

BURLEIGH LANE. CRAWLEY DOWN

0373-NDLD-L-0001-Landscape Proposal

Date: 04.11.2025



Site location



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.

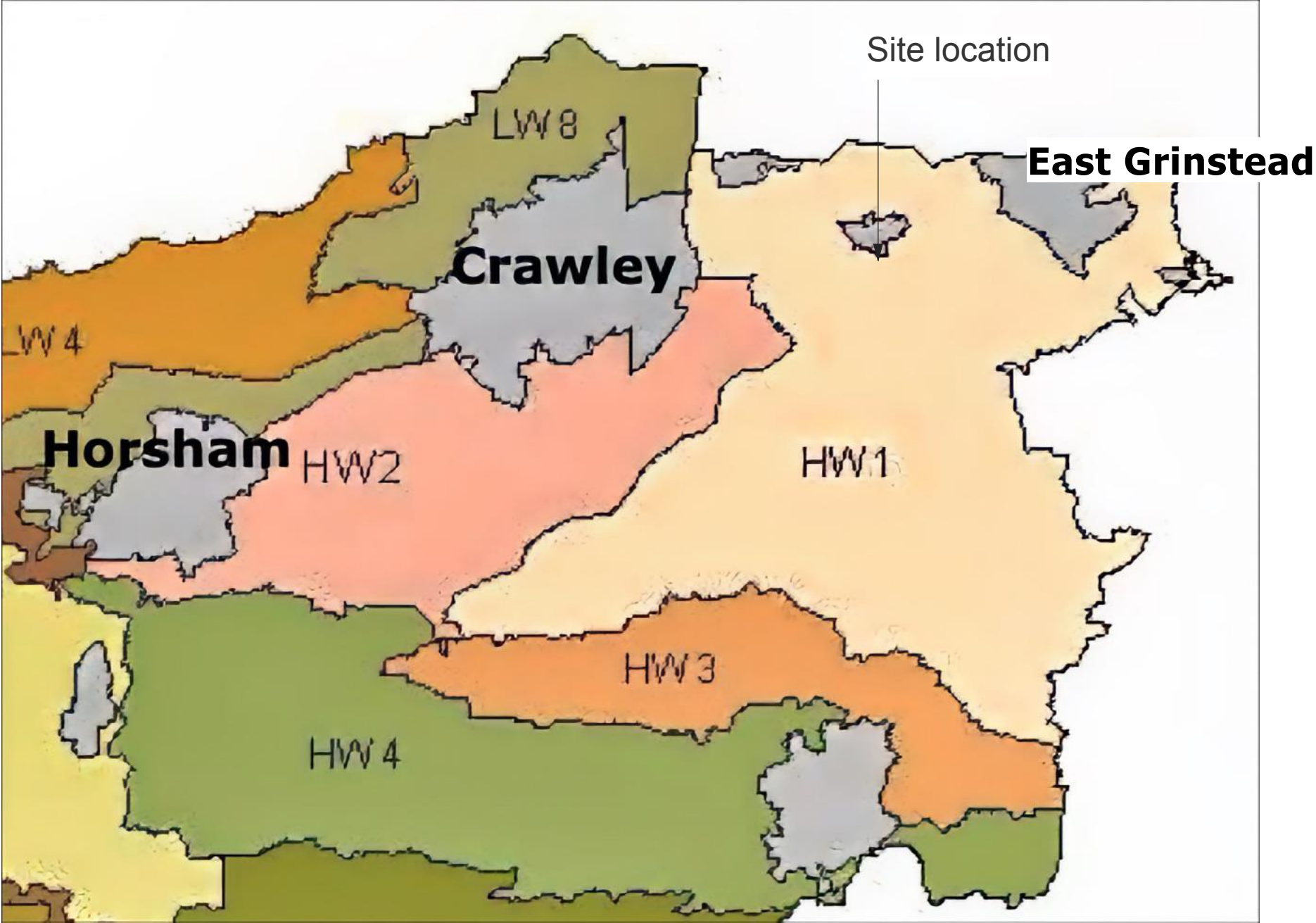
Landscape Context & Character

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

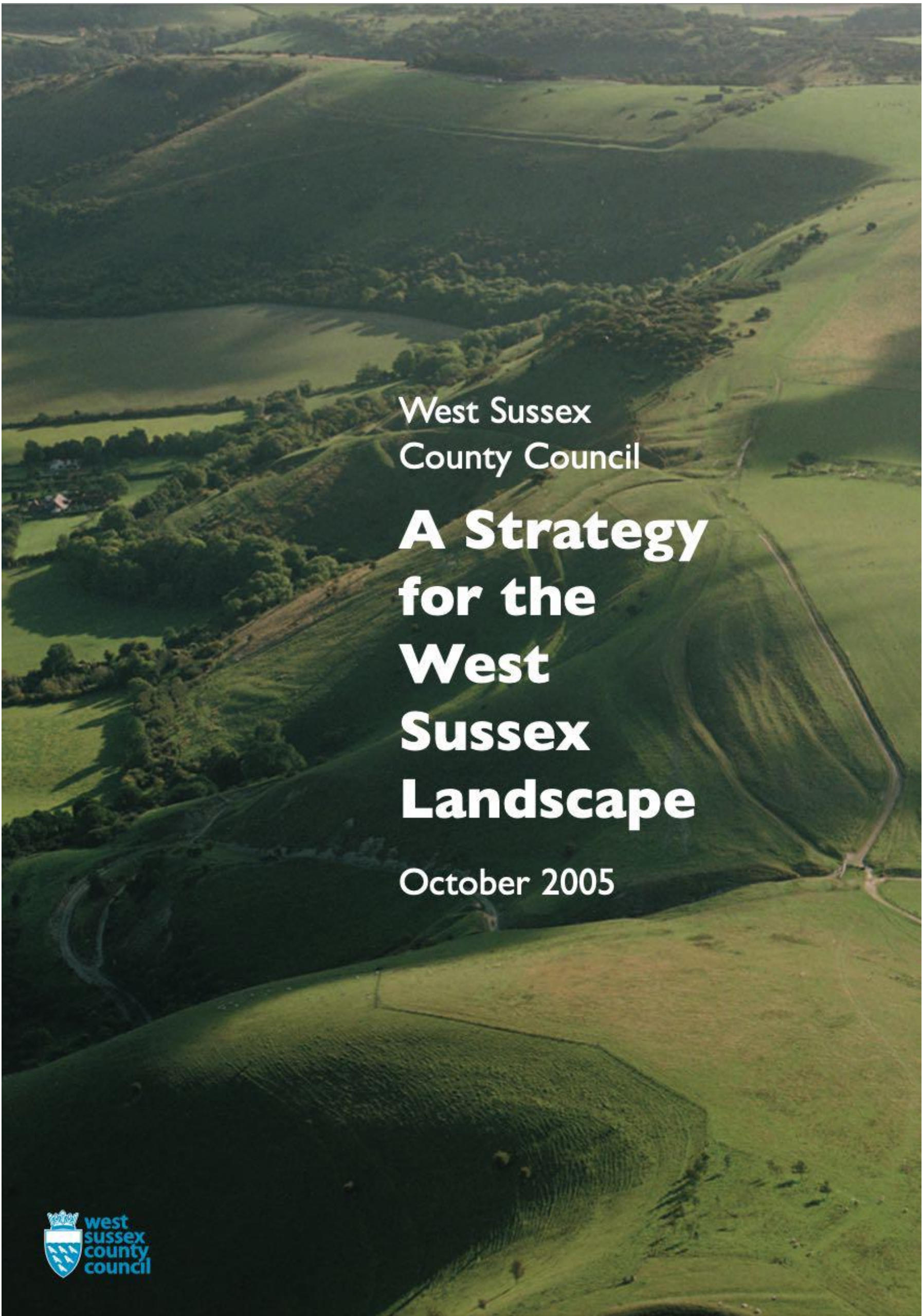
Site-Relevant Landscape Design Principles

- 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)



General notes:

1. Only figured dimensions are to be worked from.
2. Contractors must check all dimensions on site.
3. Discrepancies must be reported to the Landscape architect before proceeding.
4. Not suitable for construction unless stated below
5. This drawing is to be read in conjunction with all relevant Architect's drawings, specifications and other Consultant's information.

PROJECT

BURLEIGH LANE

CLIENT

SCALE A1

n/a

SCALE A3

n/a

STATUS

PLANNING

DRAWN BY

ND

DRAWING

CHARACTER & STRATEGY

TITLE

0373 - NDLD - L - 0030

DATE

04/11/2025

REVISION

01



SSSI

Ancient Woodland

Public Right of Way

Site red-line





Ancient Woodland



Public Right of Way



Site red-line



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APPROACH

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

SURFACES
S1 BUFF TARMAC
S2 PERMEABLE BLOCKS
S3 SLAB STONE PAVING
S4 REINFORCED GRAVEL
S5 SELF BINDING GRAVEL
S6 MEADOW / WILDFLOWER AREAS
S7 LAWN
S8 PLANTING

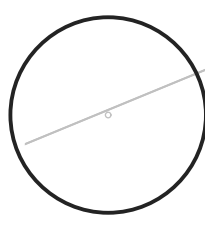
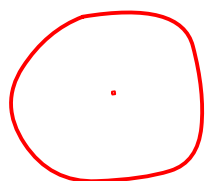
EDGES
E1 COBBLESTONE EDGE

LEGEND



110.10

+111.10



SITE RED-LINE

EXT SITE LEVEL

PROPOSED LEVEL
Indicates
not accounting for falls

TREE/SHRUB REMOVED

Shrub and trees to be felled
and stumps removed by grinding
ensuring complete removal to 500mm
below finished ground level

TREE RETAINED

For future pruning as required to
maintain health and safety
to be retained in accordance with
BS 5831:2012

All work within the Road
Safety Zone (RSZ) to be
carried out in accordance with
TSS 639:2012

TREE PROPOSED

Refer to tree planting plan
for proposed size / method

S1 ROAD - PERMEABLE TARMAC / BUFF
Permeable macadam with buff-toned aggregate.
Natratrex / Tarmac Utcoulour Buff similar approved

S2 SLAB PAVING
Sandstone five slabs laid in
linear rectangular pattern.

S3 PERMEABLE BLOCK PAVING
Concrete blocks
Tobemore harvest

S4 REINFORCED GRAVEL
Core-Drive reinforced grid with aggregate infill

S5 SELF-BINDING GRAVEL
Natural self-binding surface for paths
Laid to falls, non-permeable finish over
compacted sub-base

S6 LAWN
Turf finish to general lawn areas, over
minimum 150mm prepared subsoil

S7 SHADED MEADOW MIX + WOODLAND UNDERSTOREY
Shaded meadow mix sown in prepared planting area bleeding into
woodland shrub mix.
No public access apart from for mature pruning or ecological management.

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**SOCIETY OF
GARDEN +
LANDSCAPE
DESIGNERS**
REGISTERED MEMBER

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ndLd

PROJECT
BURLEIGH LANE

CLIENT

SCALE A1 1:300
SCALE A3 1:600
STATUS PLANNING
DRAWN BY ND

DRAWING LANDSCAPE
TITLE 0373 - NDLD - L - 1001
DATE 04/11/2025
REVISION 01