

APPENDIX A.1

Figures 1 - 6

Figure 1: Site Location

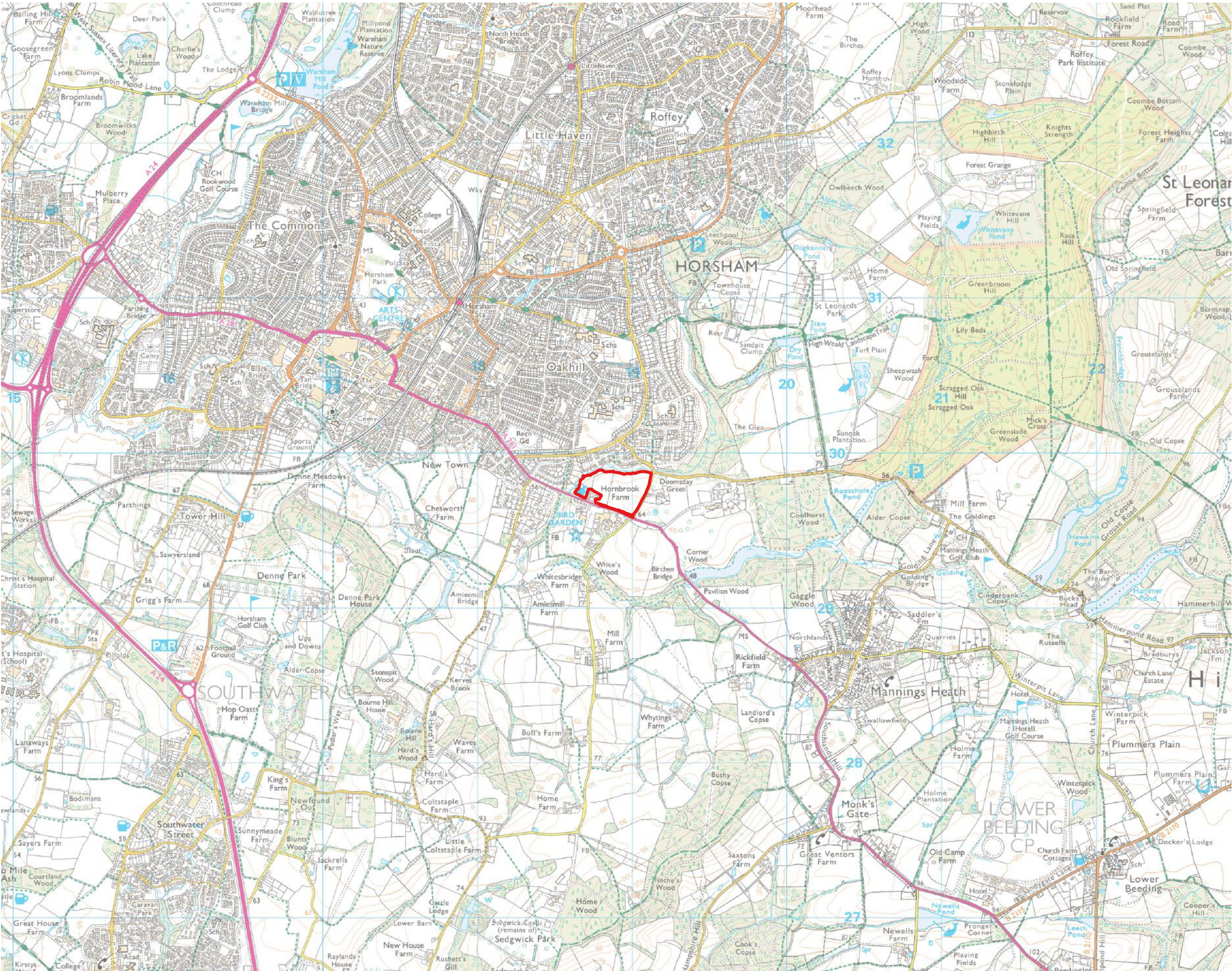
Figure 2: Statutory Designations

Figure 3: Environmental and Cultural Context with Public Rights of Way

Figure 4: Published Landscape Character Assessments

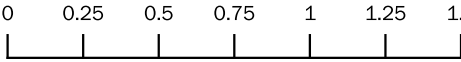
Figure 5: Historic Maps

Figure 6: ZTV – With Exclusions

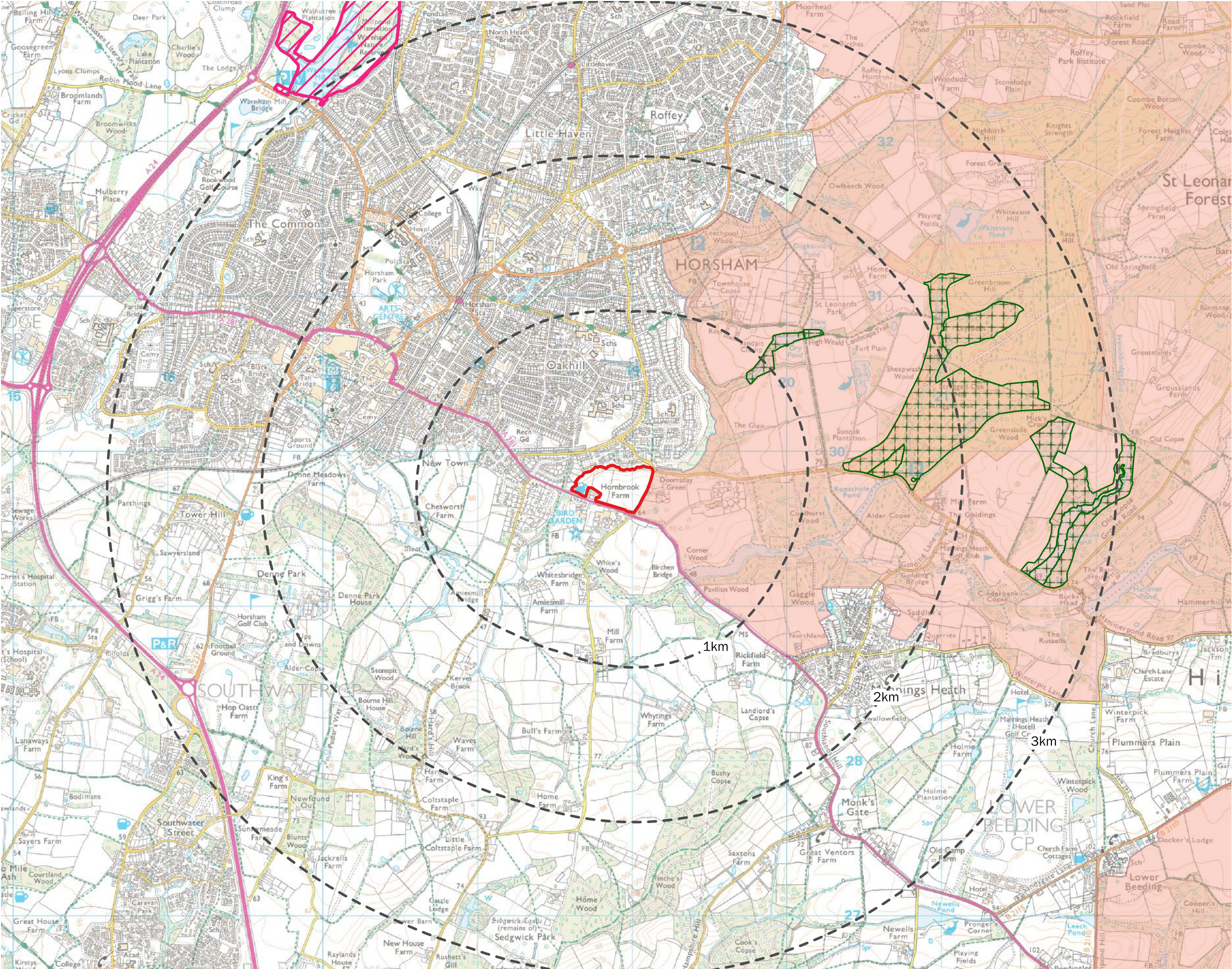


KEY

Site Boundary



Project: Hornbrook Farm, Horsham
Client: Jaynic Properties Limited
Date: January 2026
Scale: 1:25,000
Status: FINAL

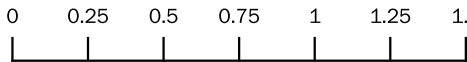


KEY

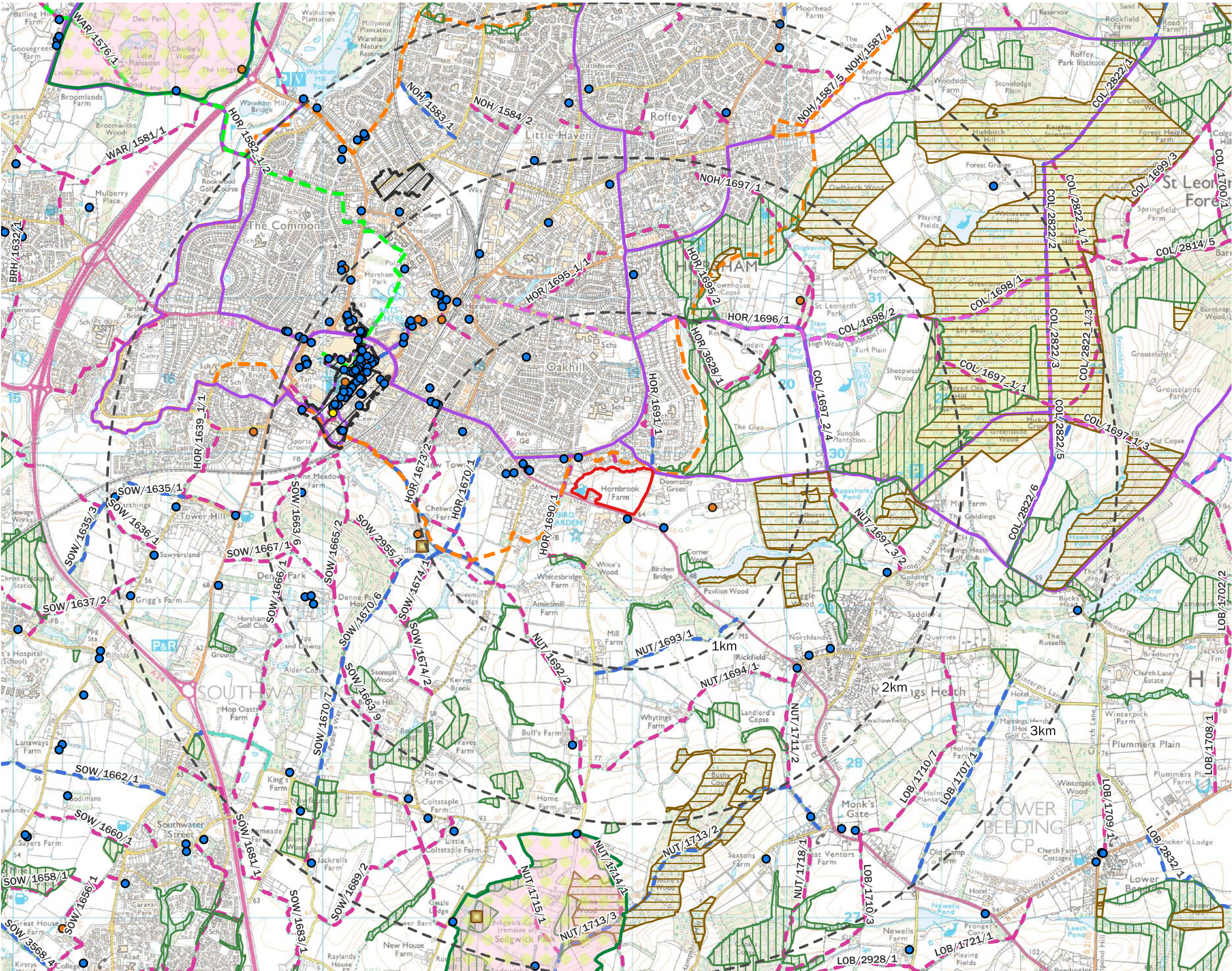
- Site Boundary
- Study Area

Statutory Designations

- Local Nature Reserves
- Sites of Special Scientific Interest
- High Weald National Landscape (formerly Areas of Outstanding Natural Beauty)



Project: Hornbrook Farm, Horsham
Client: Jaynic Properties Limited
Date: January 2026
Scale: 1:25,000
Status: FINAL



KEY

- Site Boundary
- Study Area

Heritage Designations

- Scheduled Monuments
- Grade I Listed Buildings
- Grade II Listed Buildings
- Grade II* Listed Buildings
- Registered Parks and Gardens
- Conservation Areaa

Woodland Designations

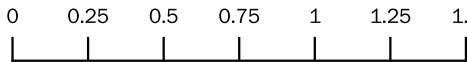
- Ancient & Semi-Natural Woodland
- Ancient Replanted Woodland

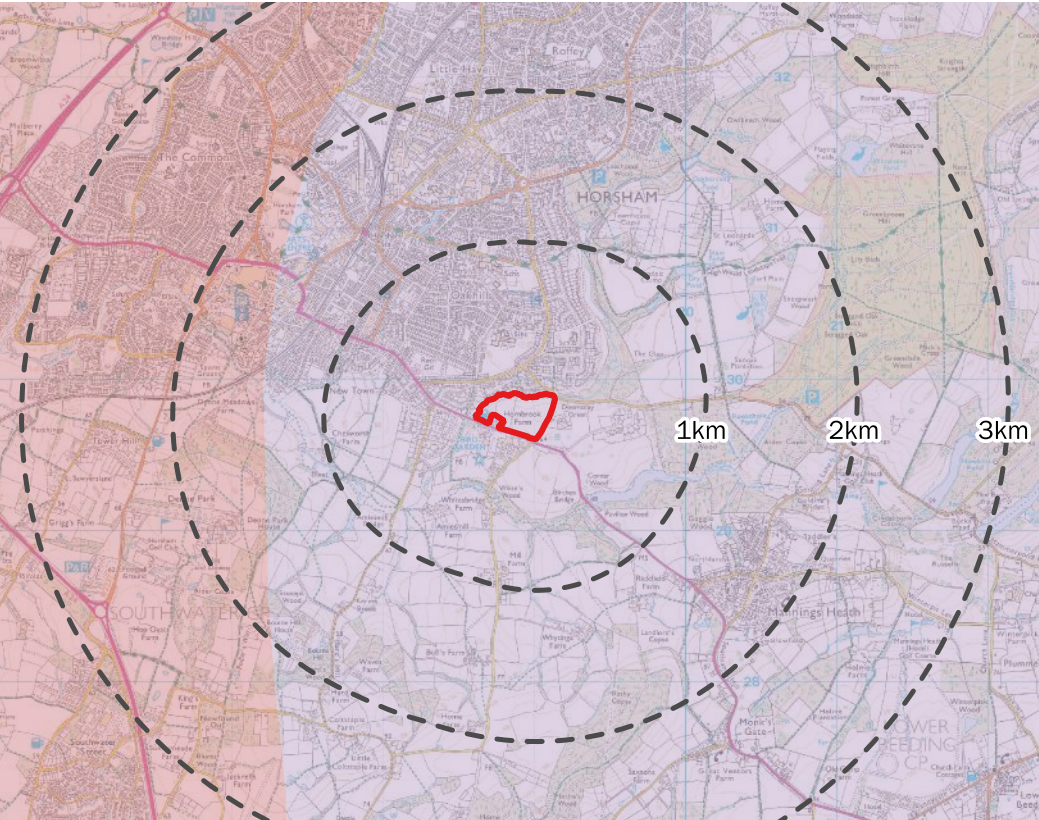
Public Rights of Way

- Footpath
- Bridleway
- Byway
- Horsham Riverside Walk
- Local Cycle Routes
- High Weald Landscape Trail
- West Sussex Literary Trail



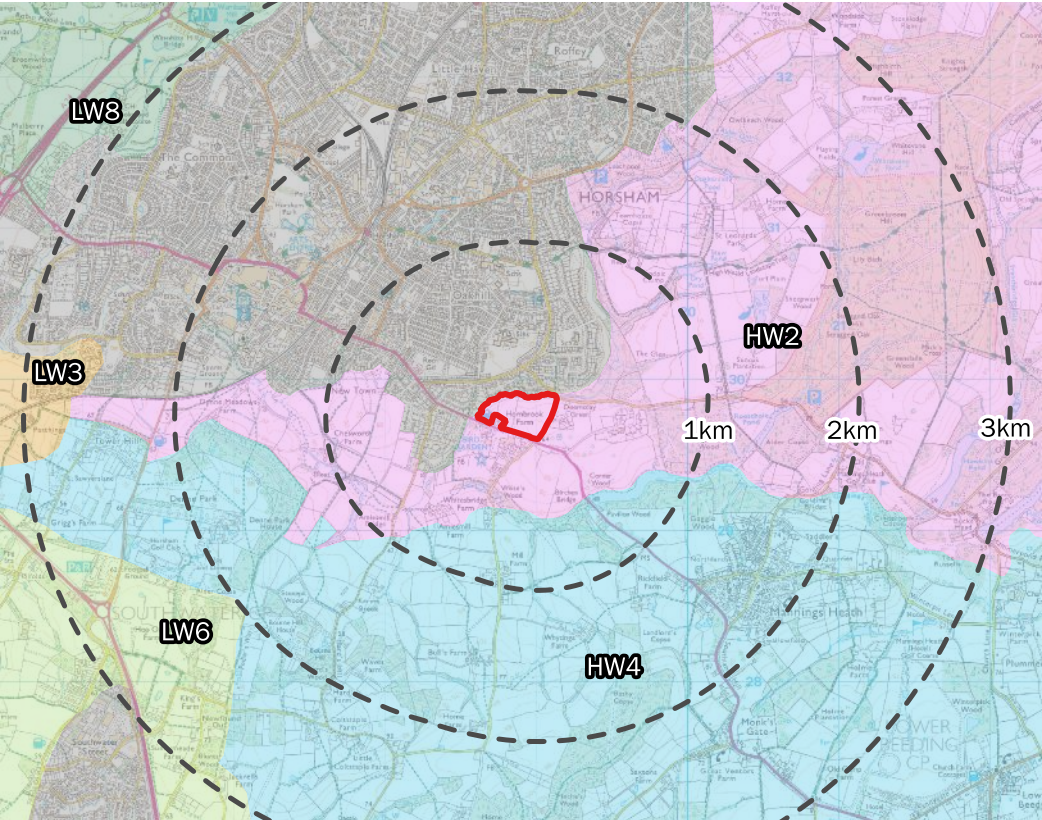
Project: Hornbrook Farm, Horsham
Client: Jaynic Properties Limited
Date: January 2026
Scale: 1:25,000
Status: FINAL





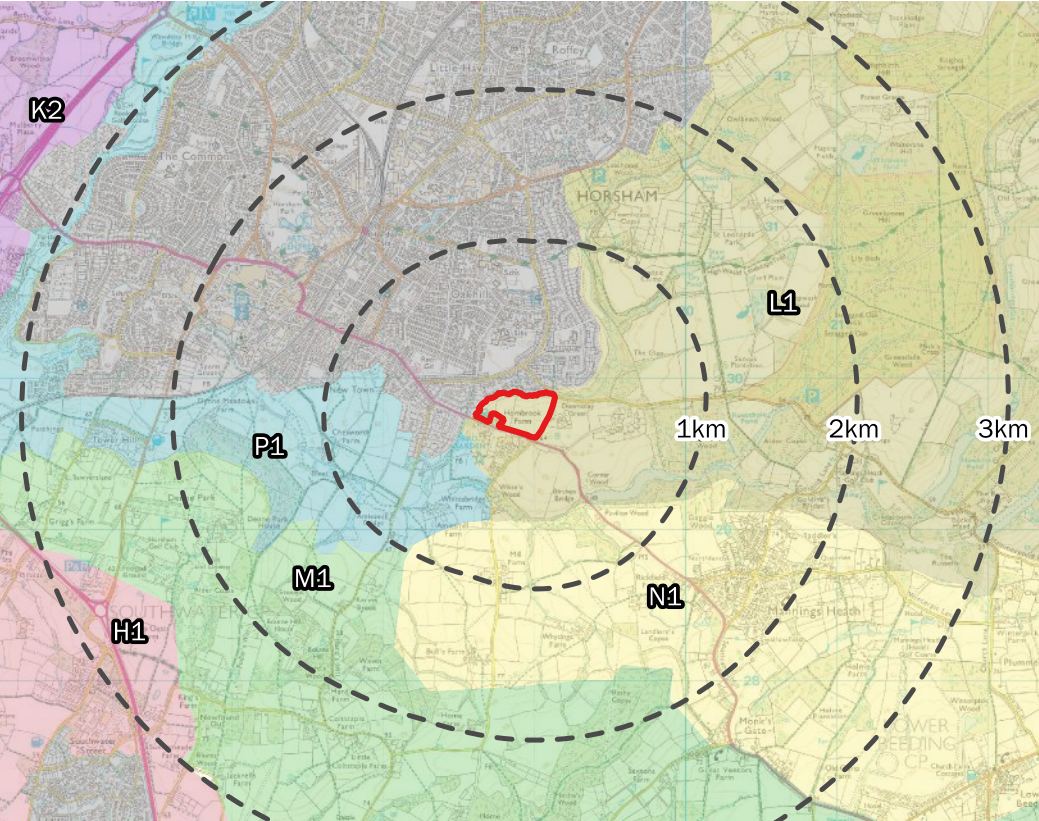
National Character Area Profile

- KEY
- Site Boundary
 - Study Area
 - 121 Low Weald
 - 122 High Weald



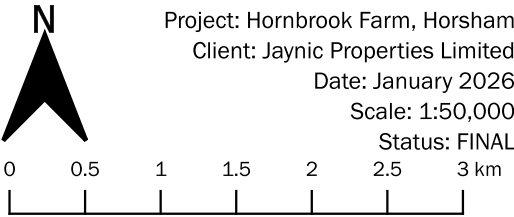
West Sussex Landscape Character Assessment

- KEY
- Site Boundary
 - Study Area
 - HW2: High Weald Forests
 - HW4: High Weald Fringes
 - LW3: Upper Arun Valley
 - LW6: Central Low Weald
 - LW8: Northern Vales
 - Urban

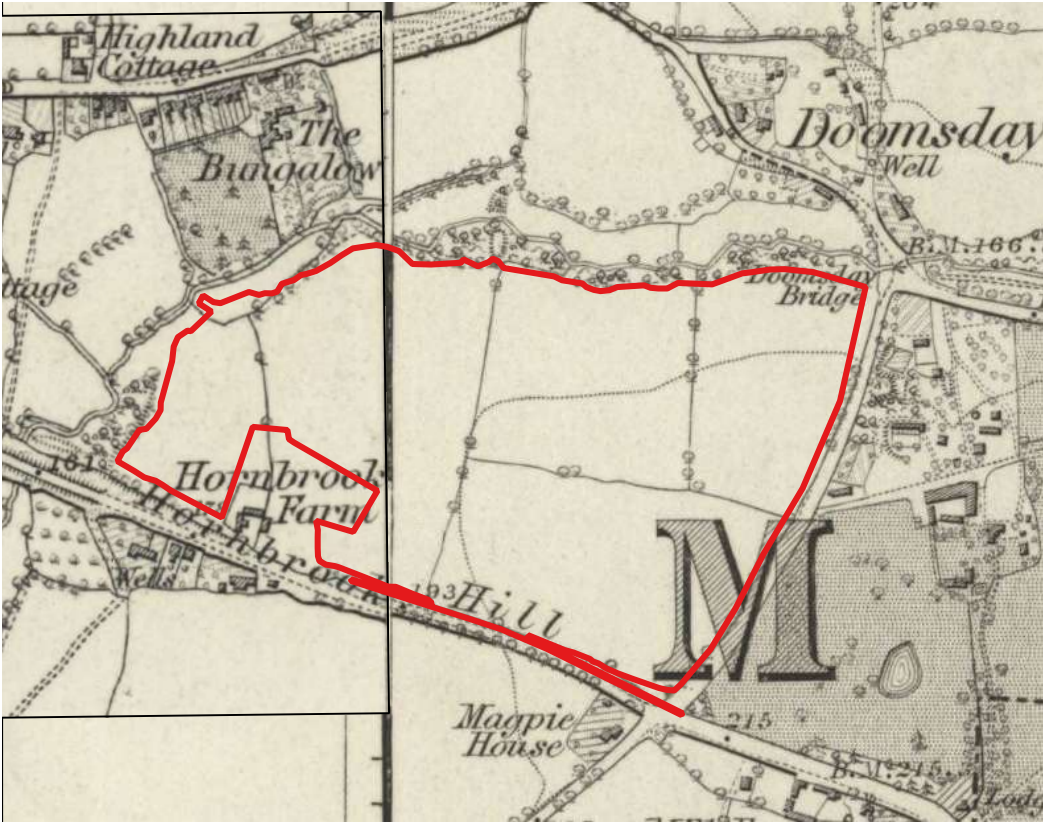


Horsham Landscape Character Assessment

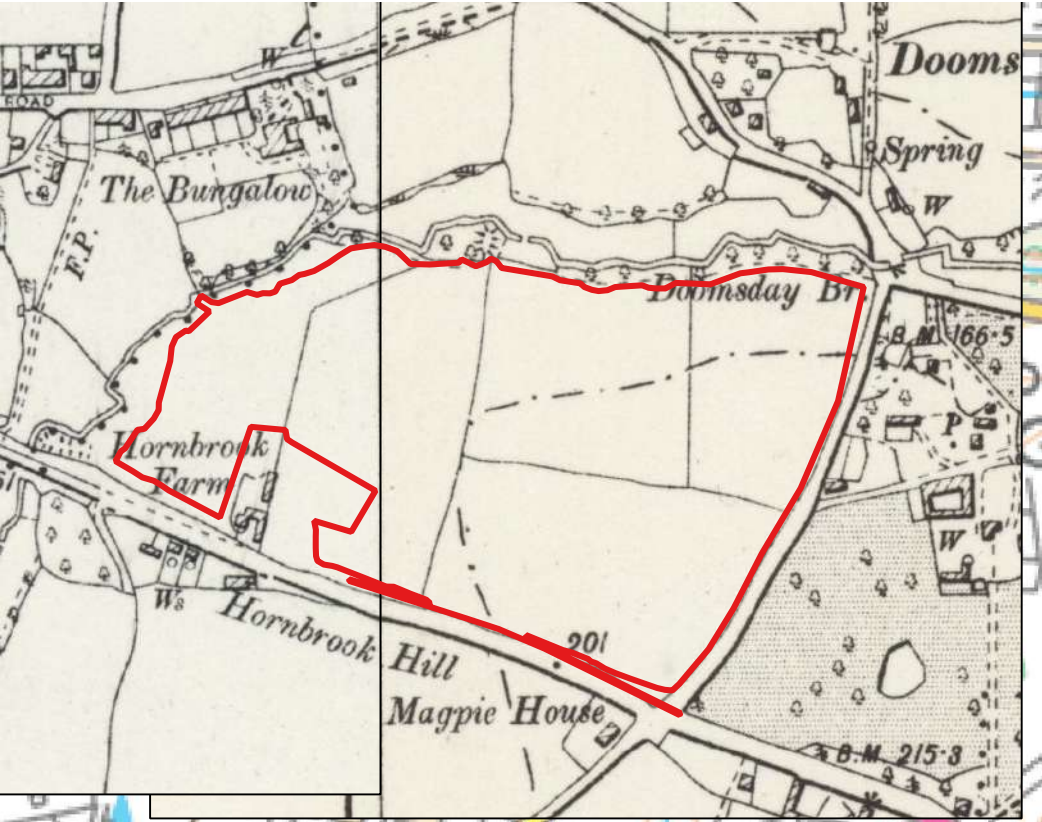
- KEY
- Site Boundary
 - Study Area
 - H1 Southwater & Christs Hospital Farmlands
 - K2 Warnham & Rusper Wooded Ridge
 - L1 St Leonards Forest
 - M1 Crabtree & Nuthurst Ridges & Ghylls
 - N1 Mannings Heath Farmlands
 - P1 Upper Arun Valleys
 - Urban



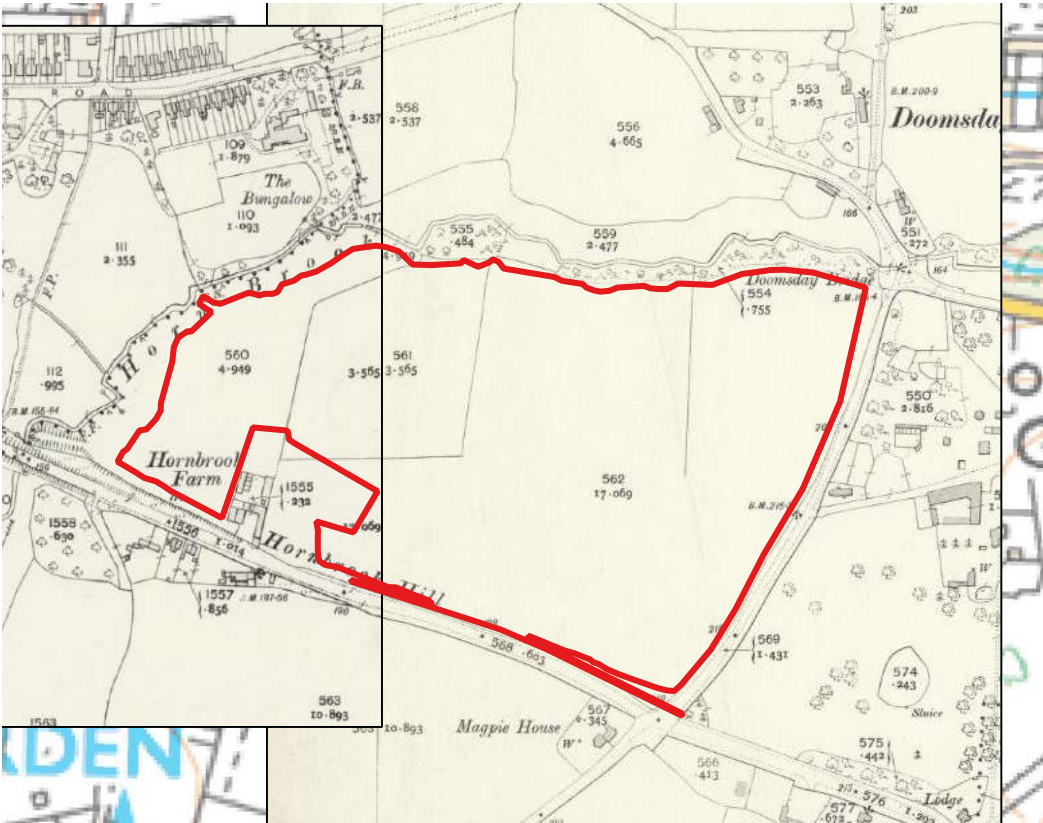
Project: Hornbrook Farm, Horsham
Client: Jaynic Properties Limited
Date: January 2026
Scale: 1:50,000
Status: FINAL



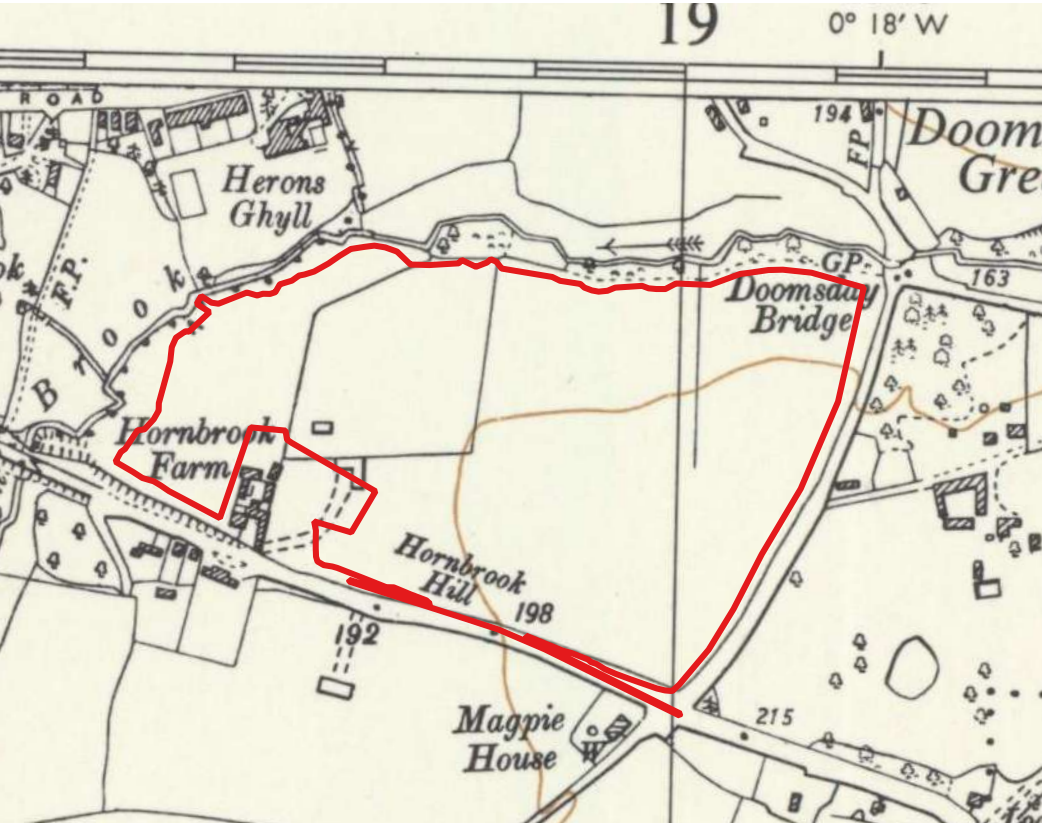
KEY
Site Boundary
1874 - 1875



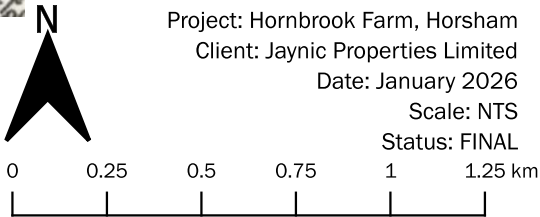
KEY
Site Boundary
1896



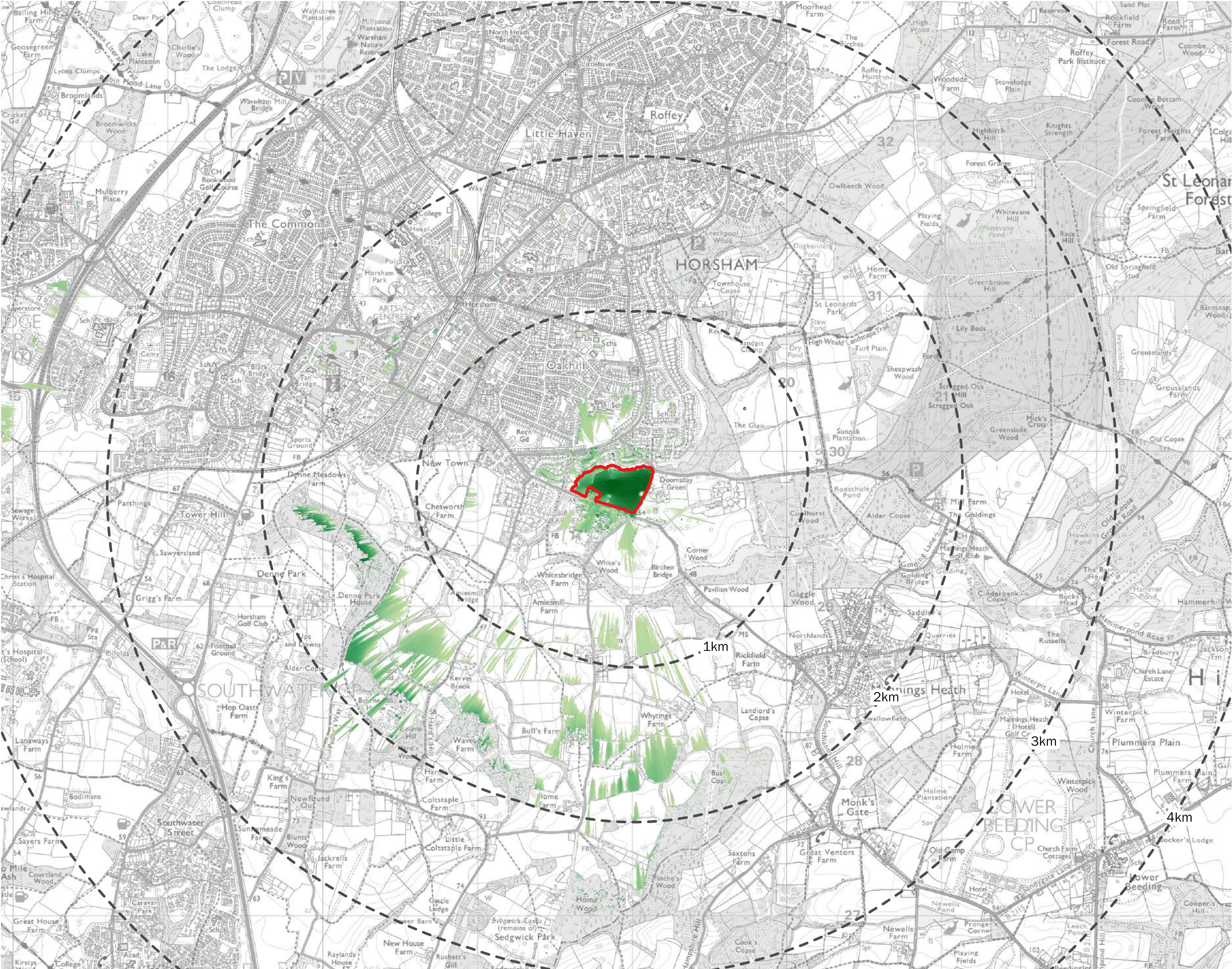
KEY
Site Boundary
1909



KEY
Site Boundary
1930 - 1961



Project: Hornbrook Farm, Horsham
Client: Jaynic Properties Limited
Date: January 2026
Scale: NTS
Status: FINAL



KEY

Site Boundary

Zone of Theoretical Visibility (ZTV)

Higher Potential Visibility
Lower Potential Visibility

The ZTV is generated from a receptor height of 1.6m (average eye level) and receiver heights of up to 10.5m (maximum development height). Multiple targets were placed within the site to best represent points that may be visible.

The ZTV is based on LiDAR 1m First Return DSM (Digital Surface Model), which includes heights of objects, such as buildings and prominent blocks of vegetation. Some changes within the landscape may have occurred since the DSM data and ZTV was created. Data source: data.gov.uk. This ZTV also includes Earth's curvature.

Project: Hornbrook Farm, Horsham
Client: Jaynic Properties Limited
Date: January 2026
Scale: NTS
Status: FINAL

0 0.25 0.5 0.75 1 1.25 1.5 km

APPENDIX A.2

Photography Pack - Figures 7 - 9

Figure 7: Photo Location Plan - On Site / Close Proximity

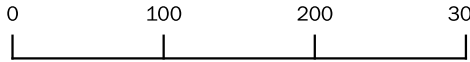
Figure 8: Photo Location Plan - Middle to Long Distance

Figure 9: Photographic Sheets 1 to 29



KEY

- Site Boundary
- Photo Location



Project: Hornbrook Farm, Horsham
Client: Jaynic Properties Limited
Date: January 2026
Scale: 1:5,000
Status: FINAL



KEY

Site Boundary

1

 Photo Location

N

0 0.25 0.5 0.75 1 km

Project: Hornbrook Farm, Horsham

Client: Jaynic Properties Limited

Date: January 2026

Scale: 1:15,000

Status: FINAL



Winter View

Visualisation Type: Type 1
Date: 20.03.24
Time: 13:02
Looking direction: north
Projection: Cylindrical
Camera: Canon 6D FFS
Focal length: 50mm
HFOV (for single frame): 39.6 degrees
Enlargement Factor: 150% @ A3



Summer View

Visualisation Type: Type 1
Date: 24.09.24
Time: 12:06
Looking direction: north
Projection: Cylindrical
Camera: Canon 6D FFS
Focal length: 50mm
HFOV (for single frame): 39.6 degrees
Enlargement Factor: 150% @ A3



Winter View

Visualisation Type: Type 1
Date: 20.03.24
Time: 09:55
Looking direction: north west
Projection: Cylindrical
Camera: Canon 6D FFS
Focal length: 50mm
HFoV (for single frame): 39.6 degrees
Enlargement Factor: 150% @ A3



Summer View

Visualisation Type: Type 1
Date: 26.09.25
Time: 14:16
Looking direction: north west
Projection: Cylindrical
Camera: Canon 6D FFS
Focal length: 50mm
HFoV (for single frame): 39.6 degrees
Enlargement Factor: 150% @ A3



Winter View

Visualisation Type: Type 1
Date: 20.03.24
Time: 13:15
Looking direction: west
Projection: Cylindrical
Camera: Canon 6D FFS
Focal length: 50mm
HFoV (for single frame): 39.6 degrees
Enlargement Factor: 150% @ A3



Summer View

Visualisation Type: Type 1
Date: 24.09.24
Time: 13:59
Looking direction: west
Projection: Cylindrical
Camera: Canon 6D FFS
Focal length: 50mm
HFoV (for single frame): 39.6 degrees
Enlargement Factor: 150% @ A3

Approximate Extent of Site



Winter View

Visualisation Type: Type 1
Date: 20.03.24
Time: 11:44
Looking direction: south west
Projection: Cylindrical
Camera: Canon 6D FFS
Focal length: 50mm
HFOV (for single frame): 39.6 degrees
Enlargement Factor: 150% @ A3



Summer View

Visualisation Type: Type 1
Date: 24.09.24
Time: 12:32
Looking direction: south west
Projection: Cylindrical
Camera: Canon 6D FFS
Focal length: 50mm
HFOV (for single frame): 39.6 degrees
Enlargement Factor: 150% @ A3



Winter View

Visualisation Type: Type 1
Date: 20.03.24
Time: 12:15
Looking direction: south
Projection: Cylindrical
Camera: Canon 6D FFS
Focal length: 50mm
HFOV (for single frame): 39.6 degrees
Enlargement Factor: 150% @ A3



Summer View

Visualisation Type: Type 1
Date: 24.09.24
Time: 12:44
Looking direction: south
Projection: Cylindrical
Camera: Canon 6D FFS
Focal length: 50mm
HFOV (for single frame): 39.6 degrees
Enlargement Factor: 150% @ A3



Winter View
Visualisation Type: Type 1
Date: 20.03.24
Time: 12:26
Looking direction: south
Projection: Cylindrical
Camera: Canon 6D FFS
Focal length: 50mm
HFOV (for single frame): 39.6 degrees
Enlargement Factor: 150% @ A3



Summer View
Visualisation Type: Type 1
Date: 24.09.24
Time: 13:12
Looking direction: south
Projection: Cylindrical
Camera: Canon 6D FFS
Focal length: 50mm
HFOV (for single frame): 39.6 degrees
Enlargement Factor: 150% @ A3



Winter View

Visualisation Type: Type 1
Date: 20.03.24
Time: 12:23
Looking direction: south
Projection: Cylindrical
Camera: Canon 6D FFS
Focal length: 50mm
HFOV (for single frame): 39.6 degrees
Enlargement Factor: 150% @ A3



Summer View

Visualisation Type: Type 1
Date: 24.09.24
Time: 13:23
Looking direction: south
Projection: Cylindrical
Camera: Canon 6D FFS
Focal length: 50mm
HFOV (for single frame): 39.6 degrees
Enlargement Factor: 150% @ A3



Winter View

Visualisation Type: Type 1
Date: 20.03.24
Time: 12:46
Looking direction: east
Projection: Cylindrical
Camera: Canon 6D FFS
Focal length: 50mm
HFOV (for single frame): 39.6 degrees
Enlargement Factor: 150% @ A3



Summer View

Visualisation Type: Type 1
Date: 24.09.24
Time: 13:35
Looking direction: east
Projection: Cylindrical
Camera: Canon 6D FFS
Focal length: 50mm
HFOV (for single frame): 39.6 degrees
Enlargement Factor: 150% @ A3

Approximate Extent of Site



Winter View

Visualisation Type: Type 1
Date: 20.03.24
Time: 12:56
Looking direction: north east
Projection: Cylindrical
Camera: Canon 6D FFS
Focal length: 50mm
HFoV (for single frame): 39.6 degrees
Enlargement Factor: 150% @ A3



Summer View

Visualisation Type: Type 1
Date: 26.09.25
Time: 14:33
Looking direction: north east
Projection: Cylindrical
Camera: Canon 6D FFS
Focal length: 50mm
HFoV (for single frame): 39.6 degrees
Enlargement Factor: 150% @ A3



Winter View

Visualisation Type: Type 1
Date: 20.03.24
Time: 13:27
Looking direction: north
Projection: Cylindrical
Camera: Canon 6D FFS
Focal length: 50mm
HFoV (for single frame): 39.6 degrees
Enlargement Factor: 150% @ A3



Summer View

Visualisation Type: Type 1
Date: 24.09.24
Time: 12:21
Looking direction: north
Projection: Cylindrical
Camera: Canon 6D FFS
Focal length: 50mm
HFoV (for single frame): 39.6 degrees
Enlargement Factor: 150% @ A3

Approximate Extent of Site



Winter View

Visualisation Type: Type 1
Date: 20.03.24
Time: 12:58
Looking direction: north east
Projection: Cylindrical
Camera: Canon 6D FFS
Focal length: 50mm
HfOV (for single frame): 39.6 degrees
Enlargement Factor: 150% @ A3



Summer View

Visualisation Type: Type 1
Date: 24.09.24
Time: 12:18
Looking direction: north east
Projection: Cylindrical
Camera: Canon 6D FFS
Focal length: 50mm
HfOV (for single frame): 39.6 degrees
Enlargement Factor: 150% @ A3



Winter View

Visualisation Type: Type 1
Date: 20.03.24
Time: 13:05
Looking direction: north west
Projection: Cylindrical
Camera: Canon 6D FFS
Focal length: 50mm
HFoV (for single frame): 39.6 degrees
Enlargement Factor: 150% @ A3



Summer View

Visualisation Type: Type 1
Date: 24.09.24
Time: 12:10
Looking direction: north west
Projection: Cylindrical
Camera: Canon 6D FFS
Focal length: 50mm
HFoV (for single frame): 39.6 degrees
Enlargement Factor: 150% @ A3

Approximate Extent of Site



Winter View

Visualisation Type: Type 1
Date: 20.03.24
Time: 11:56
Looking direction: west
Projection: Cylindrical
Camera: Canon 6D FFS
Focal length: 50mm
HFOV (for single frame): 39.6 degrees
Enlargement Factor: 150% @ A3



Summer View

Visualisation Type: Type 1
Date: 24.09.24
Time: 13:01
Looking direction: west
Projection: Cylindrical
Camera: Canon 6D FFS
Focal length: 50mm
HFOV (for single frame): 39.6 degrees
Enlargement Factor: 150% @ A3



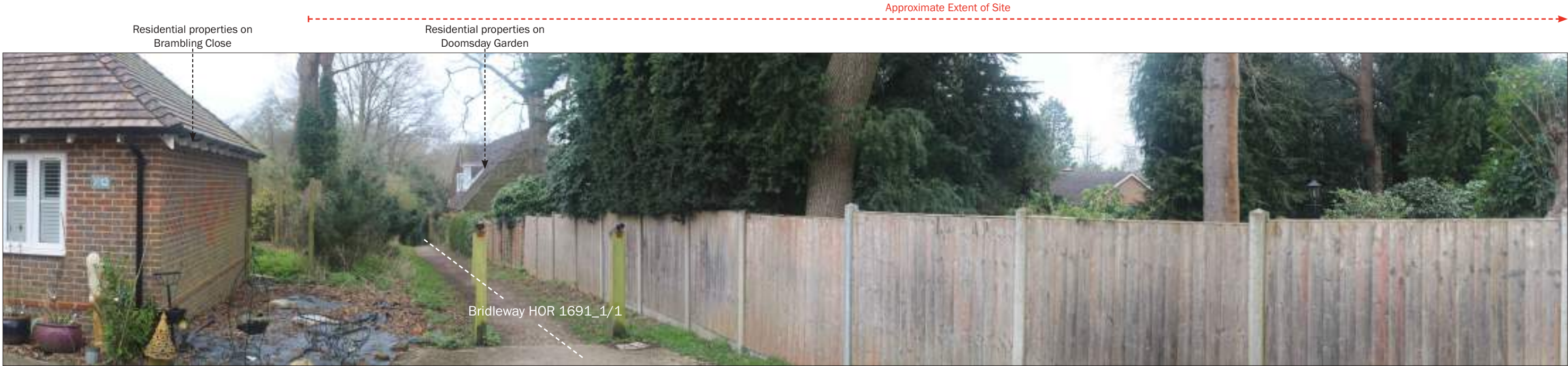
Winter View

Visualisation Type: Type 1
Date: 20.03.24
Time: 12:01
Looking direction: south west
Projection: Cylindrical
Camera: Canon 6D FFS
Focal length: 50mm
HFoV (for single frame): 39.6 degrees
Enlargement Factor: 150% @ A3



Summer View

Visualisation Type: Type 1
Date: 24.09.24
Time: 13:04
Looking direction: south west
Projection: Cylindrical
Camera: Canon 6D FFS
Focal length: 50mm
HFoV (for single frame): 39.6 degrees
Enlargement Factor: 150% @ A3



Winter View

Visualisation Type: Type 1
Date: 20.03.24
Time: 12:06
Looking direction: south west
Projection: Cylindrical
Camera: Canon 6D FFS
Focal length: 50mm
HFoV (for single frame): 39.6 degrees
Enlargement Factor: 150% @ A3



Summer View

Visualisation Type: Type 1
Date: 24.09.24
Time: 12:36
Looking direction: south west
Projection: Cylindrical
Camera: Canon 6D FFS
Focal length: 50mm
HFoV (for single frame): 39.6 degrees
Enlargement Factor: 150% @ A3



Winter View

Visualisation Type: Type 1
Date: 20.03.24
Time: 12:32
Looking direction: south
Projection: Cylindrical
Camera: Canon 6D FFS
Focal length: 50mm
HfOV (for single frame): 39.6 degrees
Enlargement Factor: 150% @ A3



Summer View

Visualisation Type: Type 1
Date: 24.09.24
Time: 12:55
Looking direction: south
Projection: Cylindrical
Camera: Canon 6D FFS
Focal length: 50mm
HfOV (for single frame): 39.6 degrees
Enlargement Factor: 150% @ A3

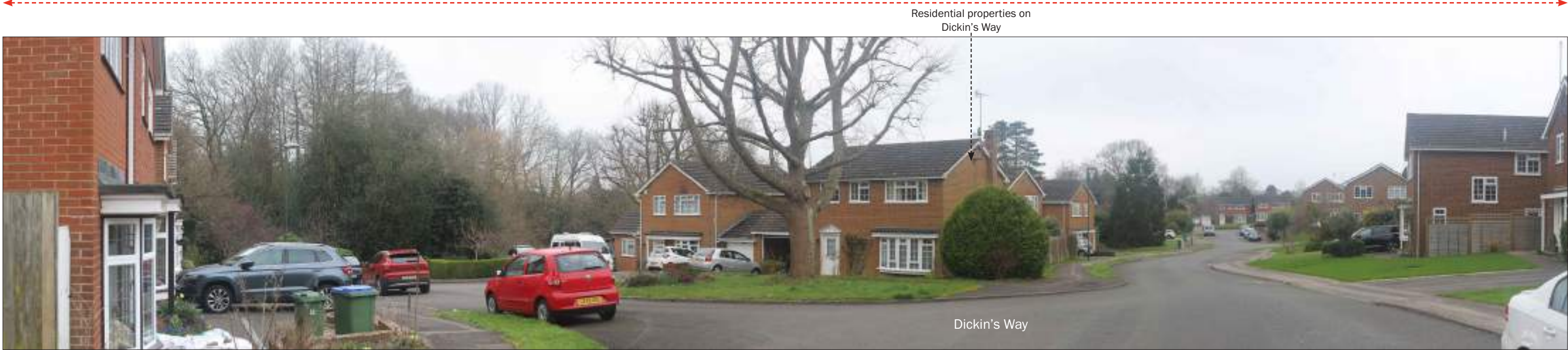


Winter View
Visualisation Type: Type 1
Date: 20.03.24
Time: 12:35
Looking direction: south west
Projection: Cylindrical
Camera: Canon 6D FFS
Focal length: 50mm
HFoV (for single frame): 39.6 degrees
Enlargement Factor: 150% @ A3



Summer View
Visualisation Type: Type 1
Date: 24.09.24
Time: 12:49
Looking direction: south west
Projection: Cylindrical
Camera: Canon 6D FFS
Focal length: 50mm
HFoV (for single frame): 39.6 degrees
Enlargement Factor: 150% @ A3

Approximate Extent of Site



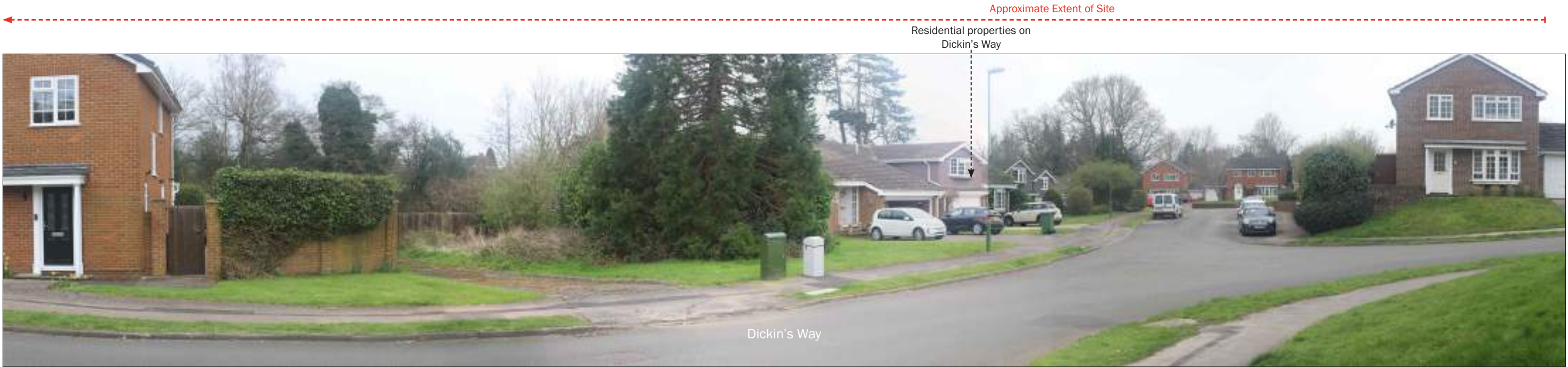
Winter View

Visualisation Type: Type 1
Date: 20.03.24
Time: 12:19
Looking direction: south
Projection: Cylindrical
Camera: Canon 6D FFS
Focal length: 50mm
HFoV (for single frame): 39.6 degrees
Enlargement Factor: 150% @ A3



Summer View

Visualisation Type: Type 1
Date: 24.09.24
Time: 13:17
Looking direction: south
Projection: Cylindrical
Camera: Canon 6D FFS
Focal length: 50mm
HFoV (for single frame): 39.6 degrees
Enlargement Factor: 150% @ A3



Winter View

Visualisation Type: Type 1
Date: 20.03.24
Time: 12:21
Looking direction: south
Projection: Cylindrical
Camera: Canon 6D FFS
Focal length: 50mm
HFoV (for single frame): 39.6 degrees
Enlargement Factor: 150% @ A3



Summer View

Visualisation Type: Type 1
Date: 24.09.24
Time: 13:20
Looking direction: south
Projection: Cylindrical
Camera: Canon 6D FFS
Focal length: 50mm
HFoV (for single frame): 39.6 degrees
Enlargement Factor: 150% @ A3



Winter View

Visualisation Type: Type 1
Date: 20.03.24
Time: 12:41
Looking direction: south east
Projection: Cylindrical
Camera: Canon 6D FFS
Focal length: 50mm
HFoV (for single frame): 39.6 degrees
Enlargement Factor: 150% @ A3



Summer View

Visualisation Type: Type 1
Date: 24.09.24
Time: 13:30
Looking direction: south east
Projection: Cylindrical
Camera: Canon 6D FFS
Focal length: 50mm
HFoV (for single frame): 39.6 degrees
Enlargement Factor: 150% @ A3



Winter View

Visualisation Type: Type 1
Date: 20.03.24
Time: 14:34
Looking direction: north east
Projection: Cylindrical
Camera: Canon 6D FFS
Focal length: 50mm
HFoV (for single frame): 39.6 degrees
Enlargement Factor: 150% @ A3



Summer View

Visualisation Type: Type 1
Date: 24.09.24
Time: 14:27
Looking direction: north east
Projection: Cylindrical
Camera: Canon 6D FFS
Focal length: 50mm
HFoV (for single frame): 39.6 degrees
Enlargement Factor: 150% @ A3

Approximate Extent of Site



Winter View

Visualisation Type: Type 1
Date: 20.03.24
Time: 14:55
Looking direction: north east
Projection: Cylindrical
Camera: Canon 6D FFS
Focal length: 50mm
HFoV (for single frame): 39.6 degrees
Enlargement Factor: 150% @ A3



Summer View

Visualisation Type: Type 1
Date: 24.09.24
Time: 14:44
Looking direction: north east
Projection: Cylindrical
Camera: Canon 6D FFS
Focal length: 50mm
HFoV (for single frame): 39.6 degrees
Enlargement Factor: 150% @ A3



Winter View

Visualisation Type: Type 1
Date: 20.03.24
Time: 17:26
Looking direction: north
Projection: Cylindrical
Camera: Canon 6D FFS
Focal length: 50mm
HFoV (for single frame): 39.6 degrees
Enlargement Factor: 150% @ A3



Summer View

Visualisation Type: Type 1
Date: 24.09.24
Time: 15:58
Looking direction: north
Projection: Cylindrical
Camera: Canon 6D FFS
Focal length: 50mm
HFoV (for single frame): 39.6 degrees
Enlargement Factor: 150% @ A3



Winter View

Visualisation Type: Type 1
Date: 20.03.24
Time: 18:07
Looking direction: north
Projection: Cylindrical
Camera: Canon 6D FFS
Focal length: 50mm
HFoV (for single frame): 39.6 degrees
Enlargement Factor: 150% @ A3



Summer View

Visualisation Type: Type 1
Date: 24.09.24
Time: 15:40
Looking direction: north
Projection: Cylindrical
Camera: Canon 6D FFS
Focal length: 50mm
HFoV (for single frame): 39.6 degrees
Enlargement Factor: 150% @ A3



Winter View

Visualisation Type: Type 1
Date: 20.03.24
Time: 10:40
Looking direction: south west
Projection: Cylindrical
Camera: Canon 6D FFS
Focal length: 50mm
HFOV (for single frame): 39.6 degrees
Enlargement Factor: 150% @ A3



Summer View

Visualisation Type: Type 1
Date: 24.09.24
Time: 16:17
Looking direction: south west
Projection: Cylindrical
Camera: Canon 6D FFS
Focal length: 50mm
HFOV (for single frame): 39.6 degrees
Enlargement Factor: 150% @ A3



Winter View

Visualisation Type: Type 1
Date: 20.03.24
Time: 11:12
Looking direction: south west
Projection: Cylindrical
Camera: Canon 6D FFS
Focal length: 50mm
HFoV (for single frame): 39.6 degrees
Enlargement Factor: 150% @ A3



Summer View

Visualisation Type: Type 1
Date: 24.09.24
Time: 16:24
Looking direction: south west
Projection: Cylindrical
Camera: Canon 6D FFS
Focal length: 50mm
HFoV (for single frame): 39.6 degrees
Enlargement Factor: 150% @ A3



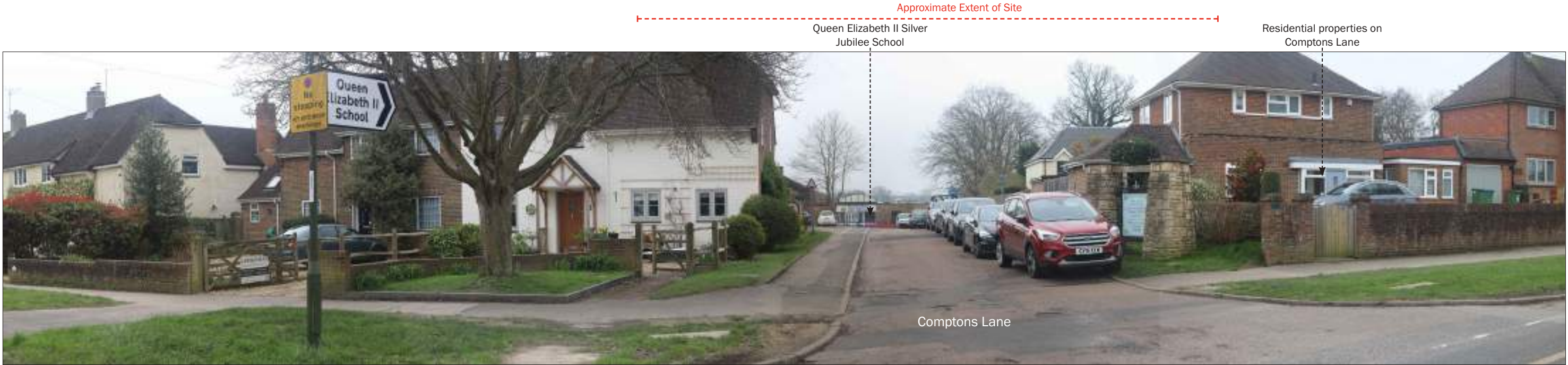
Winter View

Visualisation Type: Type 1
Date: 20.03.24
Time: 10:59
Looking direction: south west
Projection: Cylindrical
Camera: Canon 6D FFS
Focal length: 50mm
HFoV (for single frame): 39.6 degrees
Enlargement Factor: 150% @ A3



Summer View

Visualisation Type: Type 1
Date: 24.09.24
Time: 16:31
Looking direction: south west
Projection: Cylindrical
Camera: Canon 6D FFS
Focal length: 50mm
HFoV (for single frame): 39.6 degrees
Enlargement Factor: 150% @ A3



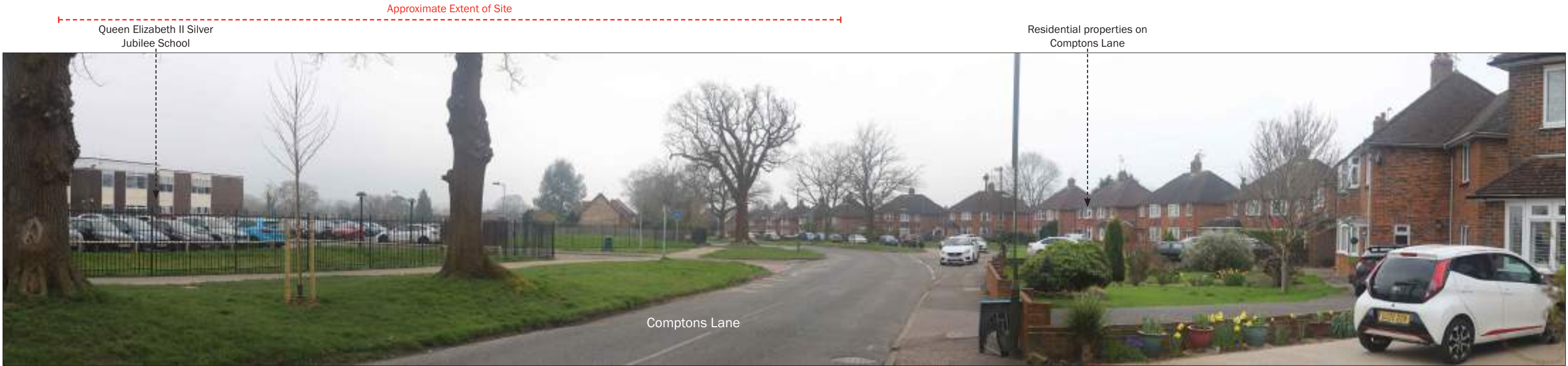
Winter View

Visualisation Type: Type 1
Date: 20.03.24
Time: 10:59
Looking direction: south
Projection: Cylindrical
Camera: Canon 6D FFS
Focal length: 50mm
HfOV (for single frame): 39.6 degrees
Enlargement Factor: 150% @ A3



Summer View

Visualisation Type: Type 1
Date: 24.09.24
Time: 13:53
Looking direction: south
Projection: Cylindrical
Camera: Canon 6D FFS
Focal length: 50mm
HfOV (for single frame): 39.6 degrees
Enlargement Factor: 150% @ A3



Winter View

Visualisation Type: Type 1
Date: 20.03.24
Time: 13:55
Looking direction: south east
Projection: Cylindrical
Camera: Canon 6D FFS
Focal length: 50mm
HFOV (for single frame): 39.6 degrees
Enlargement Factor: 150% @ A3



Summer View

Visualisation Type: Type 1
Date: 24.09.24
Time: 13:48
Looking direction: south east
Projection: Cylindrical
Camera: Canon 6D FFS
Focal length: 50mm
HFOV (for single frame): 39.6 degrees
Enlargement Factor: 150% @ A3