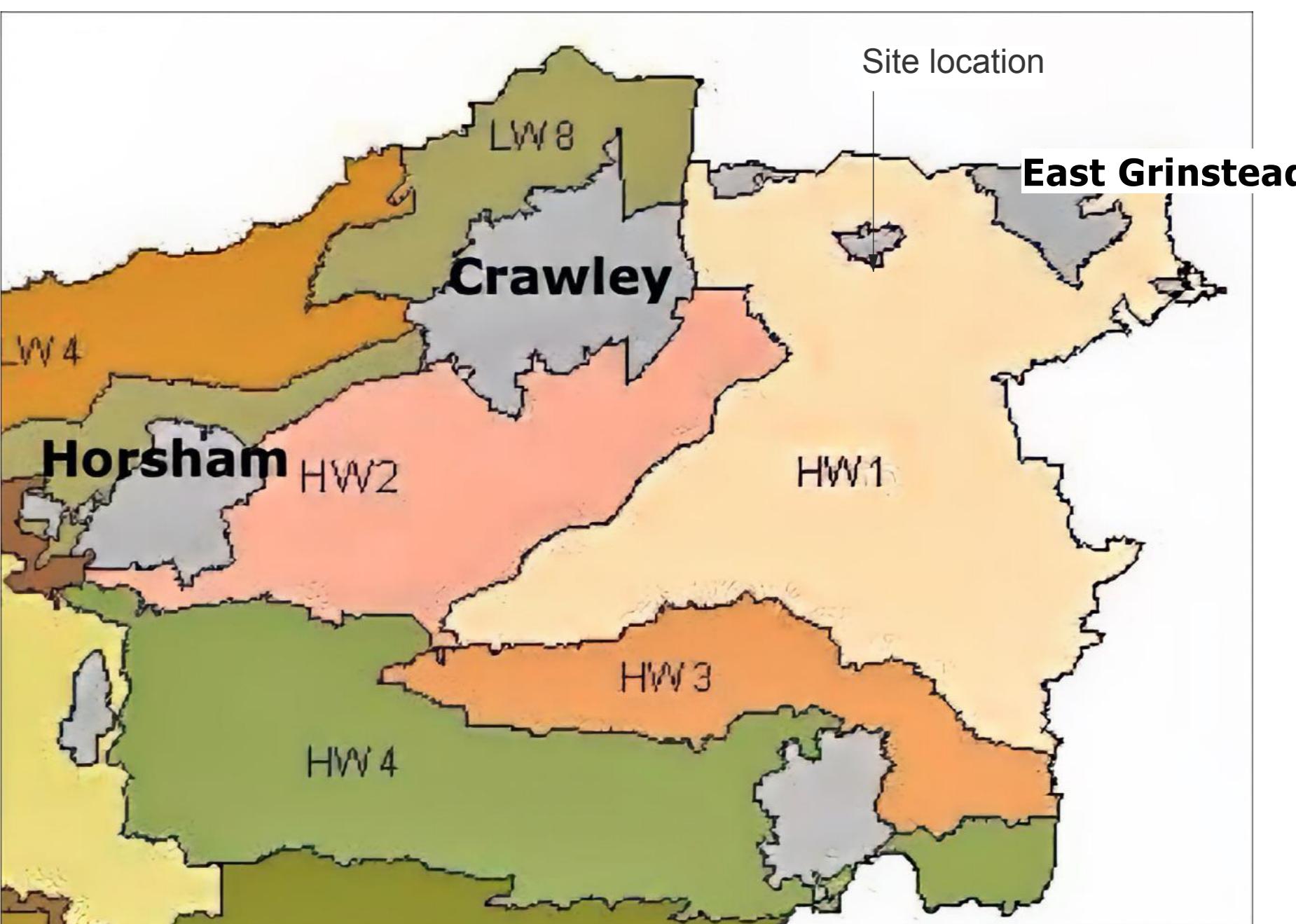
Landscape Context & Character

The West Sussex Landscape Strategy (2005), underpinned by the 2003 Landscape Character Assessment, provides a clear framework for the sensitive integration of new developments in rural-fringe locations such as Crawley Down. These guidelines are reinforced by the findings of the site-specific Landscape and Visual Impact Assessment prepared by Landscape Visual Ltd

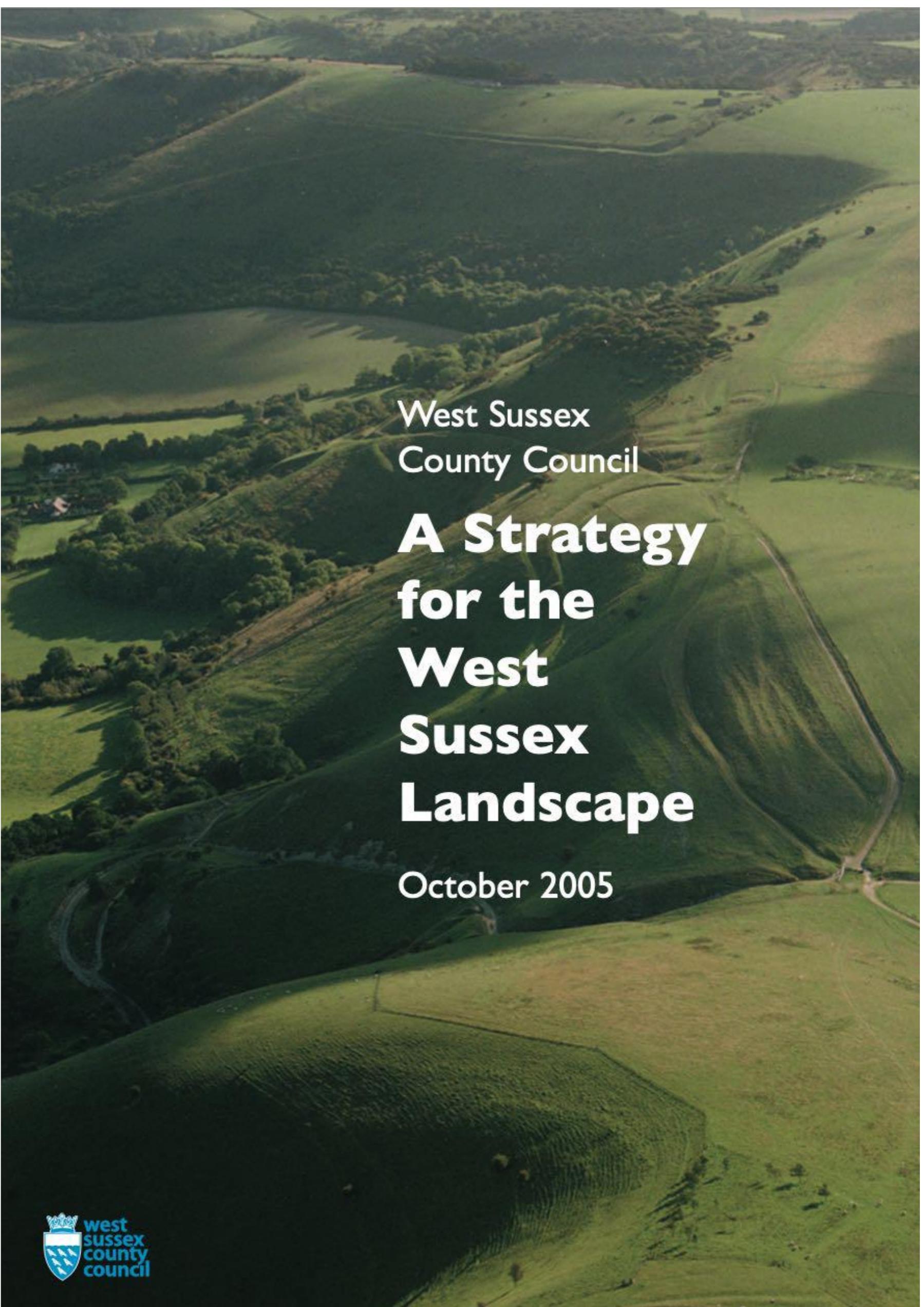
Site-Relevant Landscape Design Principles

- Retain and enhance existing woodland edges and tree belts, particularly those that define the eastern boundary and break up built form in longer-range views.
- Protect the rural character of Burleigh Lane itself, which is a narrow, enclosed lane with strong hedgerow and tree presence; avoid urbanising features such as close-board fencing or kerbs.
- Maintain the perception of separation between Crawley Down and the open countryside by limiting the visual extent of development along the southern and eastern site boundaries.
- Reinforce the small-scale field pattern through native hedge planting and informal green corridors within the development layout.
- Preserve filtered views across the site - notably from the southeast and east - by avoiding intrusive rooflines and ensuring new planting complements the natural fall of the land.
- Use local native species in all structural planting - particularly oak, hornbeam, hazel, field maple, and holly - consistent with High Weald fringe vegetation.
- Avoid development encroachment onto open ridgelines or prominent landform - design massing and roofscape to sit comfortably within the low rolling topography.
- Integrate SuDS features into the green infrastructure, using naturalistic swales, shallow basins, or existing hollows to reflect the underlying landform and clay substrate.
- Include informal open space and community green edges that reflect the historic semi-rural edge of Crawley Down and promote biodiversity gain.
- Mitigate potential visual effects on users of local PROWs and footpaths by forming woodland buffer planting and edge design.

Right
West Sussex's Landscape Character Assessment Map



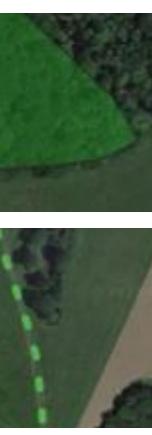
Right
West Sussex Landscape Strategy Document (2005)



CONTEXT



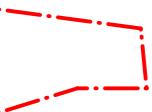
CONTEXT



Ancient Woodland



Public Right of Way



Site red-line



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PROJECT
 BURLEIGH LANE

CLIENT

SCALE A1	n/a	DRAWING	SURVEY
SCALE A3	n/a	TITLE	0373 - NDLD - L - 0100
STATUS	PLANNING	DATE	04/11/2025
DRAWN BY	ND	REVISION	01

The landscape design seeks to reinstate a rich, ecologically connected edge to the settlement, reinforcing the transition between Crawley Down's village fringe and the wider countryside. Through layered planting, habitat creation and careful integration of built form into the topography, the landscape aims to:

- Re-wild portions of previously mown pasture to create structurally diverse wildflower meadow and glade ecologies.
- Retain and strengthen the boundary tree belts to form a robust ecological buffer and soften visual impacts from key receptors.
- Introduce native hedge and shrub planting along lanes and plot boundaries to mirror the surrounding High Weald grain.
- Provide attractive, functional private gardens, streetscapes, and shared open spaces that embed residents in a green, seasonal setting.
- Encourage long-term stewardship through a deliverable, low-intervention maintenance strategy rooted in ecological processes.



1. Rural surfaces (buff / permeable tarmac without kerb edging)
2. Native woodland trees
3. Shade Meadow Seeded Mix



1. Shade Meadow Seeded Mix
2. Coppiced shrub fringe (Hazel / Dogwoods)
3. Fruit trees



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PROJECT
BURLEIGH LANE

CLIENT

SCALE A1	n/a	DRAWING	APPROACH
SCALE A3	n/a	TITLE	0373 - NDLD - L - 1000
STATUS	PLANNING	DATE	04/11/2025
DRAWN BY	ND	REVISION	01

LANDSCAPE

