

2.2.3 Access

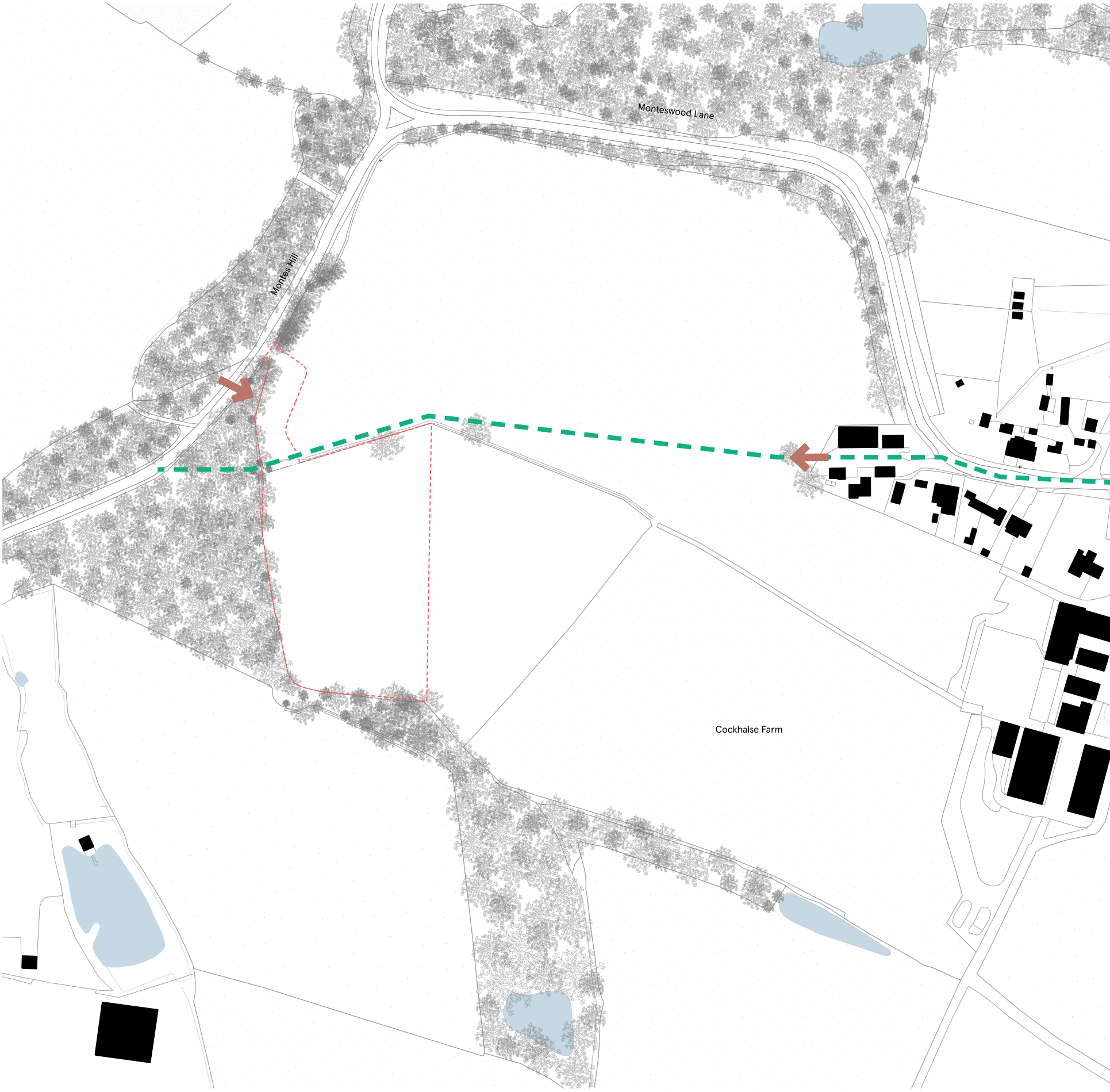
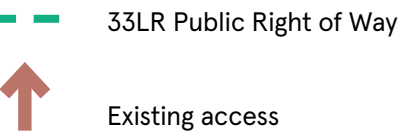
Access to the site is taken from Montes Hill, a narrow rural lane serving Cockhaise Farm and surrounding agricultural land.

Montes Hill retains an informal rural character defined by hedgerows, woodland edges and drainage ditches rather than engineered highway infrastructure. Traffic movements are low and associated primarily with agricultural and residential use.

The proposal includes a new field entrance located on the north-western boundary of the site. Access is therefore derived from an established type of entry (agricultural access gate) within the wider landscape.

The access arrangement allows the established hedgerow structure and rural edge condition along the lane to remain substantially intact. No urbanising highway interventions are proposed and the approach to the site continues to be experienced as part of the wider agricultural landscape framework.

From the entrance, movement into the field occurs gradually across the pasture landscape, reinforcing the relationship between access, landform and vegetation characteristic of the surrounding rural context.



Location plan denoting existing access and public right of way 33LR

2.2.4 Public Rights of Way

There are no public rights of way within the application boundary.

A public footpath runs immediately adjacent to the northern edge of the site, outside the application boundary, connecting Montes Hill with the wider network of rural footpaths and agricultural tracks surrounding Lindfield.

The route is experienced primarily as a landscape path moving through pasture, woodland edge and hedgerow conditions. Views from the footpath are filtered by vegetation and shaped by the gently undulating landform.

The site does not occupy a skyline or visually dominant position when viewed from the public right of way. Longer views extend across woodland and pasture landscapes rather than toward concentrated built development.

The proposal does not alter the alignment or accessibility of the public footpath. The relationship between the route and the field edge has informed the design approach from the outset, with landscape proposals seeking to reinforce the existing vegetated edge condition and maintain the rural character of the route.



Aerial photograph denoting existing public right of way 33LR



Site photograph denoting existing public right of way 33LR



Site photograph denoting existing public right of way 33LR at Montes Hill



Site photograph denoting existing public right of way at