

# Part 4. Proposal

## 4.1 Proposal Summary

- 8 no. self-build / custom-build dwellings with indicative plots comprising a mix of 3-5 bedroom detached family houses and bungalows.
- Building heights to be between one and two and a half storeys.
- Access road including pedestrian footpaths.
- Designed landscape comprising public and private amenity.
- Protection and enhancement of the perimeter woodland and associated planting to reinforce the natural screening to the site edge.

The landscape plan and site sections are detailed in **Figure 4.1** and **4.2**. Further information is available in the Architect's Design and Access Statement and associated planning drawings, and the Landscape Architect's Landscape Proposal document and associated planning drawings.

## 4.2 Design Proposals

### 4.2.1 Site Masterplan

- Single point of site access from Burleigh Lane to reduce tree removals and limit impacts on perimeter vegetation.
- Site density 4.5 dwellings per hectare.
- Building locations within plots spaced out to create gaps between each dwelling to maintain views of adjacent woodland and perimeter planting.
- Plot locations proposed outside of root protection areas of boundary vegetation.
- 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.

### 4.2.2 Materials palette

- Proposed facade materials include natural and charred timber boarding, buff/red brick, handmade clay roof tiles and tile hanging, green roofs.
- Hard landscape materials selected to reflect the rural character of the Crawley Down and wider mid-Sussex Landscape. Materials selected to provide a soft, rural appearance supporting sustainable surface water management.



Figure 4.1: Existing and Proposed Site Section A-A (ABIR Architects)



Figure 4.2: Proposed Site Landscape Masterplan (Nicholas Dexter Landscape)

# Part 5. Assessment

## 5.1 Introduction

This assessment focuses on the main landscape and visual impacts of the Proposal. The assessment focuses on the year 1 operational impacts and assumes that the changes to the Site are long-term and irreversible. Consideration is given to the maturing of proposed landscape through an assessment at year 15 where relevant.

## 5.2 Potential Landscape and Visual Effects of Demolition and Construction

Direct effects would arise from site clearance works, excavations and construction of the Proposal.

- Site clearance, excavations and construction would include:
- Limited clearance of existing boundary vegetation to form Site access from Burleigh Lane.
  - Ground works to form proposed sub-grade levels for roads, footpaths and building foundations.
  - Construction of self-build / custom-build dwellings and associated landscape design to individual plots.
  - Movement of plant and materials to and from the Site.
  - Utilities connections to the Site.

## Part 5a. Landscape Assessment

## 5.3 Sensitivity of the Site and Surrounding Landscape Character Areas

The sensitivity of the LCAs depends primarily upon the value attached to them and their susceptibility of the Proposal (see methodology, **Part 2**). The evaluation of the Site and the host and surrounding LCAs is summarised in the baseline section of this report on **pages 7 to 12**.

The susceptibility to the effects of change of a landscape receptor can be defined as its *'ability...to accommodate the proposed development without undue negative consequences for the maintenance of the baseline situation and/other achievement of landscape planning policies and strategies'* (LI and IEMA, 2013).

**Table 5.1** considers the sensitivity of the Site and surrounding LCAs.

## 5.4 Landscape Character Effects

The landscape assessment is contained in **Table 5.2**.

Table 5.1: Sensitivity of Landscape Character Areas to the Proposal

LCA	Quality	Value	Relevance to Assessment	Susceptibility Rationale	Susceptibility Conclusion	Sensitivity
LCA1: Crawley Down	Medium to Low	Medium to Low	Viewpoint 4 Context photos A to F	<ul style="list-style-type: none"><li>• Indirect effects would be very limited to the southern edge of the LCA to within 150 m from the Site.</li><li>• The remainder of the LCA would be unaffected.</li></ul>	Medium	Medium to Low
LCA2: Crawley Down Village Centre	Medium	Medium	Context photo H	No intervisibility with the Proposal.	-	-
LCA3 Crawley Down Sandhill Lane	Medium	Medium	Viewpoint 1	<ul style="list-style-type: none"><li>• Indirect effects would be very limited to the south-western edge of the LCA in views along Burleigh Lane.</li><li>• The remainder of the LCA would be unaffected.</li></ul>	Medium	Medium
LCA4: Southern Fringe	Medium to low	Medium	Viewpoints 2, 3 and 5 Context photo G	<ul style="list-style-type: none"><li>• Direct effects would occur with the development of the Site.</li><li>• There is potential for indirect effects to occur locally to within 150 m of the Site.</li></ul>	Medium	Medium
LCA5: High Weald Plateau	Medium	Medium	Context photos I, J, K	No intervisibility with the Proposal.	-	-

Table 5.2: Effects on Landscape Character Areas

LCA	Sensitivity	Potential Effects of the Proposal	Magnitude	Significance
LCA1: Crawley Down	Medium to low	The Proposal would result in indirect landscape effects, localised to the southern edge of the LCA to within 150 m of the Site. The proposed retention and enhancement of the existing boundary vegetation would result in these effects reducing over time.	Negligible	<b>Negligible</b>
LCA2: Crawley Down Village Centre	-	No intervisibility. No effects would arise.	-	-
LCA3 Crawley Down Sandhill Lane	Medium	A very limited, framed view of the proposed site access from Burleigh Lane would be possible from the south-western edge of the LCA along Burleigh Lane. This would largely go unnoticed.	Negligible	<b>Negligible</b>
LCA4: Southern Fringe	Medium	The Proposal would result in wholesale change of the existing grassland field to self-build / custom-build housing plots. The existing boundary woodland would be retained and enhanced apart from localised tree removals in the north-west corner of the Site. Landscape proposals to reinforce the boundary vegetation including re-wilding pasture and new hedge boundaries to plots would reinforce the existing character of the boundary, reducing the effects of the Proposal in the longer term.  Indirect effects on the remainder of the LCA would be very localised.	Medium	<b>Moderate neutral</b>
LCA5: High Weald Plateau		No intervisibility. No effects would arise.	-	-



Part 5b. Visual Assessment

5.5 Zone of Theoretical Visibility of the Proposal

The ZTV plans (Figures 5.1 and 5.2) show the theoretical visibility of the Proposal from the surrounding areas. The ZTV is based on 24 reference points placed on the tallest points of each proposed dwelling, assuming a maximum height of two storeys.

This ZTV is based on LIDAR data, which has been used to produce a surface model which includes buildings and vegetation. This plan gives a high-resolution depiction of the theoretical visibility of the Proposal. Note that the data is at a resolution of 1 m cell size and the complexity of elements in the landscape is therefore simplified. It is likely that real-world visibility of the Proposal is exaggerated by this ZTV as, for example, it includes theoretical visibility from locations which are not accessible, such as from roofs of buildings.

The main patterns illustrated by the ZTV area:

- Localised views up to 150 m towards the Site, from adjacent land to the east, south and west. This land is within private ownership, with no public access.
- Potential for highly screened framed views from up to 200 m to the north from Hornbeam Place.
- Potential for limited views from the centre of Crawley Down, adjacent to the open space north of the village centre.
- Views from East Street circa. 1.1 km south of the Site (northern boundary of the High Weald AONB).
- Views from higher ground at Selsfield Common, 2.5 km to the south of the Site.

Fieldwork has shown that the extent of views available to the Site is very limited and that publicly accessible views are all located on the stretch of Burleigh Lane near the Site. This is reflected in the selection of viewpoint locations, as described in the following section.

5.6 Viewpoint Assessment

Based on the site work, desk study and ZTV analysis (Figure 5.1 and 5.2), 5 representative viewpoints have been identified for assessment (see Table 5.3 and the viewpoint plan Figure 5.3).

The viewpoint assessment for the Proposal is contained on the viewpoint sheets on pages 22 to 31, with a summary in part 7.

Fieldwork has been undertaken to verify the ZTV mapping. Where there is no view to the Proposed Development or the Site, this is recorded in the Context photos (Figure 3.2) and described in the visual baseline section (part 3).

The viewpoint assessment includes Type 1 'Annotated Viewpoint Photographs', as set out in Table 2 of LI TGN 06/19 Visual Representation of Development Proposals. These are presented in this LVIA, as per the guidance, to 'represent context and outline of extent of development and of key features'.

Table 5.3: Representative Viewpoints

No.	Description	Grid Reference		Distance from Site (m)	Direction from Site	Landscape Character Area
		Easting	Northing			
1	Burleigh Lane, adjacent to Burleigh Cottage	534919	137179	95 m	W	Crawley Down, Sandhill Lane
2	Burleigh Lane, adjacent to rear access of Sandhill House	535005	137181	12 m	W	Southern Fringe
3	Burleigh Lane, north of Site	535048	137195	5 m	N	Southern Fringe
4	Footpath from Hornbeam Place, junction with Burleigh Lane	535158	137195	10 m	N	Crawley Down
5	Burleigh Lane, adjacent to entrance to 'Hawthorn'	535208	137241	10 m	NE	Southern Fringe

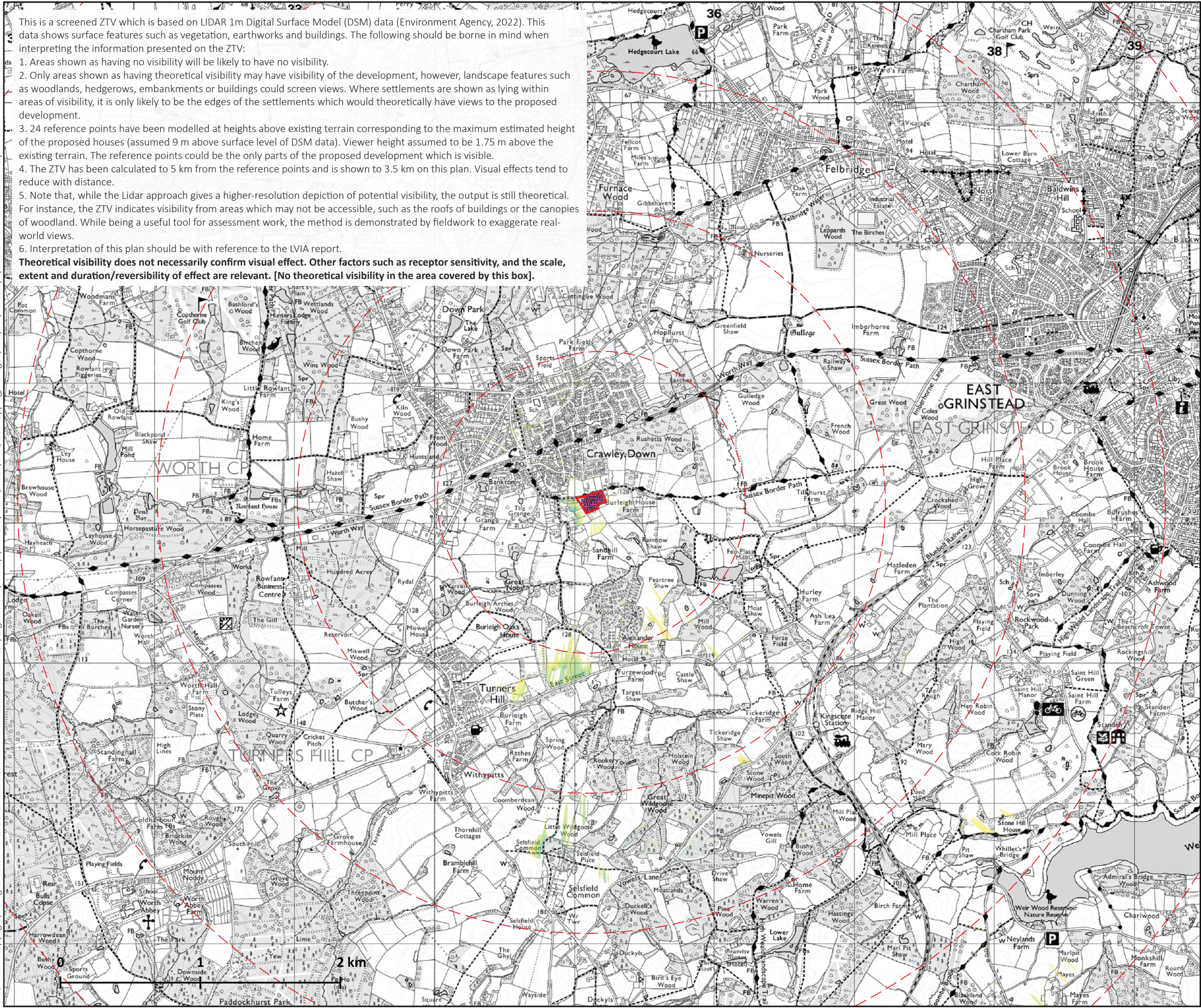


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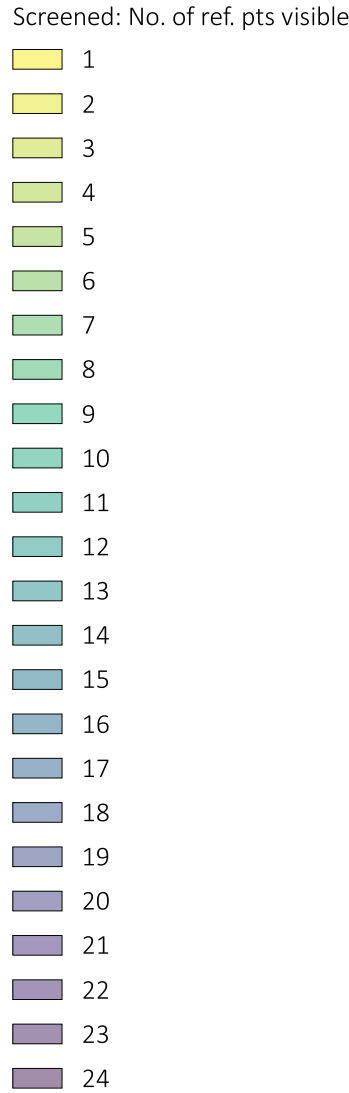
This is a screened ZTV which is based on LIDAR 1m Digital Surface Model (DSM) data (Environment Agency, 2022). This data shows surface features such as vegetation, earthworks and buildings. The following should be borne in mind when interpreting the information presented on the ZTV:

1. Areas shown as having no visibility will be likely to have no visibility.
2. Only areas shown as having theoretical visibility may have visibility of the development, however, landscape features such as woodlands, hedgerows, embankments or buildings could screen views. Where settlements are shown as lying within areas of visibility, it is only likely to be the edges of the settlements which would theoretically have views to the proposed development.
3. 24 reference points have been modelled at heights above existing terrain corresponding to the maximum estimated height of the proposed houses (assumed 9 m above surface level of DSM data). Viewer height assumed to be 1.75 m above the existing terrain. The reference points could be the only parts of the proposed development which is visible.
4. The ZTV has been calculated to 5 km from the reference points and is shown to 3.5 km on this plan. Visual effects tend to reduce with distance.
5. Note that, while the Lidar approach gives a higher-resolution depiction of potential visibility, the output is still theoretical. For instance, the ZTV indicates visibility from areas which may not be accessible, such as the roofs of buildings or the canopies of woodland. While being a useful tool for assessment work, the method is demonstrated by fieldwork to exaggerate real-world views.
6. Interpretation of this plan should be with reference to the LVIA report.

**Theoretical visibility does not necessarily confirm visual effect. Other factors such as receptor sensitivity, and the scale, extent and duration/reversibility of effect are relevant. [No theoretical visibility in the area covered by this box].**



- Legend:
- Site (indicative)
  - 1 km bands from Site
  - Zone of Theoretical Visibility
  - Reference points



Project: Land at Burleigh Lane, Crawley Down

Title: Screened ZTV of the Proposed Development

Date: August 2025

Ref: Figure 5.1

Scale: 1:25,000 at A3

