



Context photograph A: View from Sycamore Lane towards Site.



Context photograph B: View from Sycamore Lane towards Site.



Context photograph C: View from new PROW at Hornbeam Place towards Site.



Context photograph D: View from new PROW at Hornbeam Place towards Site.



Context photograph E: View from new PROW at Hornbeam Place towards Site.



Context photograph F: View from new PROW at Hornbeam Place towards Site.



Context photograph G: View from Burleigh Lane (outside Trishlands) looking west towards Site.



Context photograph H: Crawley Down, Station Road adjacent to Sunnymede



Context photograph I: East Street, east of Turners Hill

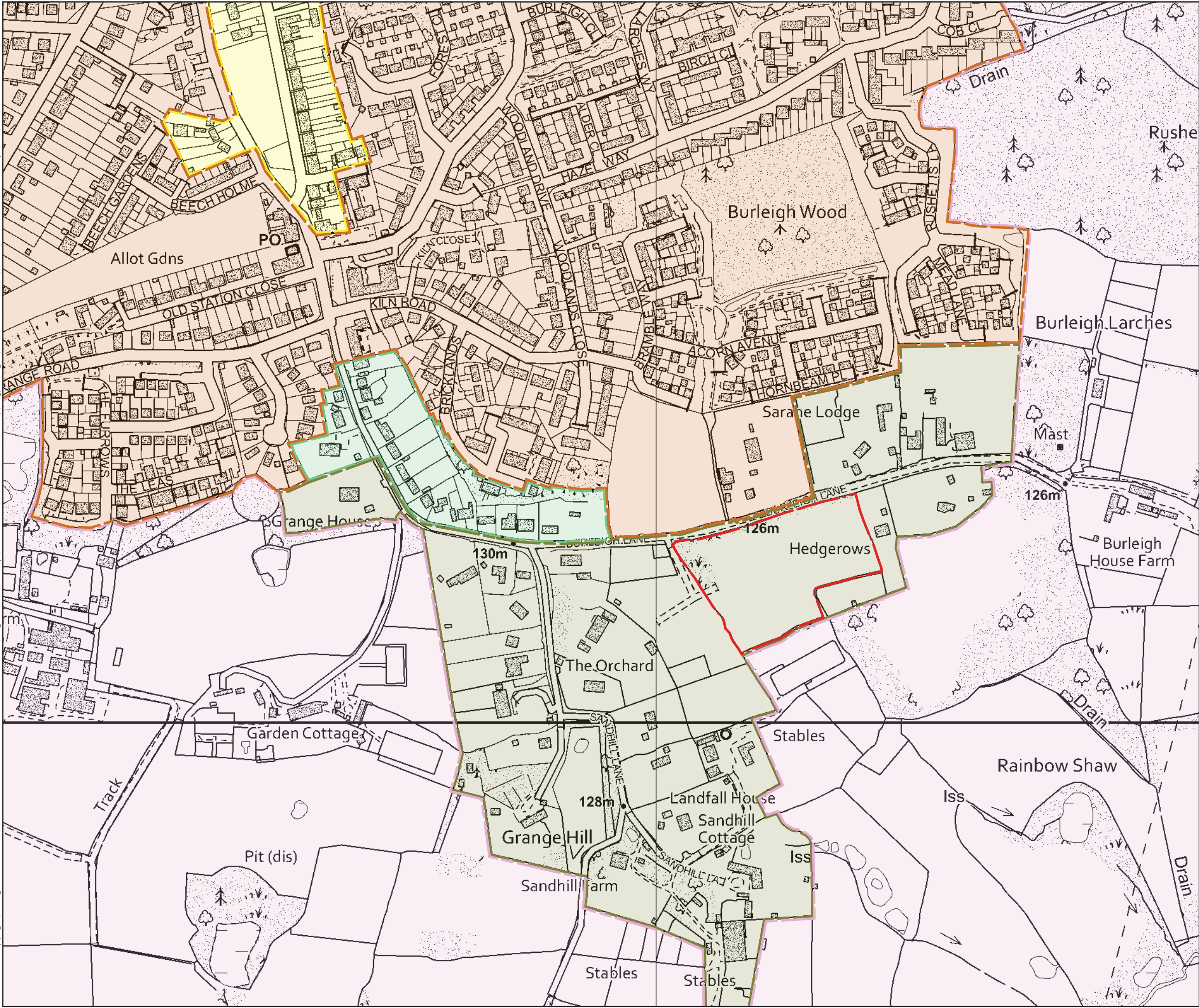


Context photograph J: East Street, east of Turners Hill



Context photograph K: View from Footpath WEH-13WH at Selsfield Common

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- Legend:
- Site boundary (indicative)
 - Crawley Down
 - Crawley Down Village Centre
 - Crawley Down Sandhill Lane
 - Crawley Down Southern Fringe
 - High Weald Plateau

Project: Land at Burleigh Lane, Crawley Down
Title: Landscape Character Areas
Date: October 2025
Ref: Figure 3.3
Scale: 1:3,500 at A3



Table 3.4: Landscape Character Areas

Landscape Character Area	Description	Rationale	Quality	Value	Relevance
LCA1: Crawley Down	<ul style="list-style-type: none">The settlement has distinct character areas of terraced housing stock dating from 1930 to 1950, and later additions of 1970 to 1980s housing, including bungalows often laid out with cul-de-sacs.There are a number of green open spaces across the settlement, including recreation grounds, allotments woodland blocks and the Worth Way.	<ul style="list-style-type: none">Mixed quality of housing and associated streetscape.Higher quality townscape areas identified in LCA2 and LCA3 in the Neighbourhood Plan.	Medium to Low	Medium to Low	Viewpoint 4 Context photos A to F
LCA2: Crawley Down Village Centre	<ul style="list-style-type: none">Area of informal public open space, surrounded by a mix of different housing types, styles, plots and ages.The area is characterised by prominent hedges and mature trees.Character area identified in the Crawley Down Neighbourhood Plan.	<ul style="list-style-type: none">The neighbourhood plan states: <i>'The Council will pay particular attention to any proposals for development or redevelopment in these areas, having regard to their special townscape character. It will seek to ensure that this character is protected and where possible enhanced by any new development proposals'</i>.Refer to Annex 2 (section A.2.3)	Medium	Medium	Context photo H <i>No intervisibility with the Proposal</i>
LCA3: Crawley Down Sandhill Lane	<ul style="list-style-type: none">The area includes an unadopted road along the southern edge of the village, containing varied house types which are noted as having individual and group interest.The detached properties which incorporate a range of building styles are characteristically in large plots.Character area identified in the Crawley Down Neighbourhood Plan.	<ul style="list-style-type: none">The neighbourhood plan states: <i>'The Council will pay particular attention to any proposals for development or redevelopment in these areas, having regard to their special townscape character. It will seek to ensure that this character is protected and where possible enhanced by any new development proposals'</i>.Refer to Annex 2 (section A.2.3)	Medium	Medium	Viewpoint 1
LCA4: Southern Fringe	<ul style="list-style-type: none">The area is characterised by large detached properties set in medium to large irregular plots.Detached properties are set back from adjacent access roads and are of varied architectural styles.Semi-rural character with access via Sandhill Lane and Burleigh Lane, bounded by hedgerows, trees and boundary fencing.	<ul style="list-style-type: none">Distinct settlement fringe character of lower density, larger housing stock.Identified as a landscape character area in the Mid-Sussex Landscape Capacity Study (July 2007).Refer to part 3 (section 3.2.1)	Medium to low	Medium	Viewpoints 2, 3 and 5 Context photo G
LCA5: High Weald Plateau	<ul style="list-style-type: none">Area characterised by a patchwork of irregularly shaped fields, and woods forming both open and enclosed landscapes along rolling ridges and within valleys.Smaller assarted pastures contrast with large modern fields.Varied traditional rural buildings, constructed from a range of materials including timber, local brick and tile hanging.	<ul style="list-style-type: none">Historic landscape with cohesive character.Areas of ancient woodland.Historic settlements, including listed buildings.	Medium	Medium	Context photos I, J and K <i>No intervisibility with the Proposal</i>