

# Land at Burleigh Lane, Crawley Down

## Landscape and Visual Impact Assessment

December 2025



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## Document information

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# Part 1. Introduction

## 1.1 This Report

Landscape Visual Limited has been appointed by BKJS Developments Limited to produce a landscape and visual impact assessment (LVIA) for a residential self/ custom build development ('the Proposal') on land at Burleigh Lane, Crawley Down RH10 4LF ('the Site').

This report has been prepared by Paul Swann BSc (Hons) DipPS MLD CMLI and Angus Jeffery BSc (Hons) PhD (Cantab) CMLI. The authors are landscape architects with over 30 years' combined experience of landscape/townscape and visual assessment of a wide range of development proposals throughout the UK.

## 1.2 The Existing Site

The Site is located circa 460 m south-east of the centre of Crawley Down on land at Burleigh Lane, 140 m east of Sandhill Lane.

The Site comprises a managed grassland field, 1.77 ha in area, and is enclosed by a dense boundary of trees and associated under-storey vegetation on all sides. The existing site access is via a gravel track from Burleigh Lane, to the rear of Sandhill House. The centre of the Site gently rises to approximately 2 m above the boundary levels.

The northern boundary is defined by Burleigh Lane (Sussex Border Path). An open field, containing derelict modern commercial buildings, and mature trees is located north of Burleigh Lane. To the west is private residential land within the boundary of Sandhill House. To the east is a private residential plot within the boundary of 'The Hedgerows'. To the south are private stables, woodland and a detached residential property.

## 1.3 The Proposal

The Proposal is for an '*outline application for planning permission with all matters reserved except for access from Burleigh Lane, for the erection of eight self / custom build dwellings, drainage and ancillary works.*'

Further details are provided in **Part 4**.

## 1.4 Approach to the LVIA work

The following stages have been undertaken:

- Desk study collating information on potential receptors (landscape and visual).
- Preparation of Geographical Information Systems (GIS)-based maps.
- Fieldwork to photograph representative viewpoints and to assess the baseline environment, undertaken in summer 2025.
- Assessment of the sensitivity of the surrounding landscape and views.
- Assessment of principal townscape and visual effects, undertaken in summer and autumn 2025.

The method follows the *Guidelines for Landscape and Visual Impact Assessment* (Landscape Institute (LI) and Institute of Environmental Management and Assessment (IEMA), 2013) ('GLVIA3'). The assessment is proportionate to the effects of the development, focussing on the main issues only. A summary methodology is contained in **Part 2**.

While outline planning permission is being sought (1.3, above), the LVIA assesses the scheme as shown on ABIR Architects' Proposed Site Plan and Nicholas Dexter Landscape's Landscape Masterplan.

# Part 2. Methodology

## 2.1 Guidance

The overarching guidance for this LVIA is the *Guidelines for Landscape and Visual Impact Assessment 3<sup>rd</sup> Edition* (Landscape Institute (LI) and Institute of Environmental Management and Assessment (IEMA), 2013).<sup>1</sup>

## 2.2 Legislation and Policy

Key legislation and policy relevant to the LVIA is set out in **Part 3** of this report.

## 2.3 Viewpoints

Viewpoints have been selected following desktop study and fieldwork. The viewpoint locations have not been subject to pre-application discussion and agreement with the Local Planning Authority (LPA).

## 2.4 Technical Assessment Methodology

This section contains a summary LVIA methodology, including aspects which are relevant to the LVIA report which would be submitted with the planning application.

### Background to the Assessment

The European Landscape Convention (ELC) defines landscape as, '*...an area, as perceived by people, whose character is the result of the action or interaction of natural and/or human factors*' (Council of Europe, 2000). The ELC supports a holistic approach to landscape planning and covers, '*...natural, rural, urban and peri-urban areas. It includes land, inland water and marine areas. It concerns landscapes that might be considered outstanding as well as everyday or degraded landscapes*'.

With the main consideration for this study being the potential impacts on the urban area, the LVIA considers landscape and visual effects separately as '*related but very different considerations*' (LI and IEMA, 2013; paragraph 2.20):

- **Landscape assessment** considers the effects of the proposed development on the landscape as a resource.
- **Visual assessment** considers the effects of the proposed development on specific views and on the general visual amenity experienced by people.

The scope of LVIA is derived from the Town and Country Planning (Environmental Impact Assessment (EIA)) Regulations 2017, Schedule 4 of which states that EIA must include, '*...should cover the direct effects and any indirect, secondary, cumulative, transboundary, short-term, medium-term and long-term, permanent and temporary, positive and negative effects of the development*''. Accordingly, with respect to landscape and views, a LVIA typically considers the direct and indirect effects of the Proposal; its potential cumulative effects; the changes which would arise over time; and whether those changes would be beneficial or adverse.

## 2.5 Assessment of Baseline Conditions and Receptor Sensitivity

Baseline conditions have been assessed through site survey and desk study.

The study area for the LVIA has been determined iteratively through the assessment process, influenced by fieldwork and desk study, to define the area which is proportionate to the proposed development's townscape and visual effects. A 1 km study area is used for this assessment. Viewpoints are included within 100 m from the application site.

Landscape and visual receptors are described in **Part 5** of this report.

All measurements in this document are approximate and given to a level of accuracy which is appropriate to the assessment and consideration of the Proposal's effects. Co-ordinates and heights are stated in relation to the Ordnance Survey (OS) datum unless otherwise stated. Where distances to a receptor are given, these are the approximate minimum distance to the Site unless otherwise stated.

### Assessment Criteria

The following are the main terms used in this LVIA:

- The **sensitivity** of receptors (landscape/townscape or visual), which depends upon the value attached to the landscape/townscape or view and the susceptibility to harm due to the development proposed development.
- The **magnitude** of an impact (the change brought about by the development proposed development), which depends upon the scale and geographical extent of the change, and its duration and reversibility.
- The **significance** of an effect, which depends on the receptor's sensitivity and the magnitude of the effect.

The above are determined using a combination of quantitative (objective) and qualitative (subjective) methods and are assessed using professional judgement.

A logical step-by-step approach is followed in the assessment:

1. Description of the existing landscape/townscape, with an evaluation of different areas.
2. Consideration of the potential effects of the Proposal and of receptor sensitivity to those effects.
3. Assessment of the magnitude of each impact (involving judgements relating to the scale, extent and duration/reversibility of effects).
4. Assessment of the significance of each effect (involving judgements relating to how sensitivity and magnitude combine). At this stage, a separate judgement is made as to whether an effect is beneficial, neutral or adverse.

### Landscape Sensitivity

**Table 2.1** illustrates typical judgements which might be made in assessing landscape receptor sensitivity, which take account of landscape value and landscape susceptibility. It should be noted that, '*there can be complex inter-relationships between the value attached to landscape receptors and their susceptibility to change which are especially important when considering change within or close to designated landscapes*' (LI and IEMA, 2013; paragraph 5.46). For this reason, judgements relating to how value and susceptibility combine to determine sensitivity are made on a case-by-case basis and explained in the assessment as necessary.

### Visual Sensitivity

The sensitivity of visual receptors can depend on:

- Their susceptibility to change, which is, '*mainly a function of the occupation or activity of people experiencing the view at particular locations and the extent to which their attention or interest may therefore be focussed on the views and the visual amenity they experience at particular locations*' (LI and IEMA, 2013; paragraph 6.32).
- The value attached to the view, for example whether it appeals to locals, visitors, or whether it is cited in books, guides and maps, or whether the view might be recognised through planning designations or in relation to heritage designations.

For visual receptors, value and susceptibility are closely related. Individuals or groups of receptors are assessed on a case-by-case basis and the thinking in relation to judgements is recorded in the assessment. **Table 2.2** illustrates the typical judgements which may be made in assessing the sensitivity of visual receptors. Some judgements may require an intermediate judgement (low-to-medium or medium-to-high).

**Table 2.1: Landscape Sensitivity**

Sensitivity	Typical criteria
High	<p>A high-quality landscape of particular importance or representativeness, with important conservation or recreational value and valued perceptual aspects or cultural or historic associations.</p> <p>A landscape valued at an international, national or regional scale.</p> <p>A landscape which has a high susceptibility to the proposed change. Minor changes cannot be accommodated without impact on value and/or loss of character or no more than minor changes can be compensated by replacement or substitution.</p> <p>Landscape example: A World Heritage Site or Grade I Registered Park and Garden, a group of Grade I listed buildings; strongly-structured, exceptional landscape with a strong sense of place.</p>
Medium	<p>A medium-quality landscape which may contain some important or representative elements and have some conservation or recreational value and valued perceptual aspects, or cultural or historic associations.</p> <p>A landscape valued at a regional, district or community scale.</p> <p>A landscape of medium susceptibility to the proposed change. Minor to moderate change may be accommodated but needs to be carefully dealt with. Minor changes can be accommodated without impact on value and/or loss of character, or moderate changes can be reduced or eliminated by replacement or substitution.</p> <p>Landscape example: A locally-valued landscape; a Conservation Area containing a group of Grade II listed buildings; clearly-structured, largely positive landscape with a clear sense of place; could contain some detracting features.</p>
Low	<p>A low-quality landscape which is not particularly important or is representative of a common type with limited conservation or recreational interests, or limited value placed in perceptual aspects, or cultural or historic associations.</p> <p>A landscape valued at the district or community scale. Potentially a damaged or derelict landscape.</p> <p>A low susceptibility to the proposed change. Moderate changes can be accommodated without impact on value and/or loss of character or more substantial changes can be reduced or eliminated by replacement or substitution.</p> <p>Landscape example: An ordinary or poorer quality landscape; could have weaker or damaged structure; likely to contain discordant and detracting features.</p>

**Table 2.2: Visual Receptor Sensitivity**

(information adapted in part from LI and IEMA, 2013; paragraphs 6.33 and 6.34)

Sensitivity	Typical criteria
High	<p>People at viewpoints in high-value landscapes, recognised in published maps or guides (e.g., visitors to nationally/internationally recognised landscapes, World Heritage Sites, groups of Grade I listed buildings, or Grade I Registered Parks and Gardens (RPGs)).</p> <p>Residents at home where views contribute to the landscape setting enjoyed by residents.</p> <p>People who are engaged in leisure activities intrinsic to which is an appreciation of the landscape or surroundings, for example users of national trails, long-distance paths or local footpaths through high-valued landscapes. Visitors to heritage assets or other important attractions, or travellers on routes where views are important to the experience.</p>
Medium	<p>People at viewpoints in medium-value landscapes (e.g. visitors to locally designated landscapes, Conservation Areas or groups of Grade II listed buildings or Grade II RPGs).</p> <p>People who have a moderate interest in their surroundings whilst working or engaged in leisure activities, for example those engaged in outdoor sports such as fishing or golf, or using local footpaths through moderately-valued landscapes, or users of local roads designated as National Cycle Routes or national trails.</p> <p>Travellers on road, rail or other routes may fall into an intermediate category depending on whether travel involves appreciation of the landscape.</p>
Low	<p>People at viewpoints in lower-value, poorer quality landscapes.</p> <p>People involved in outdoor sport or recreation not involving or depending upon appreciation of views in the landscape.</p> <p>People at places of work whose attention is focused on their work or activity, not on their surroundings, and where the setting is not important to quality of working life.</p> <p>People who have a transient interest in the surrounding landscape whilst engaged in other activities, for example while working or travelling through an area on an occasional or functional basis (e.g., users of major roads, employees of businesses and industry, users of local rights of way associated with highways or local routes whose primary function is access between two places).</p>

## 2.6 Assessment of Impact Magnitude

The assessment was undertaken based on the description of development contained in **Part 5**. **Table 2.3** indicates the scale of magnitude that has been used in undertaking the assessment. The judgements made with respect to magnitude, take account of scale, extent and duration/reversibility.

**Table 2.3: Magnitude of Townscape or Visual Impacts**

Magnitude	Typical criteria
Negligible	Impacts of indiscernible or imperceptible scale and/or extent; more likely to be shorter-term; and are more likely to be reversible than irreversible.
Small	Impacts may be smaller in scale and/or extent; may be shorter-term; and are more likely to be reversible than irreversible.
Medium	Impacts may be medium in scale and/or extent; may be medium-term; and may be reversible or irreversible.
Large	Impacts may be larger in scale and/or extent; more likely to be longer-term; and are more likely to be irreversible than reversible.
Very Large	Impacts of very large scale and/or extent; more likely to be long-term and irreversible.

### Significance

**Table 2.4** illustrates how sensitivity and magnitude combine to determine significance. Judgements about the sensitivity of a landscape or visual receptor and the magnitude of a landscape or visual impact are combined to draw conclusions about significance on a case-by-case basis. Note that for both landscape and visual receptors, '*there are no hard fast rules about what makes a significant effect, and there cannot be a standard approach since circumstances vary with the local and landscape context and with the type of proposed development*' (LI and IEMA, 2013, paragraphs 5.56 and 6.44).

Effects of major-to-moderate or major significance are 'significant' in that they are the principal landscape or visual effects of the proposed development. The identification of 'significant' effects does not necessarily mean that effects would be unacceptable.

Equally, effects considered to be 'not significant' should not be completely disregarded (LI and IEMA, 2013; paragraph 3.34) but are lesser effects which are considered, with professional judgement, to be less important in decisions regarding the landscape and visual effects of the Proposed development.

The significance classifications in **Table 2.4** run diagonally. This reflects that professional judgement is used in determining how sensitivity and magnitude combine to give significance. For example, for a medium sensitivity receptor, an effect of medium magnitude will often but not always give rise to an effect of moderate significance; the effect could be judged to be major-to-moderate or moderate-to-minor in some circumstances. The reasoning behind judgments made in the assessment are explained in the assessment text.

#### Adverse, Neutral and Beneficial Effects

'One of the more challenging issues is deciding whether the landscape effects should be categorised as positive or negative. It is also possible for effects to be neutral in their consequences for the landscape. An informed professional judgement should be made about this and the criteria used in reaching the judgement should be clearly stated. They might include, but should not be restricted to:

- The degree to which the proposed development fits with existing character;
- The contribution to the landscape that the development may make in its own right, usually by virtue of good design, even if it is in contrast to existing character.'

(LI and IEMA, 2013; paragraph 5.37).

'As with landscape effects an informed professional judgement should be made as to whether the visual effects can be described as positive or negative (or in some cases neutral) in their consequences for views and visual amenity. This will need to be based on a judgement about whether the changes will affect the quality of the visual experience for those groups of people who will see the changes, given the nature of their existing views.' (LI and IEMA, 2013; paragraph 6.29).

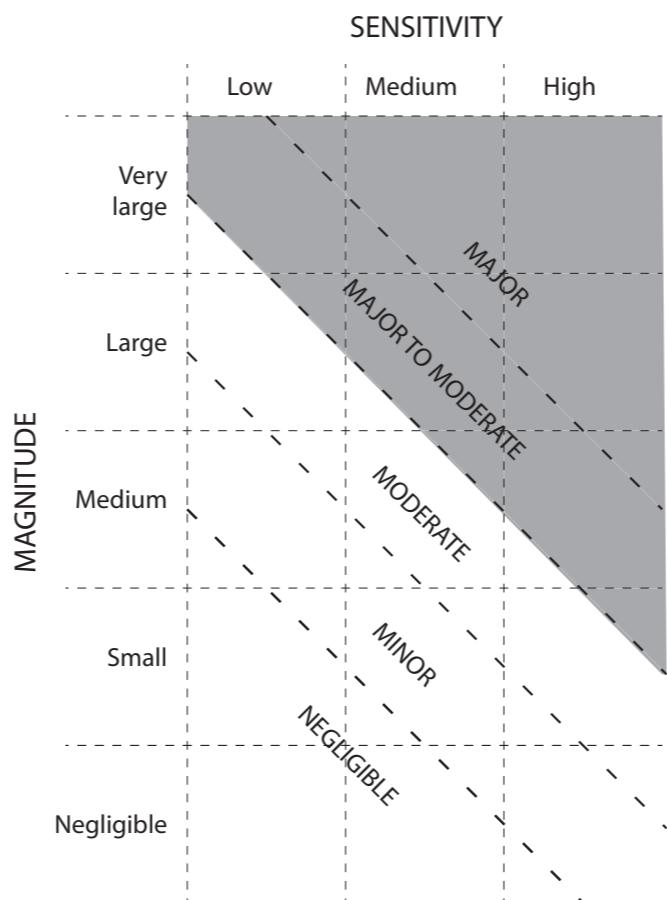
Further methodological background is provided in paragraphs 5.37 and 6.29 for landscape and visual effects respectively.

Effects in this assessment are described as follows:

- **Adverse**, for example the loss of valuable landscape elements, degradation of landscape character or loss of integrity in terms of designated landscapes.
- **Beneficial**, for example the removal of inappropriate or damaging landscape elements, enhancement of key landscape elements and landscape character, or introduction of positive landscape elements.
- **Neutral** effects are those which are on balance neither adverse nor beneficial. Neutral may reflect an absence of harm. Neutral may sometimes be used as a judgement where there are both adverse and beneficial aspects of an effect.

The decision regarding whether effects are adverse, neutral or beneficial is applied to effects of greater than negligible significance and is made using professional judgement and separately to the determination of their significance.

**Table 2.4: Significance** (Source: Landscape Visual Limited)



## 2.7 Representative Viewpoints

This LVIA uses the viewpoints to consider landscape effects and visual effects. The viewpoints used in this assessment are considered a broad and representative selection of views suitable to illustrate the existing character of the study area and the potential effects of the Proposal.

The viewpoints contained in this assessment report have been selected based on professional judgement.

# Part 3. Baseline

## 3.1 The Existing Site

Photographs of the Site are contained in **Annex 3**. The key features of the existing Site noted in **Table 3.1**:

**Table 3.1: Existing Site Features**

Feature	Description
<b>Site location</b>	<ul style="list-style-type: none"><li>The Site is located circa 460 m south-east of the centre of Crawley Down on land at Burleigh Lane, 140 m east of Sandhill Lane. (<b>Figure 3.1</b> and <b>Figure A4.1</b>).</li></ul>
<b>Boundaries</b>	<ul style="list-style-type: none"><li>The Site is defined by a dense boundary of broadly deciduous trees and associated under-storey vegetation on all sides. <b>Annex 3, photographs A3.1 to A3.6</b>.</li><li>The northern boundary is defined by Burleigh Lane (public footpath WOR/56W) <b>Annex 4, Figure A4.3</b>.</li></ul>
<b>Adjacent land use</b>	<ul style="list-style-type: none"><li>To the north is an open field, containing derelict modern commercial buildings, and mature trees. To the west is private residential land which is the access to 'Sandhill House' and which separates the Site from 'Thyme Cottage'. To the east is a private residential plot within the boundary of 'The Hedgerows'. To the south are stables, woodland and a detached residential property 'Landfall Lodge'.</li></ul>
<b>Site access</b>	<ul style="list-style-type: none"><li>The existing site access is via a gravel track from Burleigh Lane, to the rear of Sandhill House.</li></ul>
<b>Land use</b>	<ul style="list-style-type: none"><li>The Site comprises a managed grassland field. <b>Annex 3, photographs A3.1 to A3.6</b>.</li></ul>
<b>Topography</b>	<ul style="list-style-type: none"><li>The Site boundary levels tend to be at ca. 126 m AOD, with only one lower area in the extreme south-east of the field at ca. 125 m AOD. The centre of the Site sits ca. 1 m higher than the boundary heights. <b>Annex 4, Figure A4.2</b>.</li></ul>
<b>Vegetation</b>	<ul style="list-style-type: none"><li>The Site boundaries are defined by dense, mainly deciduous tree planting including oak, sweet chestnut, hawthorn and lime. <b>Annex 3, photographs A3.1 to A3.6</b>. To the south-east corner of the Site is a block of woodland. Understorey planting is also present. <b>Annex 4, Figure A4.2</b>.</li><li>The field comprises managed grassland.</li></ul>
<b>Hydrology</b>	<ul style="list-style-type: none"><li>A drainage ditch runs along the northern boundary of the Site, to the southern edge of Burleigh Lane.</li></ul>
<b>Visual connections</b>	<ul style="list-style-type: none"><li>As the Site is heavily enclosed by mature trees, there are only limited views out of the Site.</li><li>A framed view is possible through the field entrance gate to the west towards Sandhill House. <b>Annex 3, photograph A3.1</b>.</li><li>A limited view of the property to the south-east of the Site is possible beneath the canopy of existing mature trees along the field boundary. <b>Annex 3, photograph A3.3</b>.</li></ul>
<b>Perceptual qualities</b>	<ul style="list-style-type: none"><li>Due to the enclosed nature of the Site and adjacent residential land-use, the Site is quiet and tranquil.</li><li>There is intermittent aircraft noise from flights departing from nearby Gatwick Airport, and local traffic using Burleigh Lane.</li></ul>

## 3.2 Landscape Characterisations

### 3.2.1 Published Landscape Character Assessments

#### *National Character Areas*

The Site is located within National Character Area (NCA) 122 'High Weald'.

A summary of key relevant characteristics:

- A patchwork of irregularly shaped fields and woods forming both open and enclosed landscapes along rolling ridges and within valleys;
- An intimate, hidden and small-scale landscape with glimpses of far-reaching views, giving a sense of remoteness and tranquillity....
- A dispersed settlement pattern of hamlets and scattered farmsteads and medieval ridge-top villages founded on trade and non-agricultural rural industries.
- The area includes several large towns....such as Crawley and East Grinstead.
- Woodland is extensive, covering 26 per cent of the area in a wide range of small wooded pits, linear gill woodland, farm woods and much larger wooded estates.
- The mosaic of small hedged fields and sunken lanes, together with the wooded relief and comparative inaccessibility, provides a sense of remoteness.

A summary of relevant landscape opportunities relevant to the Site:

- Maintain and enhance the landscape character, ecological functioning and connectivity of woodland at a landscape scale....
- Maintain and enhance the complex mosaic and pattern of High Weald habitats and the distinctive pastoral fields....including hedgerows, woodlands, ditches, and ponds and plan for extension and or linking of existing habitats in order to strengthen landscape character and increase climate change resilience.
- Maintain and enhance the distinctive pattern of dispersed settlement of historic farmsteads, hamlets and villages....and enhance the design of new development in the landscape meeting local distinctiveness and design guidance.
- Protect from damage and appropriately manage the area's rich and distinctive historic environment including....settlement patterns, field systems.
- Manage existing and future developments to ensure that sense of place is maintained by making reference to local vernacular building styles and materials, settlement patterns and distributions.

#### *A Landscape Character Assessment for Mid Sussex*

The Site is located within *Landscape Character Area 7: 'High Weald Plateau'*, as identified *A Landscape Character Assessment for Mid Sussex* (Mid Sussex District Council), November 2005.

A summary of key relevant characteristics:

- Significant woodland cover;
- Small assemblies of assarted pasture contrast with blocks of larger, modern fields;
- Pockets of rich biodiversity concentrated in valleys, heathland and woodland;
- Varied traditional rural buildings, built with diverse materials including timber framing and varieties of local brick and tile hanging.
- Crawley Down perches above the marked slopes falling at Fen Place Mill to the high Medway stream.

The key relevant issues in relation to change in landscape character:

- Continuing amalgamation of small fields with hedgerow loss and the ageing and loss of hedgerow and field trees;
- Visual impact of new urban and rural development....;
- Increasing pervasiveness of development and traffic movement and noise in parts of the area, particularly along the Crawley-East Grinstead corridor and along the rural-urban fringe;
- Gradual loss of distinctive building styles and materials;
- Gradual suburbanisation of the landscape including the widespread use of exotic tree and shrub species.

The key relevant land management guidelines (Sheet HW1 High Weald):

- Maintain and restore the historic pattern and fabric of woodland and agricultural landscape for scenic, nature conservation and recreational purposes;
- Avoid skyline development and ensure that any new development has a minimum impact on long and other views and its integration within the landscape....;
- Increase tree cover in and around villages....and on the rural urban fringe, along approach roads to settlements....;
- Conserve, strengthen and manage and existing hedgerows and hedgerow trees;
- Seek to protect the tranquil and historic character of rural lanes....;
- Minimise the effects of adverse incremental change by seeking new development of high quality that sits well within the landscape and reflects local distinctiveness.

#### *The West Sussex Landscape Character Guidelines - Local Distinctiveness The High Weald Character Area*

With regard to settlement characteristics the following is relevant to the Site, over and above the NCA and Mid Sussex Landscape Character Assessment:

- Maintain, protect and enhance where possible larger settlements on gentle ridges or gentle valley edges ensuring that they are integrated into the landscape and screened, allowing views out where the existing settlement pattern allows.

#### Mid Sussex Landscape Capacity Study (July 2007)

Crawley Down Southern Fringe (where the Site is located) was assessed as follows:

- Moderate landscape sensitivity and landscape value.
- Medium landscape capacity. The report states '*Larger field sizes than to the north of Crawley Down. Sits on high ground adjacent to the village and gently sloping south. Significant contribution to separation between Crawley Down and Turners Hill.*'
- The report concludes: '*Character areas with medium landscape capacity have been identified as locations suitable in landscape terms, for limited development e.g. infill sites or small urban extensions. The landscapes are generally small scale, with a degree of enclosure and internal structure. New development would need to be closely related in scale with the existing settlement.*'

#### 3.2.2 Designated Landscapes

**The Site:** No landscape designations.

**Immediate context:** The northern boundary of the High Weald Area of Outstanding Natural Beauty (AONB) lies approximately 1.15 km to the south of the Site.

#### 3.2.3 Designated Cultural Heritage

**The Site:** No designated cultural heritage assets within the red line boundary.

**Immediate context:** (within 500 m) there are four listed buildings as set out in **Table 3.2**. Within 1 km of the Site there are three other listed buildings approximately 1 km to the north and east. There are no other designated cultural heritage assets.

**Table 3.2: Designated Cultural Heritage**

Asset	Description
Listed Buildings	<b>Burleigh Cottage</b> , Grade II (List Entry 1354910), 120 m west of Site
	<b>Sandhill Barn</b> , Grade II (List Entry 1182614), 220 m south of Site
	<b>Sandhill Farmhouse</b> , Grade II (List Entry 1025532), 220 m south of Site
	<b>The Grange</b> , Grade II (List Entry 1182597), 410 m west of Site

#### 3.2.4 Designated Areas of Nature Conservation

**The Site:** The Site is within the Ashdown Forest 7 km buffer zone (Mid Sussex District Plan policy DP17). Refer to **Annex 2**.

**Immediate context:** (within 1 km) There are no designated areas of nature conservation within 1 km of the Site.

#### 3.2.5 Cumulative Development

A planning application (Ref: DM/25/1593) has been submitted on land directly to the north of the Site for the following:

*'The demolition of numbers 9-11 Woodlands Close together with the demolition of other existing buildings on site and erection of 48 dwellings (Use Class C3) with open space, landscaping, car parking and associated infrastructure including provision of internal access roads and access road onto Woodlands Close.'*

Mid-Sussex District Planning Committee (20/11/25) resolved to approve this planning application subject to the completion of a legal agreement (due for completion by 26/2/26).

An outline of the proposed development is illustrated on **Figure 5.3**.

#### 3.2.6 Landscape Character Areas

**Figure 3.3** illustrates the Landscape Character Areas (LCAs), which have been informed by the published landscape character assessments, including the Neighbourhood Plan/District Plan Policy Numbers Map. **Table 3.4** provides a summary description of each LCA, which also addresses the value attached to them. This is part of determining the overall sensitivity of the landscape area, which forms part of the assessment of effects in **Part 5** of this report.

### 3.3 Visual Baseline

#### 3.1.1 Visual Relationship Between the Site and Surrounding Area

The main sensitivities which are relevant to the Proposal are very localised to the Site boundaries due to the heavily enclosed nature of the Site.

The northern Site boundary is only visible from within circa 80 m from the east (**Context photo G**) and 95 m from the west along Burleigh Lane (*Footpath WOR/56W/1*). There is no intervisibility with the Site from Sandhill Lane (*Footpath WOR/58W/1*), ca. 140 m west of the Site.

Limited views of the Site are theoretically possible from Hornbeam Place and Sycamore Lane, ca. 125 m north of the Site. Fieldwork (**Context photos A to F**) have concluded that due to the presence of field boundary vegetation, trees and existing buildings, there are not clear views to the Site, apart from the canopies of trees located along Burleigh Lane.

The Zone of Theoretical Visibility (ZTV) mapping (**Figures 5.1 and 5.2**), illustrates a potential theoretical view towards the Site from within Crawley Down from Station Road. Fieldwork has established there is no intervisibility with the Site from this location (**Context photo H**).

The ZTV suggests the potential for views from ca. 1.1 km south along East

Street (northern boundary of the High Weald AONB), to the east of Turner's Hill. However, fieldwork has established that due to the presence of high mature hedgerows to the roadside and adjacent ground levels, there are no views to the Site from these locations (**Context photos I and J**).

Further afield, the ZTV mapping illustrates a theoretical view from higher ground, 2.5 km to the south of the Site at Selsfield Common (*Footpath WEH-13WH*). Fieldwork has established that whilst there is a view of the wooded valley side south of Crawley Down, the Site is not identifiable in the view (**Context photo K**).

Context photo locations are illustrated on **Figure 3.2**, photographs on **pages 11 to 13**.

#### 3.4 Potential Visual Receptors

Potential visual receptors in the study area include:

- Road users including pedestrians on Burleigh Lane (*Footpath WOR/56W/1*), also known as the Sussex Border Path.
- Pedestrians using the new public footpath north of Burleigh Lane linking to Hornbeam Place and Sycamore Lane.

#### 3.5 Potential Representative Viewpoints

Initial fieldwork has established five representative viewpoints (**Figure 5.3**, **Table 3.3** and **Table 5.3**) which illustrate the range of views of the Site and the Proposal.

**Table 3.3: Representative Viewpoints**

Viewpoint	Location	Potential receptors
VP1	Burleigh Lane, adjacent to Burleigh Cottage	Road users on Burleigh Lane Pedestrians using footpath WOR/56W
VP2	Burleigh Lane, adjacent to rear access of Sandhill House	Road users on Burleigh Lane Pedestrians using footpath WOR/56W
VP3	Burleigh Lane, north of Site	Road users on Burleigh Lane Pedestrians using footpath WOR/56W
VP4	Footpath from Hornbeam Place, junction with Burleigh Lane	Users of footpath
VP5	Burleigh Lane, adjacent to entrance to 'Hedgerow'	Road users on Burleigh Lane Pedestrians using footpath WOR/56W

Legend:

- Site (indicative)
- 1 km bands from Site

Project: Land at Burleigh Lane,  
Crawley Down

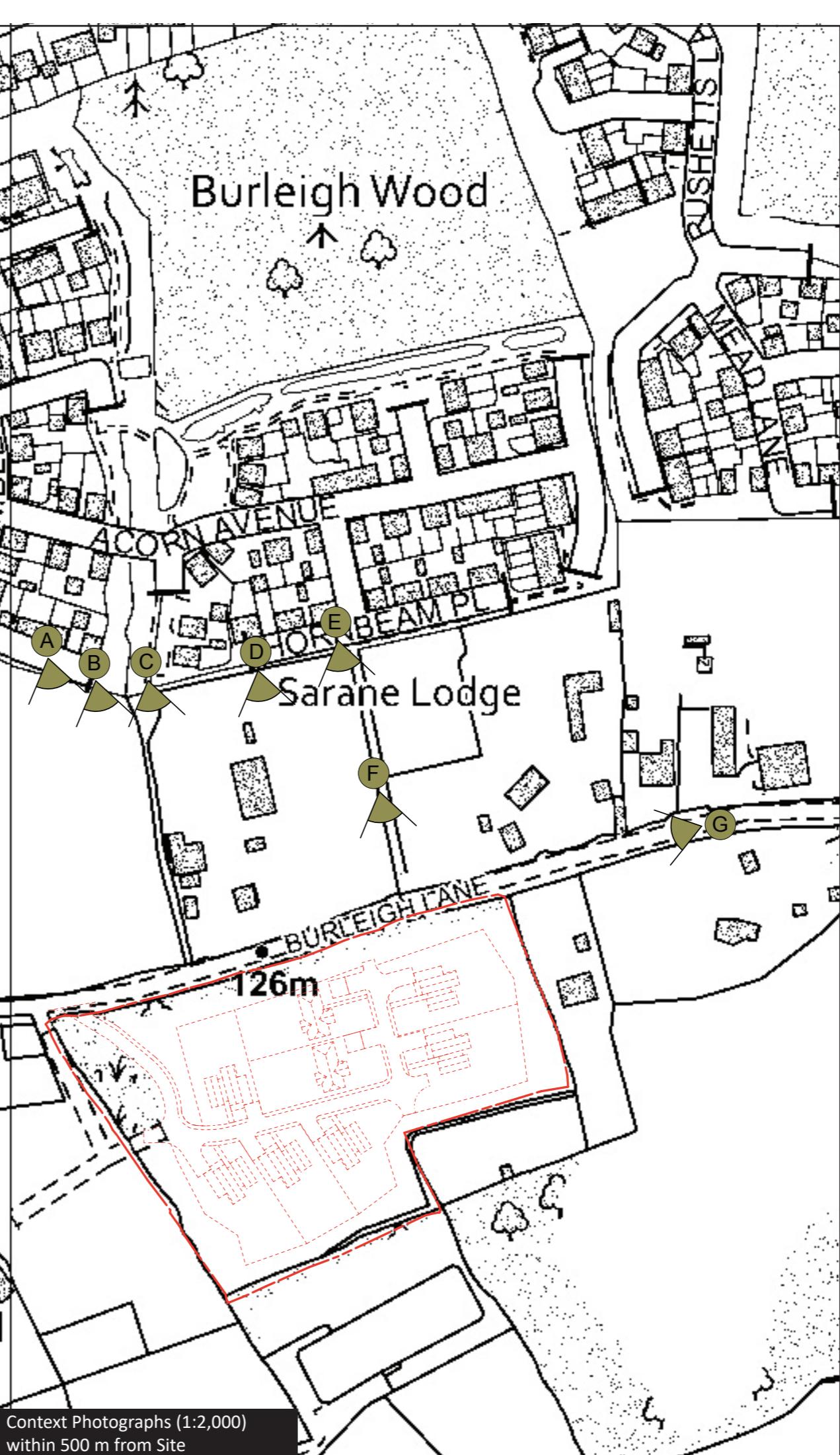
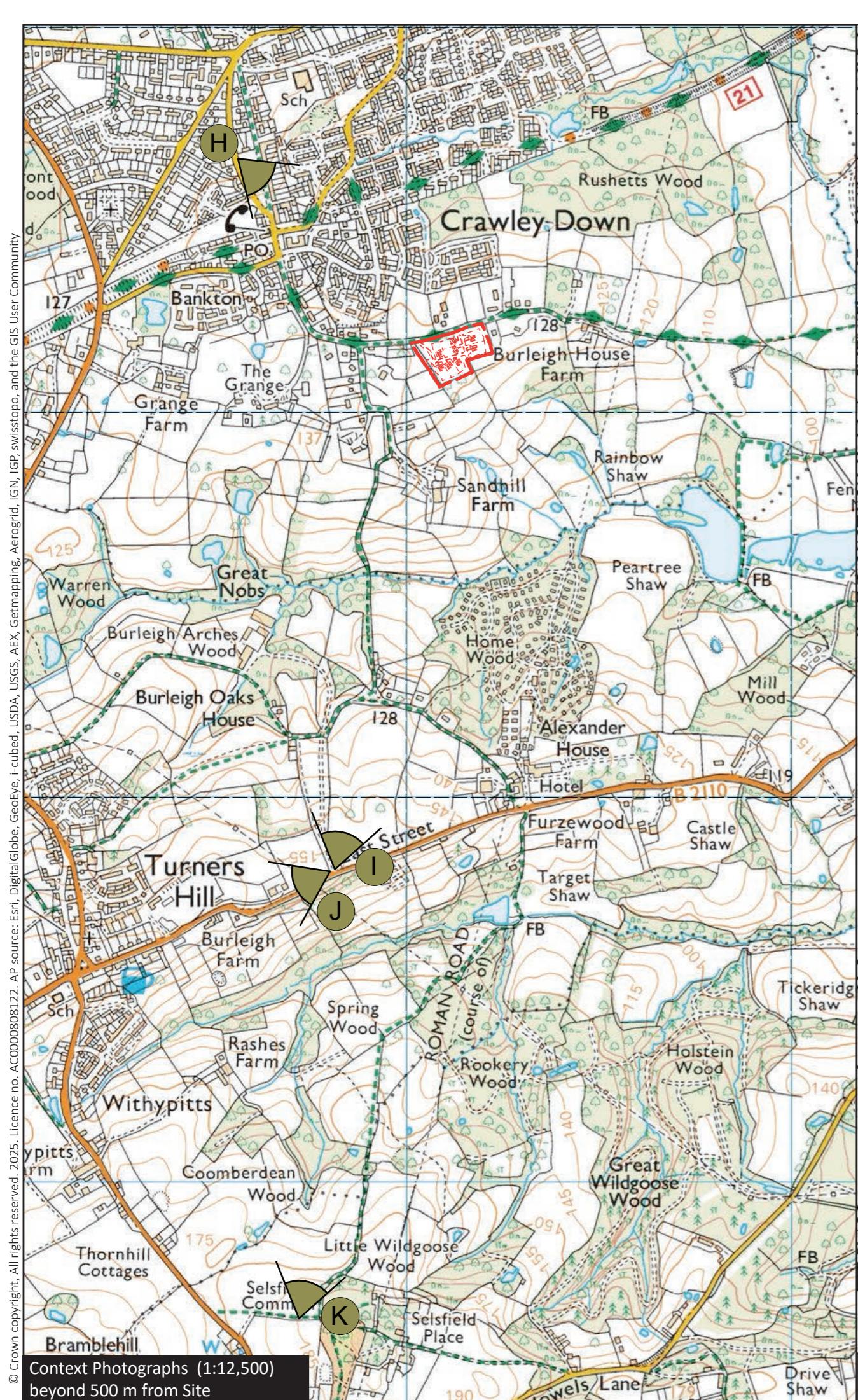
Title: Location

Date: August 2025

Ref: Figure 3.1

Scale: 1:10,000 at A3





Legend:

-  Site boundary (indicative)
-  Context photograph location
-  Proposal outline (indicative)

Project: Land at Burleigh Lane, Crawley Down

Title: Context Photograph Locations

Date: November 2025

Ref: Figure 3.2

Scale: 1:12,500/2,000 at A3

