

Approximate extent of site



Enlargement:	100 per cent	Camera and lens:	Canon EOS 5DSR/50 mm	Date and time:	17 November 2025, 11:55 a.m.	<i>Viewpoint 5: Existing site (Non-AVR photography for information only)</i>
Paper size:	420 mm x 297 mm	Camera height:	1.5 m	Grid reference:	535212 137238	Burleigh Lane, adjacent to entrance to 'Hedgerow'
Printed image size:	390 mm x 260 mm	Horizontal FoV:	39.6 degrees	Distance/direction:	10 m north-east of the site	

## Part 5c. Cumulative Assessment

**Table 5.4** summarises the potential landscape and visual effects of the Proposal. The cumulative scheme '*Woodlands Close and Land to the North of Burleigh Lane, Crawley Down*', planning reference DM/25/1593, has planning committee resolution for approval subject to the completion of a legal agreement by 26/2/26. **Figure 5.3** illustrates the extent of DM/25/1593 cumulative scheme, along with the Proposal.

**Table 5.4: Cumulative Effects**

Receptors	Sensitivity	Effects	Magnitude/ Significance
<b>Cumulative Effects on Landscape Character Areas</b>			
LCA1: Crawley Down	Medium to low	<ul style="list-style-type: none"> <li>Indirect cumulative effects would arise on the southern part of the LCA. The main cumulative effects would arise as a result of DM/25/1593, with the Proposed Development contributing to this to a negligible extent.</li> </ul>	Negligible/ <b>Negligible</b>
LCA2: Crawley Down Village Centre	Medium	<ul style="list-style-type: none"> <li>No intervisibility with the Proposal, no cumulative effects would arise.</li> </ul>	-
LCA3: Crawley Down Sandhill Lane	Medium	<ul style="list-style-type: none"> <li>Cumulative effects would only occur in the south-western part of the LCA. The contribution of the Proposal to the cumulative effect would be negligible.</li> </ul>	Negligible/ <b>Negligible</b>
LCA4: Southern Fringe	Medium to low	<ul style="list-style-type: none"> <li>Cumulative effects would occur in the eastern part of the LCA. The contribution of the Proposal to the cumulative effect would be medium.</li> </ul>	Medium/ <b>Moderate</b> Neutral
LCA5: High Weald Plateau	Medium	<ul style="list-style-type: none"> <li>No intervisibility with the Proposal, no cumulative effects would arise.</li> </ul>	-
<b>Cumulative Effects on Visual Receptors</b>			
VP1: Burleigh Lane, adjacent to Burleigh Cottage	Medium	<ul style="list-style-type: none"> <li>DM/25/1593 would not be visible from this viewpoint. No cumulative effects would arise.</li> </ul>	-
VP2: Burleigh Lane, adjacent rear access to Sandhill House	Medium	<ul style="list-style-type: none"> <li>The Proposal would be viewed in combination with DM/25/1593.</li> <li>Overall, the cumulative effect would be large. The contribution of the Proposal to the cumulative effect would be small.</li> </ul>	Small/ <b>Minor</b> Neutral
VP3: Burleigh Lane, north of Site	Medium	<ul style="list-style-type: none"> <li>The Proposal would be viewed in combination with DM/25/1593.</li> <li>Overall, the cumulative effect would be large. The contribution of the Proposal to the cumulative effect would be small.</li> </ul>	Small/ <b>Minor</b> Neutral
VP4: Footpath from Hornbeam Place, junction with Burleigh Lane	Medium	<ul style="list-style-type: none"> <li>The Proposal would be viewed in combination with DM/25/1593.</li> <li>Overall, the cumulative effect would be large. The contribution of the Proposal to the cumulative effect would be very small.</li> </ul>	Very small/ <b>Minor</b> Neutral
VP5: Burleigh Lane, adjacent to entrance to 'Hawthorn'	Medium	<ul style="list-style-type: none"> <li>DM/25/1593 would not be visible from this viewpoint. No cumulative effects would arise.</li> </ul>	-

# Part 7. Conclusion

## 7.1 Introduction

This report assesses the landscape and visual effects of the Proposed Development on the landscape of the Site and surrounding area and on views towards the Site. The assessment follows current best practice, including the GLVIA3.

The Proposal is for eight self-build /custom-build houses within individual plots, with associated site access road, footpaths and landscape works.

## 7.2 Baseline

The Site is located 0.5 km to the south of the village centre of Crawley Down, within the southern fringe landscape character area, which comprises large detached houses set within individual plots, and which contrasts with the denser suburban development of Crawley Down. This area provides a transition to the countryside of the High Weald plateau to the south.

The High Weald is characterised by patterns of small assarted fields, with significant woodland cover, and a dense network of shaws and hedgerows with hedgerow trees. These characteristics result in a visually confined landscape with a relatively intimate scale.

## 7.3 Landscape Effects

The Site is located in a medium-value, undesignated landscape characterised by large detached properties set within medium to large irregular shaped plots. Individual plots are strongly defined by hedgerows, trees and fencing, which along with the limited access along narrow lanes, creates a sense of a relatively enclosed landscape. These factors reduce the Site's susceptibility to the Proposal, resulting in an overall **medium** sensitivity.

The Proposal would replace the existing managed grassland with eight self-build / custom-build residential properties and associated access and site landscaping. This would result in a **moderate** landscape change, the extent of which would arise in the Site's immediate vicinity only. The generous set-back of dwellings into the Site, and the retention and enhancement of existing boundary woodland and understorey vegetation would reduce landscape effects. Landscape proposals to protect and enhance the boundary planting would result in these effects reducing in the longer-term. The landscape effect at year 1 and in the longer-term is considered to be **neutral**. This reflects a landscape proposal which reinforces local character and enhances vegetation on the site edges; a proposed built form which is sensitive to the settlement pattern of the fringe; and an absence of landscape harm arising from the proposed development.

Due to the enclosed nature of the Site and surrounding area, **negligible** landscape effects would occur on the adjacent LCAs of Crawley Down and Crawley Down Sandhill Lane.

With the maturing of the landscape measures shown on the Landscape Masterplan, in particular the strengthening of existing vegetation on the

Site's edges, the landscape effects of the Proposal would reduce in the long-term.

## 7.4 Visual Effects

The Site is screened from wider views beyond approximately 125 m due to the boundary vegetation at the Site, along with adjacent hedgerows, trees and woodland in the surrounding area. The ZTV plans indicate that there may be theoretical views to the Site up to 1.25 km to the south along the boundary of the High Weald AONB. Fieldwork has confirmed that these theoretical views are not experienced on the ground due to the screening effects of vegetation and local topography.

The Site is bounded to the north by Burleigh Lane, a public right of way (Sussex Border Path), along with a new public right of way directly to the north, providing links to residential development within Crawley Down. Users of these public paths are assessed as being **medium** sensitivity receptors.

Visual effects would be no greater than **moderate** in significance directly adjacent to the Site, reducing to **minor** in views up to 100 m from the Site.

The visual effects at year 1 and in the longer-term are considered to be **neutral**. This reflects the proposed reinforcement of site boundaries with appropriate native landscape planting types; a landscape scheme which strengthens visual enclosure of the development area; the offset of built form from the edge of the Site; and an absence of harm to views arising from the proposed development given the surrounding landscape structure and character.

The maturing of the vegetation proposed on the Site's edges means that the visual effects of the Proposal would reduce in the long-term.

## 7.5 Cumulative Effects

A planning application (Ref: DM/25/1593) has been submitted on land directly to the north of the Site for the construction of 48 dwellings and associated roads, parking and landscaping. 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).

**Moderate** cumulative landscape effects would occur locally within the Southern fringe LCA. **Minor** effects would occur on the adjacent character areas of Crawley Down and Crawley Down Sandhill Lane.

**Minor** cumulative visual effects would occur directly adjacent to the Site along Burleigh Lane.

## 7.6 Conclusions

The Proposal would result in wholesale change to the interior of the Site, with the retention and enhancement of the boundary vegetation which provides both enclosure and screening from adjacent landscape character areas and the public right of way which follows Burleigh Lane.

The location of vegetated plot boundaries ca. 15 m from Burleigh Lane, and self-build / custom-build dwellings located ca. 25 to 30 m from Burleigh Lane, moderates the landscape and visual impacts of the Proposal.

The Proposal is located within a transitional landscape character area (Southern Fringe) between the suburban townscape of Crawley Down to the north and the rural landscape of the High Weald Plateau to the south. The Proposal has been sensitively designed to a scale and density which responds to the existing character of this fringe landscape.

The assessment concludes that no adverse landscape or visual effects would arise as a result of the Proposal.

**Table 7.1 Summary of Landscape and Visual Effects**

Landscape Effects			
LCA	Sensitivity	Magnitude	Significance
LCA1: Crawley Down	Medium to Low	Negligible	<b>Negligible</b>
LCA2: Crawley Down Village Centre	<i>No intervisibility with the Proposal, no effects would arise.</i>		
LCA3: Crawley Down Sandhill Lane	Medium	Negligible	<b>Negligible</b>
LCA4: Southern Fringe	Medium	Medium	<b>Moderate Neutral</b>
LCA5: High Weald Plateau	<i>No intervisibility with the Proposal, no effects would arise.</i>		
Visual Effects			
Viewpoint	Sensitivity	Magnitude	Significance
VP1: Burleigh Lane, adjacent to Burleigh Cottage	Medium	Very small	<b>Minor Neutral</b>
VP2: Burleigh Lane, adjacent rear entrance to Sandhill House	Medium	Medium	<b>Moderate Neutral</b>
VP3: Burleigh Lane, north of Site	Medium	Medium to small	<b>Moderate Neutral</b>
VP4: Footpath from Hornbeam Place, junction with Burleigh Lane	Low	Medium to small	<b>Minor Neutral</b>
VP5: Burleigh Lane, adjacent to entrance to 'Hedgerow'	Medium	Small	<b>Minor Neutral</b>

# Annex 1. Abbreviations and References

## Abbreviations

AOD	Above Ordnance Datum
AONB	Area of Outstanding Natural Beauty
AVR	Accurate Visual Representation
EIA	Environmental Impact Assessment
ELC	European Landscape Convention
GIS	Geographical Information Systems
IEMA	Institute of Environmental Management and Assessment
LCA	Landscape Character Assessment
LIDAR	Light Detection and Ranging
LI	Landscape Institute
LPA	Local Planning Authority
LVIA	Landscape and Visual Impact Assessment
NCA	National Character Area
NCN	National Cycle Network
NPPF	National Planning Policy Framework
SAC	Special Area of Conservation
SAMM	Strategic Access Management and Monitoring
SANG	Suitable Alternative Natural Greenspace
SPA	Special Protection Area
SuDS	Sustainable Urban Drainage
ZTV	Zone of Theoretical Visibility

## References

Landscape Institute (September 2019) <i>Technical Guidance Note 06/19: Visual Representation of Development Proposals</i>
Mid Sussex District Council (November 2005) <i>A Landscape Character Assessment for Mid Sussex</i>
Mid Sussex District Council prepared by Hankinson Duckett Associates (July 2007) <i>Mid Sussex Landscape Capacity Study</i>
Mid Sussex District Council (March 2018) <i>Mid Sussex District Plan 2014-2031</i>
Mid Sussex District Council (June 2022) <i>Site Allocations Development Plan Document (Adopted version)</i>
Ministry and Housing, Communities and Local Government (December 2024) <i>National Planning Policy Framework</i>
Natural England (2024) <i>National Character Area Profile: 122 High Weald.</i> ( <a href="http://www.nationalcharacterareas.co.uk">www.nationalcharacterareas.co.uk</a> )
West Sussex Council (2003) <i>West Sussex Landscape Character Guidelines: Local Distinctiveness The High Weald Character Area</i>
Worth Parish Council (January 2016) <i>Crawley Down Neighbourhood Plan 2014-2031</i>

# Annex 2. Planning Policy

## A2.1 National Planning Policy Framework

This section highlights the key national planning policy context insofar as it relates to the landscape setting of the Site.

At the heart of the *National Planning Policy Framework* (NPPF) (December 2024) is a presumption in favour of sustainable development (Section 2). There are three over-arching objectives of sustainable development (economic, social and environmental). Of particular relevance to this report is the environmental objective: '*to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.*'

Other relevant sections of the NPPF to the Site and Proposal are as follows:

Section	Description
5	Delivering a sufficient supply of homes
8	Promoting healthy and safe communities
11	Making effective use of land
12	Achieving well-designed places
14	Meeting the challenge of climate change, flooding and coastal change
15	Conserving and enhancing the natural environment

## A2.2 Mid-Sussex District Plan 2014-2031

The Mid-Sussex District Plan (adopted March 2018), and covers the period 2014 to 2031. Relevant policy to the Site and the Proposal is summarised as follows:

Policy	Description
DP4	<b>Housing</b>
DP5	<b>Planning to Meet Future Housing Need</b>
DP6	<b>Settlement Hierarchy</b> <i>Development will be permitted within towns and villages with defined built-up area boundaries. Any infilling and redevelopment will be required to demonstrate that it is of an appropriate nature and scale (with particular regard to DP26: Character and Design), and not cause harm to the character and function of the settlement. The growth of settlements will be supported where this meets identified local housing, employment and community needs. Outside defined built-up area boundaries, the expansion of settlements will be supported where:</i> <ol style="list-style-type: none"><li><i>1. The site is allocated in the District Plan, a Neighbourhood Plan or subsequent Development Plan Document or where the proposed development is for fewer than 10 dwellings; and</i></li><li><i>2. The site is contiguous with an existing built up area of the settlement; and</i></li><li><i>3. The development is demonstrated to be sustainable, including by reference to the settlement hierarchy. The developer will need to satisfy the Council that:</i><ul style="list-style-type: none"><li><i>• The proposal does not represent an underdevelopment of the site with regard to Policy DP26: Character and Design; or</i></li><li><i>• A large site is not brought forward in phases that individually meet the threshold but cumulatively does not.</i></li></ul></li></ol>
DP12	<b>Protection and Enhancement of Countryside</b> <i>The countryside will be protected in recognition of its intrinsic character and beauty. Development will be permitted in the countryside, defined as the area outside of built-up area boundaries on the Policies Map, provided it maintains or where possible enhances the quality of the rural and landscape character of the District, and</i> <ul style="list-style-type: none"><li><i>• it is necessary for the purposes of agriculture; or</i></li><li><i>• it is supported by a specific policy reference either elsewhere in the Plan, a Development Plan Document or relevant Neighbourhood Plan. Agricultural land of Grade 3a and above will be protected from non-agricultural development proposals. Where significant development of agricultural land is demonstrated to be necessary, detailed field surveys should be undertaken and proposals should seek to use areas of poorer quality land in preference to that of higher quality.</i></li></ul> <i>The Mid Sussex Landscape Character Assessment, the West Sussex County Council Strategy for the West Sussex Landscape, the Capacity of Mid Sussex District to Accommodate Development Study and other available landscape evidence (including that gathered to support Neighbourhood Plans) will be used to assess the impact of development proposals on the quality of rural and landscape character.</i> <i>Built-up area boundaries are subject to review by Neighbourhood Plans or through a Site Allocations Development Plan Document, produced by the District Council. Economically viable mineral reserves within the district will be safeguarded.</i>

Policy	Description
DP13	<b>Preventing Coalescence</b>
DP15	<b>New Homes in the Countryside</b>
DP17	<b>Ashdown Forest Special Protection Area (SPA) and Special Area of Conservation (SAC)</b>
DP26	<b>Character and Design</b> <i>All development and surrounding spaces, including alterations and extensions to existing buildings and replacement dwellings, will be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside. All applicants will be required to demonstrate that development:</i> <ul style="list-style-type: none"><li><i>• is of high quality design and layout and includes appropriate landscaping and greenspace;</i></li><li><i>• contributes positively to, and clearly defines, public and private realms and should normally be designed with active building frontages facing streets and public open spaces to animate and provide natural surveillance;</i></li><li><i>• creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;</i></li><li><i>• protects open spaces, trees and gardens that contribute to the character of the area;</i></li><li><i>• protects valued townscapes and the separate identity and character of towns and villages;</i></li><li><i>• does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution (see Policy DP29);</i></li><li><i>• creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;</i></li><li><i>• incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;</i></li><li><i>• positively addresses sustainability considerations in the layout and the building design;</i></li><li><i>• take the opportunity to encourage community interaction by creating layouts with a strong neighbourhood focus/centre; larger (300+ unit) schemes will also normally be expected to incorporate a mixed use element;</i></li><li><i>• optimises the potential of the site to accommodate development.</i></li></ul>
DP27	<b>Dwelling Space Standards</b>
DP30	<b>Housing Mix</b>
DP31	<b>Affordable Housing</b>
DP32	<b>Rural Exception Sites</b>

## A2.3 Crawley Down Neighbourhood Plan 2014-2031

The Crawley Down Neighbourhood Plan was adopted in January 2016, and covers the period 2014 to 2031. Relevant policy to the Site and the Proposal is summarised as follows:

Policy	Description
DP37	<p><b>Trees, Woodland and Hedgerows</b></p> <p>The District Council will support the protection and enhancement of trees, woodland and hedgerows, and encourage new planting. In particular, ancient woodland and aged or veteran trees will be protected. Development that will damage or lead to the loss of trees, woodland or hedgerows that contribute, either individually or as part of a group, to the visual amenity value or character of an area, and/or that have landscape, historic or wildlife importance, will not normally be permitted. Proposals for new trees, woodland and hedgerows should be of suitable species, usually native, and where required for visual, noise or light screening purposes, trees, woodland and hedgerows should be of a size and species that will achieve this purpose. Trees, woodland and hedgerows will be protected and enhanced by ensuring development:</p> <ul style="list-style-type: none"> <li>incorporates existing important trees, woodland and hedgerows into the design of new development and its landscape scheme; and</li> <li>prevents damage to root systems and takes account of expected future growth; and</li> <li>where possible, incorporates retained trees, woodland and hedgerows within public open space rather than private space to safeguard their long-term management; and</li> <li>has appropriate protection measures throughout the development process; and</li> <li>takes opportunities to plant new trees, woodland and hedgerows within the new development to enhance on-site green infrastructure and increase resilience to the effects of climate change; and</li> <li>does not sever ecological corridors created by these assets.</li> <li>Proposals for works to trees will be considered taking into account:           <ul style="list-style-type: none"> <li>the condition and health of the trees; and</li> <li>the contribution of the trees to the character and visual amenity of the local area; and</li> <li>the amenity and nature conservation value of the trees; and</li> <li>the extent and impact of the works; and</li> <li>any replanting proposals.</li> </ul> </li> </ul> <p>The felling of protected trees will only be permitted if there is no appropriate alternative. Where a protected tree or group of trees is felled, a replacement tree or group of trees, on a minimum of a 1:1 basis and of an appropriate size and type, will normally be required. The replanting should take place as close to the felled tree or trees as possible having regard to the proximity of adjacent properties. Development should be positioned as far as possible from ancient woodland with a minimum buffer of 15 metres maintained between ancient woodland and the development boundary.</p>
DP38	<b>Biodiversity</b>
DP39	<b>Sustainable Design and Construction</b>
DP41	<b>Flood Risk and Drainage</b>
DP42	<b>Water Infrastructure and the Water Environment</b>

Policy	Description
CDNP05	<p><b>Control of New Developments</b></p> <p>Subject to the other policies of this Neighbourhood Plan; Within the Crawley Down Neighbourhood Plan Area, planning permission will be granted for residential development subject to the following criteria:</p> <ul style="list-style-type: none"> <li>a) The scale height and form fit unobtrusively with the surrounding buildings and the character of the area or street scene and where appropriate, special regard should be had to sustaining and enhancing the setting and features of heritage assets and the Areas of Townscape Character.</li> <li>b) Individual developments will not comprise more than 30 dwellings in total, with a maximum density of 25 per Ha and spacing between buildings to reflect the character of the area.</li> <li>c) Amenities such as access, noise, privacy, daylight, sunlight and outlook of adjoining residents are safeguarded.</li> <li>d) The individual plot sizes are proportionate to the scale of the dwelling.</li> <li>e) Open green spaces are provided in accordance with the Local Plan standard provisions. Where practical open spaces should provide linkage/connection to elements of the local footpath network.</li> <li>f) Construction materials are compatible with the materials of the general area and are locally sourced where practical.</li> <li>g) The traditional boundary treatment of the area is provided and where feasible reinforced.</li> <li>h) Suitable access and on-site parking is provided without detriment to neighbouring properties.</li> <li>i) The development is arranged such that it integrates with the village.</li> <li>j) Housing need is justified.</li> <li>k) The development does not impact unacceptably on the local highway network.</li> <li>l) Issues raised in the local housing supply document site assessment are satisfactorily addressed.</li> <li>m) Has a range of dwelling sizes and in particular provides dwellings that are suited to the needs of both young families and older residents.</li> <li>n) Includes affordable homes as required by District policy.</li> <li>o) Proposals for new housing developments must meet the standards set out in Appendix 1</li> <li>p) Developments of 6 or more dwellings should provide a mix of dwelling sizes (market and affordable) that fall within the following ranges: Market Housing At least 75% 2-3 bedroom houses and up to 25% other sizes; Affordable Housing At least 80% 2-3 bedroom houses and Up to 20% other sizes</li> </ul>

Policy	Description
CDNP06	<p><b>Sustainable Drainage Systems</b></p> <p>Development proposals will be expected to demonstrate that they include sustainable drainage systems designed to manage the risk of surface water flooding within their boundaries, and that they will not increase flood risk elsewhere in the Parish. Examples of sustainable drainage systems include permeable driveways and parking areas, water harvesting and storage features (rain/grey), green roofs and soakaways. The preferred hierarchy of managing surface water drainage from any development is:</p> <ol style="list-style-type: none"> <li>1) infiltration measures;</li> <li>2) attenuation and discharge to watercourses;</li> <li>3) discharge to surface water only sewers.</li> </ol> <p>Such measures should protect the amenity and security of other properties and should not adversely affect the water table and associated aquifers or ancient woodland. Arrangements for the maintenance of drainage systems shall be required as a condition of planning permissions and these arrangements shall include details of who will manage and fund the maintenance for the lifetime of the development.</p>
CDNP08	<p><b>Prevention of Coalescence</b></p> <p>Development outside the village boundary will only be permitted if it can be demonstrated that:</p> <ol style="list-style-type: none"> <li>a. It does not detract significantly from the openness and character of the landscape.</li> <li>b. It does not contribute to 'ribbon development' along the roads or paths linking the village to neighbouring settlements of Copthorne, Felbridge, Turners Hill and Crawley.</li> <li>c. It does not significantly reduce the gaps between the village and neighbouring settlements of Copthorne, Felbridge, Turners Hill and Crawley.</li> </ol>
CDNP09	<p><b>Protect and Enhance Biodiversity</b></p> <p>Proposals for new residential, employment and retail development will be expected to protect and enhance biodiversity and wildlife. In particular planning applications for these proposals will be assessed against the following criteria:</p> <ol style="list-style-type: none"> <li>a. The safeguarding or protection of designated sites, protected species, ancient or species rich hedgerows, shaws, grasslands and woodlands;</li> <li>b. The provision of appropriate buffer zones around designated sites or features and/or the implementation of appropriate mitigation features.</li> <li>c. The safeguarding and preservation of ecological networks</li> <li>d. The protection of trees of arboricultural or amenity value</li> <li>e. The appropriate planting of new native trees and hedges</li> </ol>

Policy	Description
<b>CDNP11 Ashdown Forest Special Area of Conservation (SAC) and Special Protection Area (SPA)</b>	<p><i>In order to prevent adverse effects on the Ashdown Forest SPA and SAC, new residential development likely to have a significant effect, either alone or in combination with other development, will be required to demonstrate that adequate measures are put in place to avoid or mitigate any potential adverse effects. Within a 7km zone of influence around the Ashdown Forest SPA, residential development leading to a net increase in dwellings will be required to contribute to mitigation through:</i></p> <p><i>1) The provision of Suitable Alternative Natural Greenspace (SANG) to the minimum level of 8Ha per 1,000 net increase in population; or a financial contribution to SANGs elsewhere; or the provision of bespoke mitigation; and</i></p> <p><i>2) A financial contribution to the Ashdown Forest Strategic Access Management and Monitoring (SAMM) Strategy.</i></p> <p><i>Large schemes proposed adjacent or close to the boundary of the 7km zone of influence may require mitigation. Such proposals for development will be dealt with on a case-by-case basis.</i></p> <p><i>Where bespoke mitigation is provided, these measures will need to be in place before occupation of development and must be managed and maintained in perpetuity. The effectiveness of such mitigation will need to be demonstrated prior to approval of the development. Bespoke mitigation will need to be discussed and agreed by the District Council as the competent authority following advice from Natural England.</i></p>

## Annex 3. Site Photographs



Photograph A3.1: Internal Site Western Boundary



Photograph A3.2: Internal Site Eastern Boundary



Photograph A3.3: Internal Site Southern Boundary 1 of 2



Photograph A3.4: Internal Site Southern Boundary 2 of 2



Photograph A3.5: Internal Site Northern Boundary 1 of 2



Photograph A3.6: Internal Site Northern Boundary 2 of 2

# Annex 4. Mapping

This Annex contains the following mapping:

<b>Figure A4.1</b>	Location	1:25,000
<b>Figure A4.2</b>	Topography	1:25,000
<b>Figure A4.3</b>	Designated Cultural Heritage and Public Rights of Way	1:10,000
<b>Figure A4.4</b>	Ecology (Priority Habitat Inventory and Designations)	1:10,000

**Legend:**

- Site (indicative)
- 1 km bands from Site



Project: Land at Burleigh Lane, Crawley Down

Title: Location

Date: August 2025

Ref: Figure A4.1

Scale: 1:25,000 at A3

