

LEGEND

- Site Boundary
- South Downs National Park #
- National Landscape Character Profiles
 - 121, Low Weald
 - 125, South Downs
- Mid Sussex District Landscape Character Areas
 - 2 Area 2: Fulking to Clayton Scarp
 - 3 Area 3: Hurstpierpoint Scarp Footslopes
 - 4 Area 4: Hickstead Low Weald
 - 5 Area 5: Upper Adur Valley
- Horsham District Landscape Character Areas
 - D2 D2 Henfield & Small Dole Farmlands
 - J3 J3 Cowfold & Shermanbury Farmlands
 - O3 O3 Steinying & Henfield Brooks
 - P2 P2 Upper Adur Valleys
 - Urban Areas

Sources:
 ▲ OS Mapping
 ● Natural England GIS Data Set
 + Mid Sussex Landscape Character Assessment
 ++ Horsham Landscape Character Assessment

Data collected for constraints and analysis mapping is based on publicly available sources at the time of preparation inserted using the British National Grid and may itself not be accurate. Stantec shall not be liable for the accuracy of data derived from external sources.

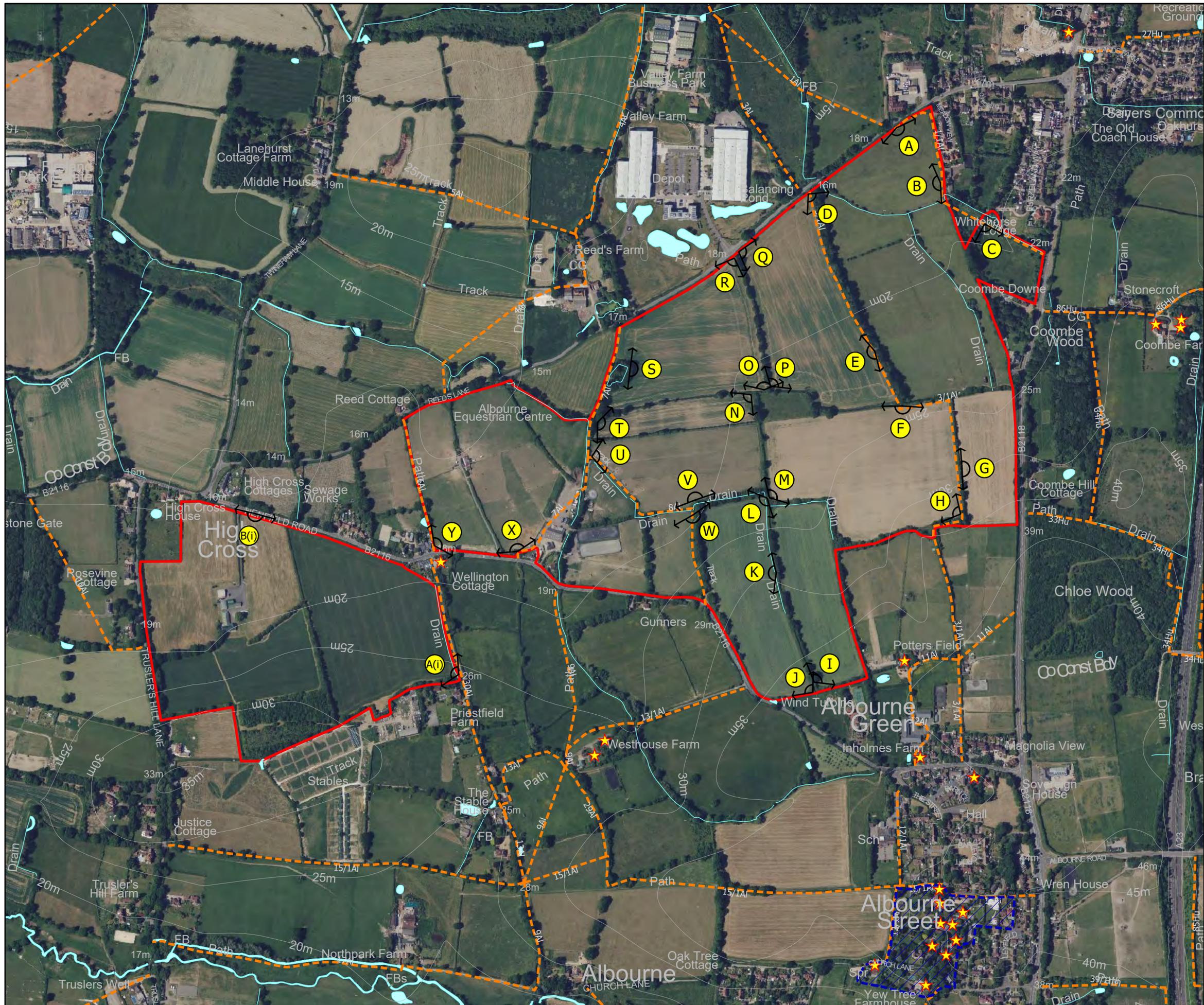
FIGURE 5
 Project
 Land South of Reeds Lane,
 Sayers Common
 Drawing Title
 Local Landscape Character Plan

Date	Scale	Drawn by	Checked by
21.05.2024	1:12,500 @A1 1:25,000 @A3	OF	LT
Project No	Drawing No	Revision	
34850	LN-LP-107	-	

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Figure 6: Site Appraisal Plan

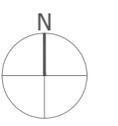


The scaling of this drawing cannot be assured

Revision	Date	Drn	Ckd

LEGEND

-  Site Boundary
-  Existing Water Courses and Features ^
-  Contours/Spot Heights (Metres AOD) ^
-  Public Rights of Way *
-  Listed Buildings ~
-  Conservation Area ~/##
-  Location of Photographic Viewpoints (Site Appraisal Photographs A-Y)



NOTES:
 Bing Maps Aerial Photograph dated 25 May 2020

Sources:
 ^ OS Mapping
 # Natural England GIS Data Set
 ~ Historic England National Monument Record GIS Data Set
 * West Sussex Borough GIS Data Set

Data collated for constraints and analysis mapping is based on publicly available sources at the time of preparation inserted using the British National Grid and may itself not be accurate. Stantec shall not be liable for the accuracy of data derived from external sources.

FIGURE 6

Project
 Land South of Reeds Lane,
 Sayers Common
 Drawing Title
 Site Appraisal Plan

Date	Scale	Drawn by	Check by
21.05.2024	1:5,000 @A2	WD/OF	LT
Project No	Drawing No	Revision	
34850	LN-LP-104	-	

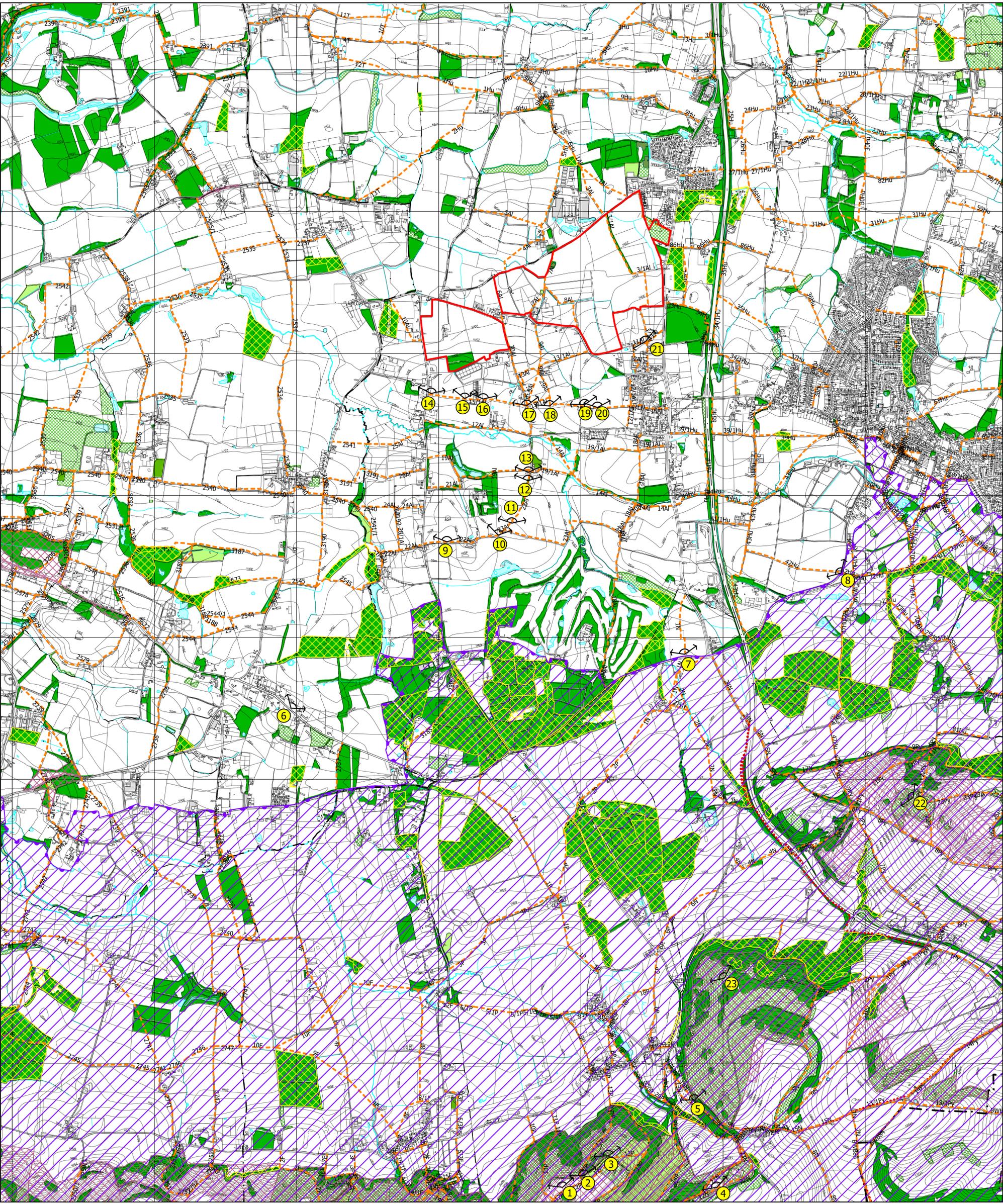


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Figure 7: Visual Appraisal Plan



- LEGEND**
- Site Boundary
 - Existing Woodlands, Coppes and Tree Belts ^
 - Existing Water Courses and Features ^
 - Contours/Spot Heights (Metres AOD) ^
 - Public Rights of Way *
 - Cycle Route ++
 - National Parks #
 - Ancient Woodland #
 - Countryside Rights of Way Access Areas #
 - Location of Photographic Viewpoints (Site Context Photographs 1-23)

FIGURE 7
 Project
 Land South of Reeds Lane,
 Sayers Common
 Drawing Title
 Visual Appraisal Plan

Date: 29.04.2024
 Project No: 34850

Scale: 1:12,500 @A1
 1:25,000 @A3
 Drawing No: LN-LP-105

Drawn by: LT
 Check by: OF
 Revision: -

Sources:
 # GIS Mapping
 * Natural England GIS Data Set
 ^ Historic England National Monument Record GIS Data Set
 + Sothrans National Cycle Network GIS Data
 ++ Department of Transport Cycle Network Mapper
 # Department for Communities and Local Government GIS Data
 ## Mid Sussex District Plan 2021-2039 Site Allocations

Data collected for constraints and analysis mapping is based on publicly available sources at the time of preparation inserted using the British National Grid and may itself not be accurate. Stantec shall not be liable for the accuracy of data derived from external sources.

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Figure 8: Landscape and Visual Opportunities and Constraints Plan

The scaling of this drawing cannot be assured

Revision Date Drn Ckd



LEGEND

-  Site Boundary
-  Existing Built Form ^
-  Listed Buildings ~
-  Contours/Spot Heights (Metres AOD) ^
-  Existing Vegetation Structure (To be retained where possible)
-  Existing Water Courses and Features ^
-  Public Rights of Way *
-  Visually Prominent Built Form from the South Downs National Park ^
-  Prominent Existing Settlement Edge
-  Most Visually Sensitive Areas (To incorporate an enhanced landscape buffer on the southern boundary and lower density development set within a strong landscape framework)
-  Moderately Visually Sensitive Areas (To incorporate lower density development set within a strong landscape framework)
-  Enhanced Landscape Buffer to Southern Boundaries (to mitigate views from South Downs National Park and retain separation from Albourne)
-  Landscape Frontage to Roads and Lanes
-  Green Corridors for Existing Public Rights of Way
-  Intervening Landform Providing Screening
-  Partial Views to Elevated Parts of Site
-  Long Distance Views from elevated locations within the South Downs National Park (With conspicuous views of existing built form: AvTrade Global Headquarters)

NOTES:

Bing Maps Aerial Photograph dated 25 May 2020

FIGURE 8

Project
**Land South of Reeds Lane,
Sayers Common**

Drawing Title
**Landscape and Visual
Opportunities & Constraints Plan**

Date: 21.06.2024 Scale: 1:5,000 @A2 Drawn by: OF Check by: LT

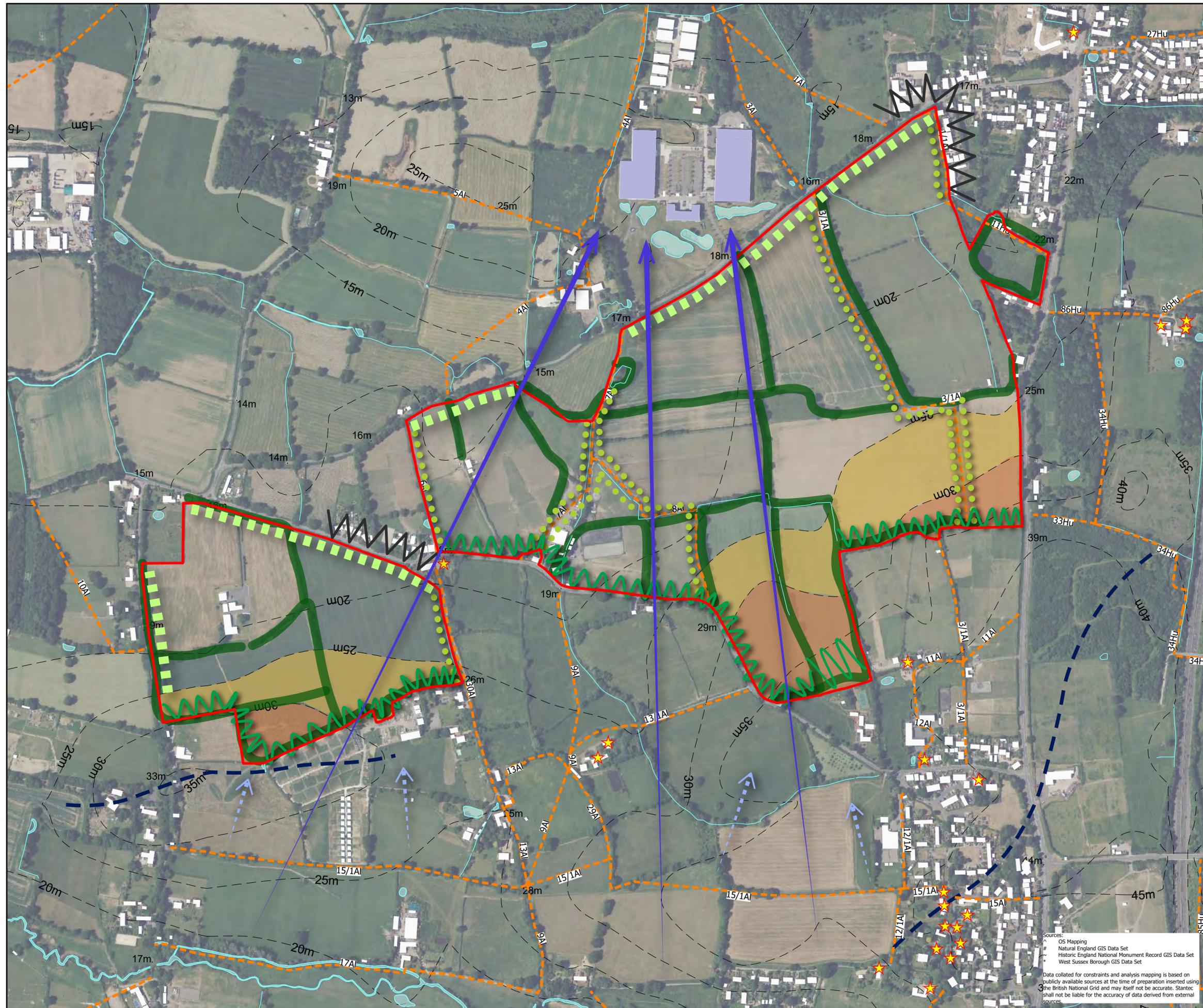
Project No: 34850 Drawing No: LN-LP-106 Revision: -



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Sources:
OS Mapping
Natural England GIS Data Set
Historic England National Monument Record GIS Data Set
West Sussex Borough GIS Data Set

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Appendix A: Site Appraisal Photographs: A - Y and A(i) – B(i)

Appendix A: Site Context Photographs: 1 - 23

Appendix B: Figure 9: Site Appraisal Plan for Combined Proposed Allocations

Appendix B: Site Appraisal Photographs for DPSC4

Appendix B: Site Appraisal Photographs for DPSC5

Appendix B: Site Appraisal Photographs for DPSC6



Site Appraisal Photograph A:



Site Appraisal Photograph B:



Site Appraisal Photograph C:



Site Appraisal Photograph D:



Site Appraisal Photograph E:



Site Appraisal Photograph F:



Site Appraisal Photograph G:



Site Appraisal Photograph H:



Site Appraisal Photograph I:



Site Appraisal Photograph J:



Site Appraisal Photograph K:



Site Appraisal Photograph M:



Site Appraisal Photograph L:



Site Appraisal Photograph N:



Site Appraisal Photograph O:



Site Appraisal Photograph P:



Site Appraisal Photograph Q:



Site Appraisal Photograph R:



Site Appraisal Photograph S:



Site Appraisal Photograph T:



Site Appraisal Photograph U:



Site Appraisal Photograph V:



Site Appraisal Photograph W:



Site Appraisal Photograph X:



Site Appraisal Photograph Y:



Site Appraisal Photograph A(i):



Site Appraisal Photograph B(i):



Site Context Photograph 1: View looking north from vicinity of the Devil's Dyke Viewpoint in South Downs National Park

This panorama is not to scale. For contextual information only

90° Horiz act

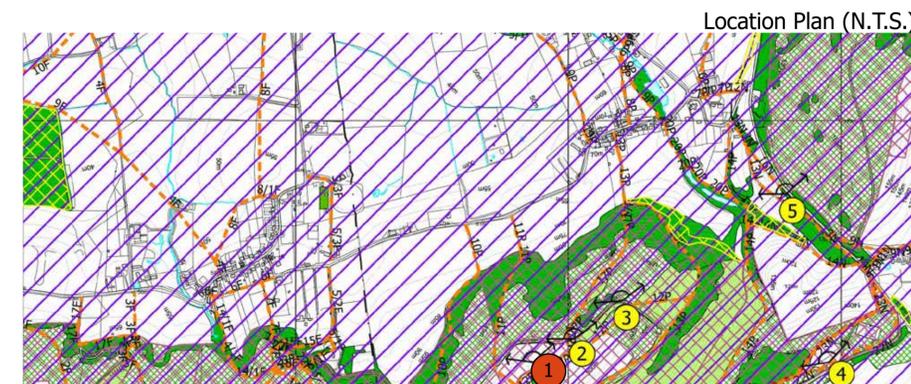


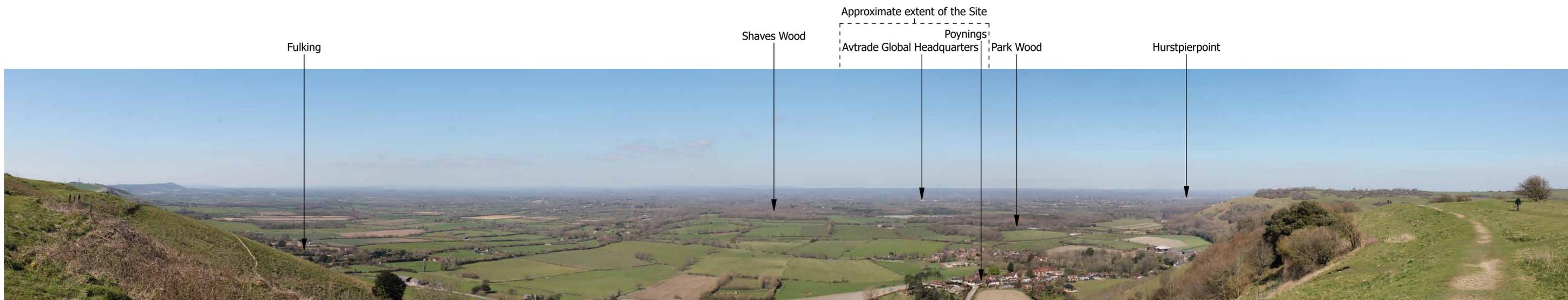
Easting / Longitude: 525871 / 50.885823°
 Northing / Latitude: 111116 / -0.211914°
 Elevation: 213.1 (AOD)
 Distance to the Site: 5.8km

Date Taken: 04/04/2023
 Camera: Canon 6D (Full Frame Sensor)
 Lens: [redacted] ed lens

Visualisation Type: Type 1 Annotated Viewpoint Photograph
 Enlargement Factor: 100%
 Projection: Cylindrical

Drawn By: WD
 Checked By: LT
 Approved By: XX

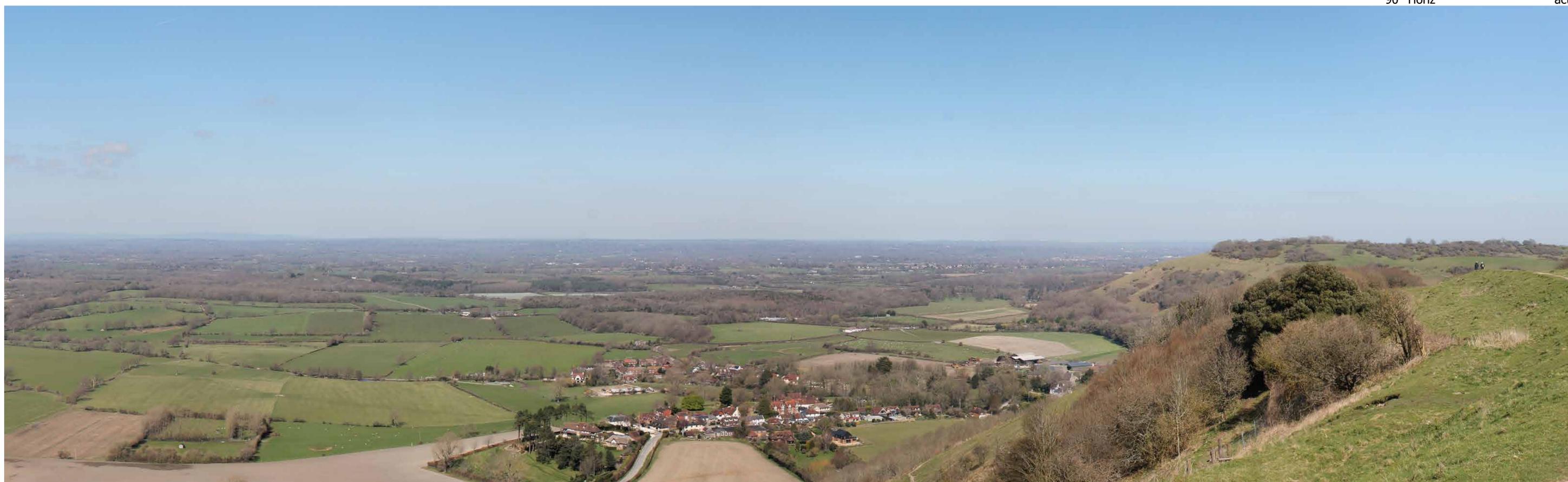




Site Context Photograph 2: View looking north from Devil's Dyke car park in South Downs National Park

This panorama is not to scale. For contextual information only

90° Horiz act



Easting / Longitude: 526021 / 50.886544°
 Northing / Latitude: 111200 / -0.209757°
 Elevation: 209.1 (AOD)
 Distance to the Site: 5.74km

Date Taken: 04/04/2023
 Camera: Canon 6D (Full Frame Sensor)
 Lens: 24mm f/2.8 lens

Visualisation Type: Type 1 Annotated Viewpoint Photograph
 Enlargement Factor: 100%
 Projection: Cylindrical

Drawn By: WD
 Checked By: LT
 Approved By: XX



Approximate extent of the Site
 Avtrāde Global Headquarters
 Stoneaples Wood Poynings Shaves Wood



Site Context Photograph 3: View looking north further east of Devil's Dyke car park in South Downs National Park

This panorama is not to scale. For contextual information only

90° Horiz act



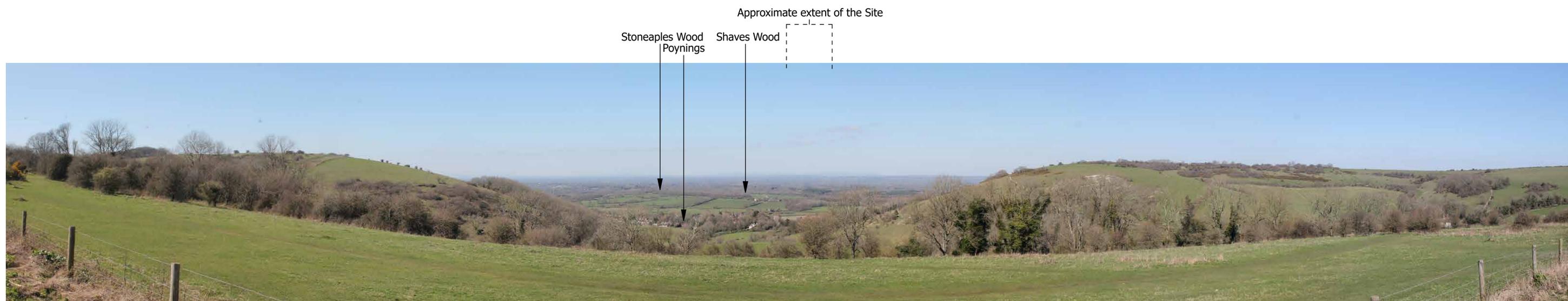
Easting / Longitude: 526194 / 50.887753°
 Northing / Latitude: 111339 / -0.207251°
 Elevation: 199.9 (AOD)
 Distance to the Site: 5.63km

Date Taken: 04/04/2023
 Camera: Canon 6D (Full Frame Sensor)
 Lens: [redacted] lens

Visualisation Type: Type 1 Annotated Viewpoint Photograph
 Enlargement Factor: 100%
 Projection: Cylindrical

Drawn By: WD
 Checked By: LT
 Approved By: XX





Site Context Photograph 4: View looking north from Summer Down Viewpoint, off Devil's Dyke road in South Downs National Park

This panorama is not to scale. For contextual information only

90° Horiz act

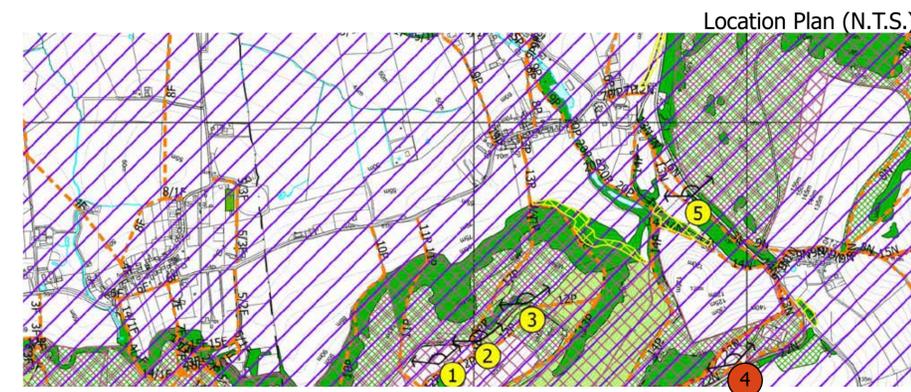


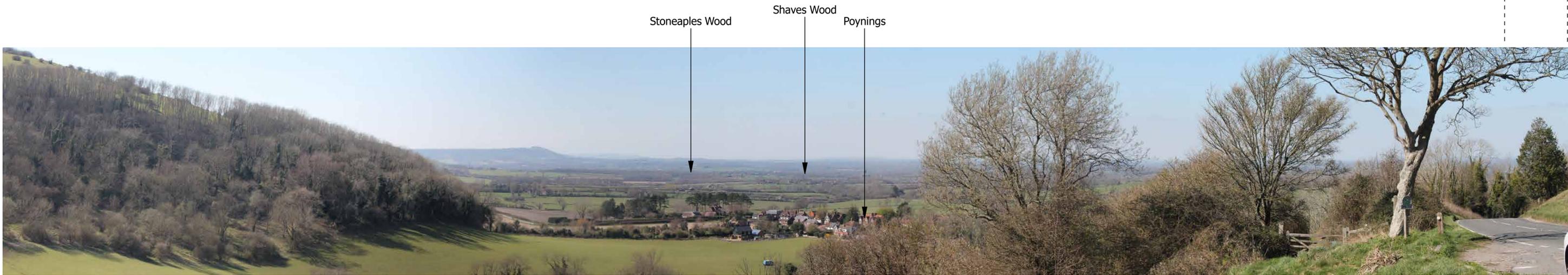
Easting / Longitude: 526955 / 50.885582°
 Northing / Latitude: 111116 / -0.196508°
 Elevation: 167 (AOD)
 Distance to the Site: 6.04km

Date Taken: 04/04/2023
 Camera: Canon 6D (Full Frame Sensor)
 Lens: [redacted] ed lens

Visualisation Type: Type 1 Annotated Viewpoint Photograph
 Enlargement Factor: 100%
 Projection: Cylindrical

Drawn By: WD
 Checked By: LT
 Approved By: XX





Site Context Photograph 5: View looking north, south of Poynings, off Saddlescombe road, Devil's Dyke in South Downs National Park

This panorama is not to scale. For contextual information only

90° Horiz act

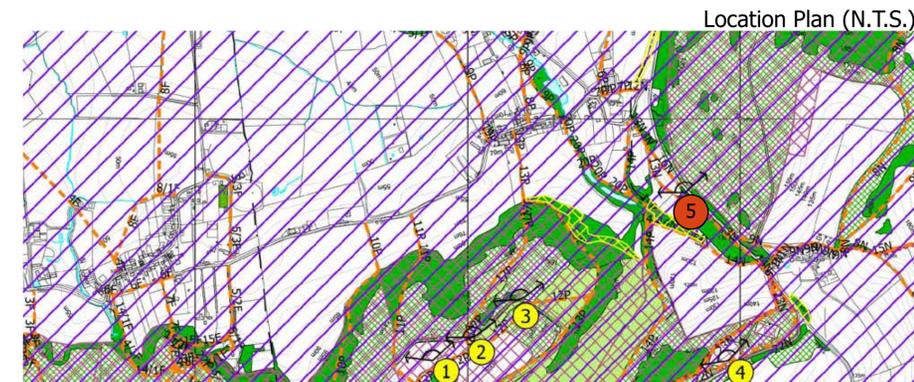


Easting / Longitude: 526798 / 50.891146°
Northing / Latitude: 111731 / -0.198525°
Elevation: 116.4 (AOD)
Distance to the Site: 5.41km

Date Taken: 04/04/2023
Camera: Canon 6D (Full Frame Sensor)
Lens: [unclear] ed lens

Visualisation Type: Type 1 Annotated Viewpoint Photograph
Enlargement Factor: 100%
Projection: Cylindrical

Drawn By: WD
Checked By: LT
Approved By: XX



Approximate extent of the Site

West Wood



Site Context Photograph 6: View looking north from the A281

This panorama is not to scale. For contextual information only

90° Horiz act



Easting / Longitude: 523961 / 50.916579°
Northing / Latitude: 114492 / -0.237911°
Elevation: 48.4 (AOD)
Distance to the Site: 2.62km

Date Taken: 04/04/2023
Camera: Canon 6D (Full Frame Sensor)
Lens: ed lens

Visualisation Type: Type 1 Annotated Viewpoint Photograph
Enlargement Factor: 100%
Projection: Cylindrical

Drawn By: WD
Checked By: LT
Approved By: XX



Approximate extent of the Site



Site Context Photograph 7: View looking north from the B2117 Brighton road to the west of the A23

This panorama is not to scale. For contextual information only

90° Horiz act



Easting / Longitude: 526730 / 50.919393°
Northing / Latitude: 114872 / -0.19841°
Elevation: 34.8 (AOD)
Distance to the Site: 2.48km

Date Taken: 04/04/2023
Camera: Canon 6D (Full Frame Sensor)
Lens: ed lens

Visualisation Type: Type 1 Annotated Viewpoint Photograph
Enlargement Factor: 100%
Projection: Cylindrical

Drawn By: WD
Checked By: LT
Approved By: XX





Site Context Photograph 8: View looking north from the B2117 Brighton road to the east of the A23

This panorama is not to scale. For contextual information only

90° Horiz act



Easting / Longitude: 527829 / 50.924288°
 Northing / Latitude: 115444 / -0.182582°
 Elevation: 49.5 (AOD)
 Distance to the Site: 2.82km

Date Taken: 04/04/2023
 Camera: Canon 6D (Full Frame Sensor)
 Lens: 24mm f/2.8 IS USM lens

Visualisation Type: Type 1 Annotated Viewpoint Photograph
 Enlargement Factor: 100%
 Projection: Cylindrical

Drawn By: WD
 Checked By: LT
 Approved By: XX



Approximate extent of the Site

PRoW 22AI

PRoW 22AI



Site Context Photograph 9: View looking north from PRoW 22AI/Access to Albourne Estate Vineyard

This panorama is not to scale. For contextual information only

90° Horiz act



Easting / Longitude: 525057 / 50.926879°
Northing / Latitude: 115664 / -0.221922°
Elevation: 43.3 (AOD)
Distance to the Site: 1.2km

Date Taken: 04/04/2023
Camera: Canon 6D (Full Frame Sensor)
Lens: [redacted] ed lens

Visualisation Type: Type 1 Annotated Viewpoint Photograph
Enlargement Factor: 100%
Projection: Cylindrical

Drawn By: WD
Checked By: LT
Approved By: XX



Approximate extent of the Site

PRoW 22AI



Site Context Photograph 10: View looking north from PRoW 22AI

This panorama is not to scale. For contextual information only

90° Horiz act

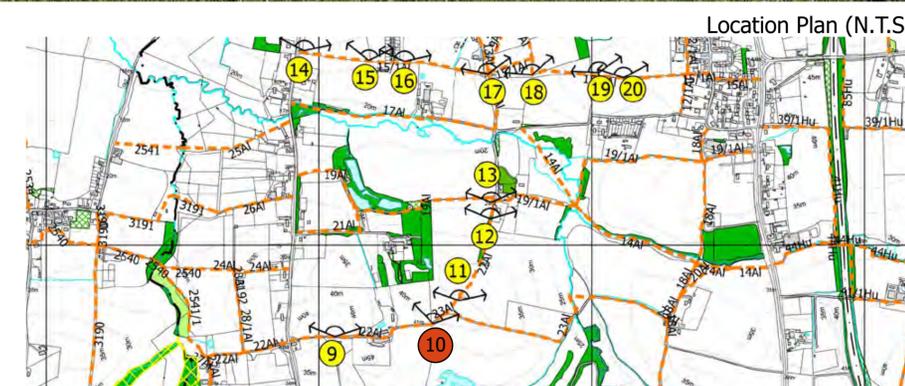


Easting / Longitude: 525514 / 50.927119
Northing / Latitude: 115796 / -0.216749
Elevation: 40.5 (AOD)
Distance to the Site: 1.35km

Date Taken: 04/04/2023
Camera: Canon 6D (Full Frame Sensor)
Lens: [redacted] ed lens

Visualisation Type: Type 1 Annotated Viewpoint Photograph
Enlargement Factor: 100%
Projection: Cylindrical

Drawn By: WD
Checked By: LT
Approved By: XX



Approximate extent of the Site

PRoW 22AI



Site Context Photograph 11: View looking north from PRoW 22AI

This panorama is not to scale. For contextual information only

90° Horiz act



Easting / Longitude: 525514 / 50.927964°
Northing / Latitude: 115796 / -0.215376°
Elevation: 40.5 (AOD)
Distance to the Site: 1.15km

Date Taken: 04/04/2023
Camera: Canon 6D (Full Frame Sensor)
Lens: [redacted] ed lens

Visualisation Type: Type 1 Annotated Viewpoint Photograph
Enlargement Factor: 100%
Projection: Cylindrical

Drawn By: WD
Checked By: LT
Approved By: XX



Approximate extent of the Site

PRoW 22AI

PRoW 22AI



Site Context Photograph 12: View looking north from PRoW 22AI

This panorama is not to scale. For contextual information only

90° Horiz act



Easting / Longitude: 525627 / 50.930628°
Northing / Latitude: 116095 / -0.213666°
Elevation: 27.5 (AOD)
Distance to the Site: 0.9km

Date Taken: 04/04/2023
Camera: Canon 6D (Full Frame Sensor)
Lens: ed lens

Visualisation Type: Type 1 Annotated Viewpoint Photograph
Enlargement Factor: 100%
Projection: Cylindrical

Drawn By: WD
Checked By: LT
Approved By: XX



PRoW 22AI

Approximate extent of the Site

PRoW 22AI

Church Lane



Site Context Photograph 13: View looking north from PRoW 22AI

This panorama is not to scale. For contextual information only

90° Horiz act

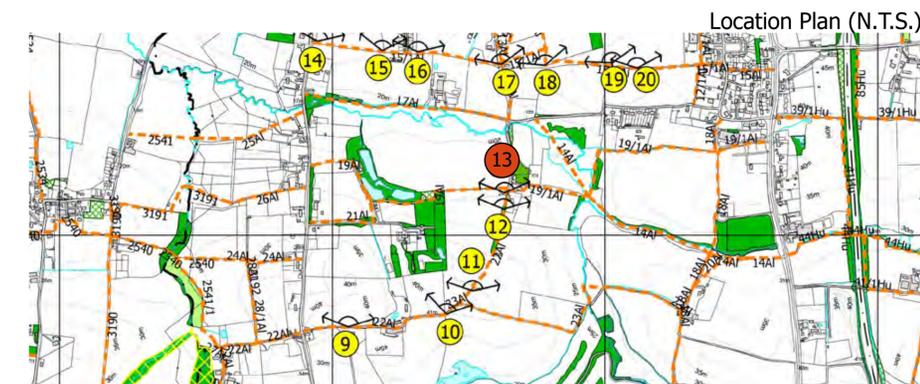


Easting / Longitude: 525632 / 50.931161°
 Northing / Latitude: 116155 / -0.213586°
 Elevation: 25 (AOD)
 Distance to the Site: 0.85km

Date Taken: 04/04/2023
 Camera: Canon 6D (Full Frame Sensor)
 Lens: 24mm f/2.8 lens

Visualisation Type: Type 1 Annotated Viewpoint Photograph
 Enlargement Factor: 100%
 Projection: Cylindrical

Drawn By: WD
 Checked By: LT
 Approved By: XX



Approximate extent of the Site

Trusters Hill Lane

PRoW 22AI



Site Context Photograph 14: View looking north from PRoW 15/1AI adjacent to Trusters Hill Lane

This panorama is not to scale. For contextual information only

90° Horiz act

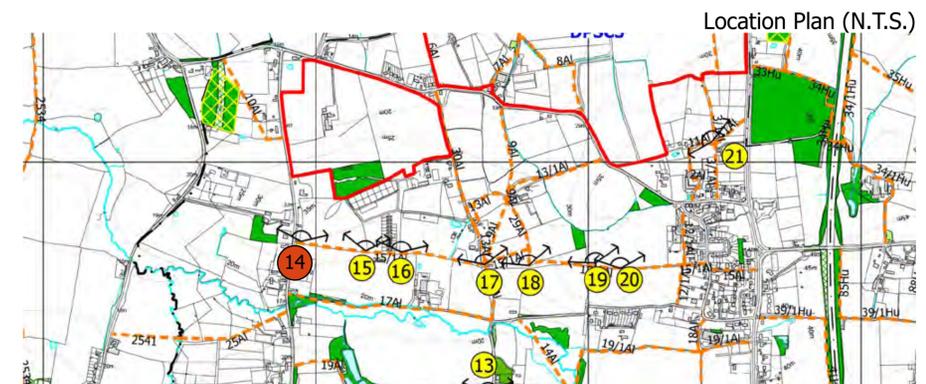


Easting / Longitude: 524946 / 50.936298°
 Northing / Latitude: 116710 / -0.223152°
 Elevation: 29.7 (AOD)
 Distance to the Site: 201m

Date Taken: 04/04/2023
 Camera: Canon 6D (Full Frame Sensor)
 Lens: 24mm f/2.8 lens

Visualisation Type: Type 1 Annotated Viewpoint Photograph
 Enlargement Factor: 100%
 Projection: Cylindrical

Drawn By: WD
 Checked By: LT
 Approved By: XX



Approximate extent of the Site

PRoW 15/1A1 Trusters Hill Lane



Site Context Photograph 15: View looking north from PRoW 15/1A1 adjacent to Trusters Hill Lane

This panorama is not to scale. For contextual information only

90° Horiz act

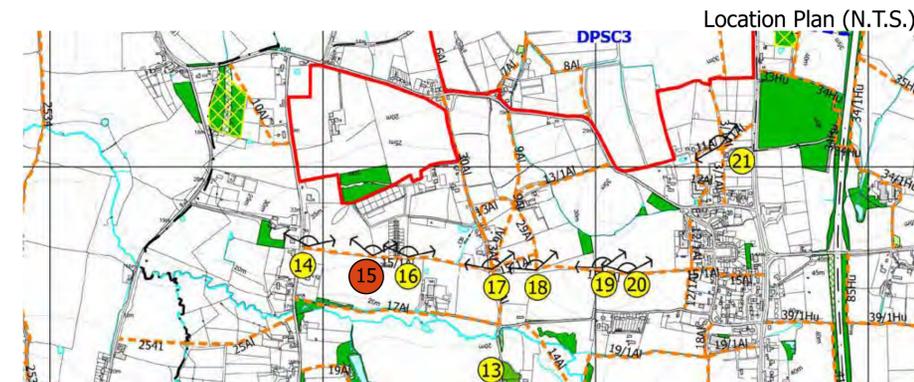


Easting / Longitude: 525182 / 50.935931°
Northing / Latitude: 116674 / -0.2198°
Elevation: 26.4 (AOD)
Distance to the Site: 206m

Date Taken: 04/04/2023
Camera: Canon 6D (Full Frame Sensor)
Lens: [unreadable] ed lens

Visualisation Type: Type 1 Annotated Viewpoint Photograph
Enlargement Factor: 100%
Projection: Cylindrical

Drawn By: WD
Checked By: LT
Approved By: XX



PRoW 15/1AI

PRoW 15/1AI



Site Context Photograph 16: View looking north from PRoW 15/1AI

This panorama is not to scale. For contextual information only

90° Horiz act



Easting / Longitude: 525313 / 50.935868°
Northing / Latitude: 116671 / -0.217944°
Elevation: 25.5 (AOD)
Distance to the Site: 263m

Date Taken: 04/04/2023
Camera: Canon 6D (Full Frame Sensor)
Lens: 24mm f/2.8 IS STM lens

Visualisation Type: Type 1 Annotated Viewpoint Photograph
Enlargement Factor: 100%
Projection: Cylindrical

Drawn By: WD
Checked By: LT
Approved By: XX

