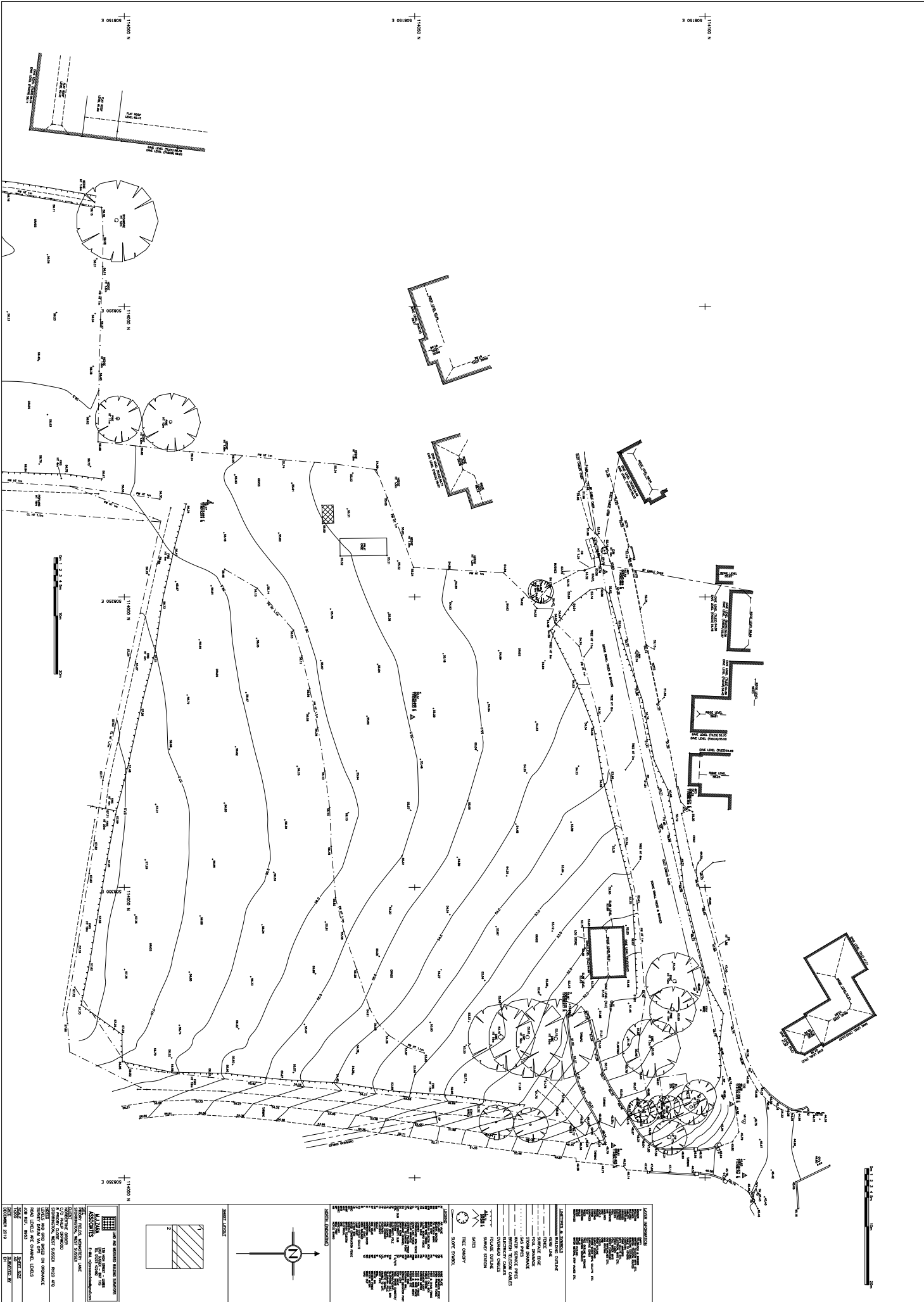


APPENDIX 1



PROJECT INFORMATION	
PROJECT NAME	INDUSTRIAL DEVELOPMENT
CLIENT	ABC COMPANY
DESIGNER	XYZ ENGINEERS
DATE	10/20/2023
SCALE	1" = 100'
SHEET NO.	1 OF 1
DESIGNED BY	JOHN DOE
CHECKED BY	JANE SMITH

LEGEND	
[Symbol]	EXISTING BUILDING
[Symbol]	NEW BUILDING
[Symbol]	ROAD
[Symbol]	RAILROAD
[Symbol]	WATER
[Symbol]	TOPOGRAPHY

NOTES	
1.	ALL NEW BUILDINGS SHALL BE CONSTRUCTED TO THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE (IBC).
2.	THE EXISTING BUILDING SHALL BE DEMOLISHED AND THE SITE REDEVELOPED.
3.	THE ROAD SHALL BE WIDENED TO 40 FEET.
4.	THE RAILROAD SHALL BE ABANDONED.
5.	THE WATER SHALL BE DIVERTED TO THE NEW CANAL.

REFERENCES	
1.	INTERNATIONAL BUILDING CODE (IBC), 2021 EDITION
2.	AMERICAN INSTITUTE OF ARCHITECTS (AIA), 2020 EDITION
3.	AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE), 2020 EDITION
4.	AMERICAN SOCIETY OF MECHANICAL ENGINEERS (ASME), 2020 EDITION
5.	AMERICAN SOCIETY OF ELECTRICAL ENGINEERS (ASEE), 2020 EDITION

APPENDICES	
A.	GENERAL NOTES
B.	DETAILED NOTES
C.	SECTION NOTES
D.	DETAIL NOTES
E.	SECTION NOTES
F.	DETAIL NOTES

REVISIONS	
NO.	DESCRIPTION
1.	INITIAL DESIGN
2.	REVISED DESIGN
3.	FINAL DESIGN

CONTACT INFORMATION	
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PROJECT LOCATION	
ADDRESS	123 MAIN ST, ANYTOWN, CA 90001
CITY	ANYTOWN, CA
STATE	CA
ZIP	90001

PROJECT SCOPE	
SCOPE	INDUSTRIAL DEVELOPMENT
PHASE	PHASE 1
DATE	10/20/2023



APPENDIX 2

Philip

New Reply
Search email

Delete Archive Junk Sweep

Move to

RE: low cost housing for

To

local young people

View

Folders

Inbox 1

Tom (Tom.Bell@southdowns.gov.uk)

Junk 11

To: 'Philip Orpwood'

Drafts 1

Dear Phillip

Sent

Deleted 38

New folder

I have had a look on the map and can confirm the site (portion of the SHLAA site between the cemetery and Kithurst Lane, Storrington) falls outside the National Park boundary, and therefore the planning responsibility and any decisions made lie with Horsham District Council. The area of the site between the cemetery, and Kithurst Lane is well screened from the downs to the South and its development would have little visual impact upon the downs. The Horsham development plan will form the basis of any decisions made on the site.

Quick views

Documents

Flagged 5

Photos

New category

I hope this helps

Tom

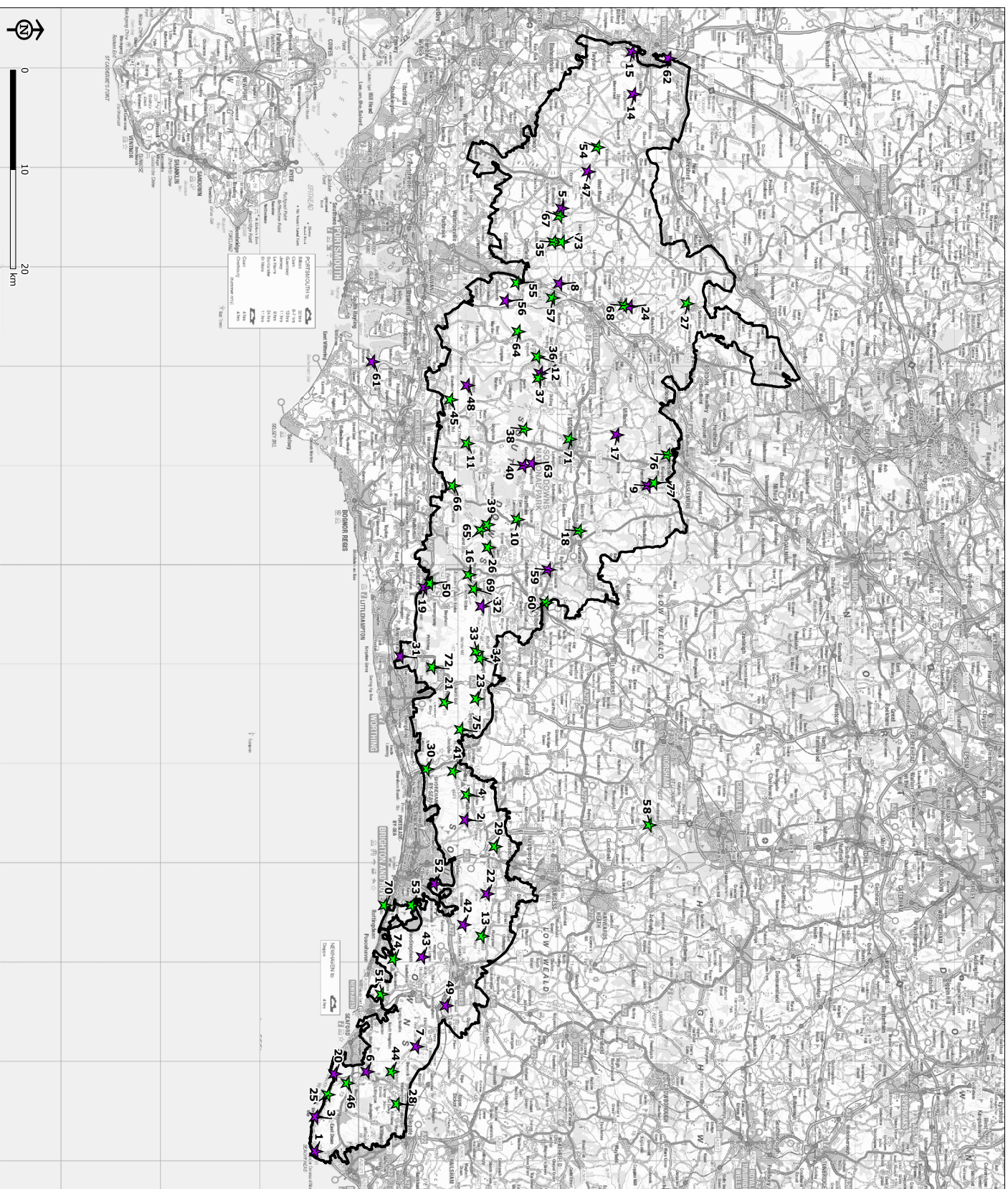
APPENDIX 3

South Downs National Park Viewshed Characterisation & Analysis

Figure 2.1

Representative Viewpoints

- South Downs National Park
- Representative viewpoint
- Representative viewpoint and photograph monitoring point

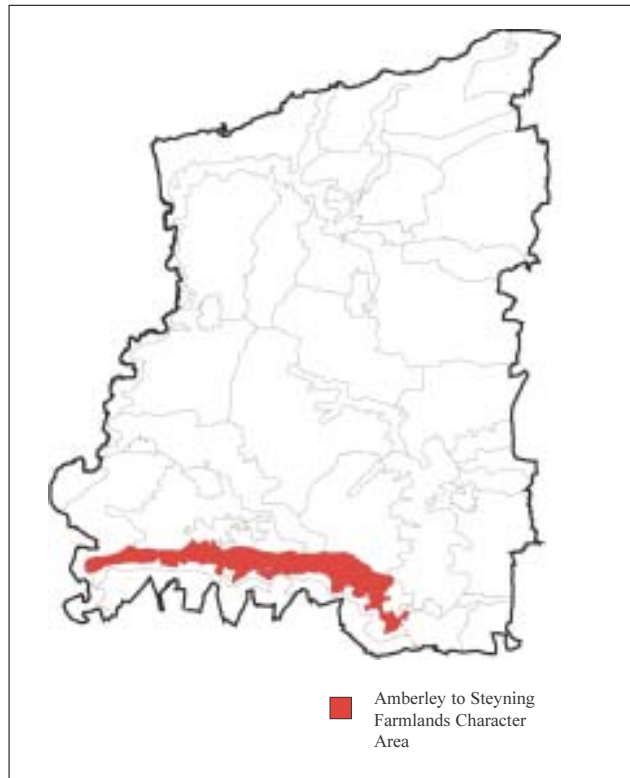


Map Scale @ A3: 1:375,000



APPENDIX 4

D1 AMBERLEY TO STEYNING FARMLANDS



Key Characteristics

- Rolling landscape of the low ridges of the upper greensand, and the narrow vale of gault clay.
- Overlooked by the chalk escarpment to the south.
- Varied patchwork of arable and pasture farmland, with fields of irregular shapes and sizes.
- Small north flowing streams in steep narrow valleys.
- Sunken lanes with high hedgebanks.
- Small springline settlements and farmsteads dispersed along the edge of the greensand ridge.
- Extensive historic parkland at Wiston.
- Mix of local building materials, including, brick and flint, sandstone and thatch.



Overall Character

These rolling farmlands are dominated by the enclosing presence of the chalk scarp immediately to the south. The complex geology of Lower Chalk, Upper Greensand and Gault clay, is reflected in changes in the agricultural landscapes over short distances. Large open arable fields occur closest to the base of the escarpment with relatively few hedgerows. Small hedged pasture fields and small woodlands are characteristic on the gault clay, with narrow strips of streamside woodland a feature. Small settlements and farmsteads are dispersed along the greensand ridge. The villages of Amberley and Washington, and the small hamlet of Sullington Manor have a particularly strong sense of place. Overall, the area has a strong rural undeveloped character, although there is localised noise and visual intrusion from the A283 and A24 trunk roads, and some visual intrusion on the edge of Storrington.

Historic Features

- Irregular field boundaries, some more recent straight field boundaries.
- Historic farmsteads and manorhouses.

Biodiversity

- Strong hedgerow network in parts, fragmented where there is more intensive arable farmland.
- Linear streamside woodlands on the greensand and blocks of woodland/small copses on gault clay.
- Small areas of unimproved grassland.

Key Issues

- Past and continuing loss of hedgerows in arable farmland.
- Decline in condition of hedgerow oaks.
- Localised expansion of horse grazing paddocks.
- Localised visual and noise intrusion from A283 and A24 truncated, and from small scale industrial sites near Storrington.
- Some visual intrusion from urban edges of Storrington.
- Potential development pressures on the edge of Storrington and Steyning.
- Intrusive modern farm buildings.

Landscape Condition

Overall condition is declining, due to the loss of hedgerows in areas of arable farmland.

Sensitivity to Change

Overall sensitivity to change is high due to the openness and prominence of the greensand ridge at the foot of the scarp, and due to the vulnerability of small scale historic field patterns in the gault clay vale.

Key sensitivities are to:

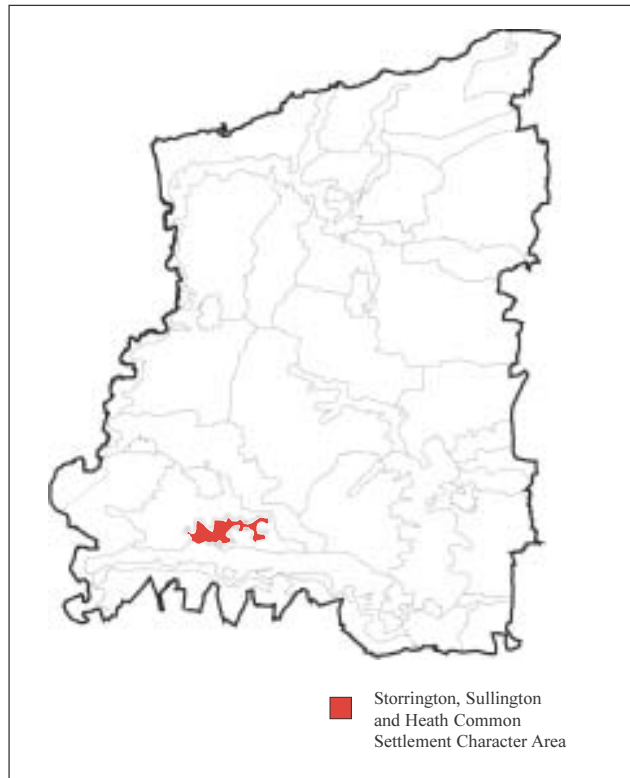
- High density and large scale built development.
- Cumulative impact of small scale incremental change, including minor road improvements.
- Expansion of horse grazing paddocks.

Planning and Land Management Guidelines

- Conserve the rural undeveloped character. Large scale housing and industrial development or cumulative small scale change could substantially damage its character, e.g. through loss of historic field pattern, hedgerows and woodland.
- Ensure any appropriate new development responds to the historic settlement pattern of the area and traditional local materials and design.
- Conserve and manage the distinctive character of the sunken lanes and their hedgebanks.
- Conserve important views from the gault clay vale to historic farmsteads on the greensand ridge, e.g. at Sullington.
- Conserve and restore the existing hedgerows network. Priorities for restoration of hedgerows are within areas of arable farmland.
- Encourage the planting of new small woods, copses in the narrow gault clay vale, as well as the edges of Storrington and Steyning.
- Encourage planting of irregularly spaced native tree groups around farm buildings.
- Conserve and enhance, and where appropriate restore historic parkland landscape of Wiston.

APPENDIX 5

5.8 STORRINGTON, SULLINGTON AND HEATH COMMON



Key Characteristics

- The historic village of Storrington which has grown to merge with the modern settlements of Sullington and Heath Common.
- Heavily indented settlement edges with woodlands, heathland, and small hedgerowed fields making a distinctive contribution to setting.
- Small historic core of Storrington centred around Church Street and High Street.
- Built development is widely visible from South Downs, but is considerably softened by woodland and mature trees.
- Extensive low density residential areas with informal layouts and large plot sizes and a random pattern of dwelling sizes.
- Winding unmade lanes with tall hedges and banks in parts of Sullington and Heath Common.



Overall Character

The urban areas of Storrington, Sullington and Heath Common have merged together to form one large straggling settlement with a strongly wooded/heathland setting, within which there are local contrasts of character. The village of Storrington has a small historic core of cottages, and small town houses occupying slightly elevated ground above the River Stor. The busy High Street is dominated visually and aurally by traffic, whereas the narrow lane of Church Street has a much more peaceful character. There is a mixed local vernacular of brick, flint and sandstone. To the east and the north, there are 20th Century housing estates of mixed architectural styles with a variable street pattern. Sullington and Heath Common have developed as former small unplanned early 20th century developments at the edge of heathland, including the important open space of Sullington Warren. Heath Common and parts of Sullington include extensive low density residential areas with houses hidden by mature trees and woodland. Much of this development is accessed by narrow unmade hedgerowed lanes, are particularly distinctive. Generally this area has a quiet rural character. Sullington also includes later undistinguished 20th Century housing with a small industrial area.

Character of Landscape Setting Areas

Area 1

- Rolling farmland at footslopes of the Downs.
- Small to medium scale field pattern of pasture fields.
- Thick hedgerows and many hedgerow trees.
- Linear streamside woodland.

Area 2

- Gently undulating arable and pasture farmland.
- Medium to large fields.
- Variable hedgerow pattern.

Area 3

- Gently undulating land.
- Regular pasture fields/paddocks with variable hedgerow pattern.
- Attractive treed approach on Fryern Road.

Area 4

- Gently undulating.
- Regular pattern of small hedgerowed arable and pasture fields.
- Attractive streamside woodland near Fryern Hall.

Key

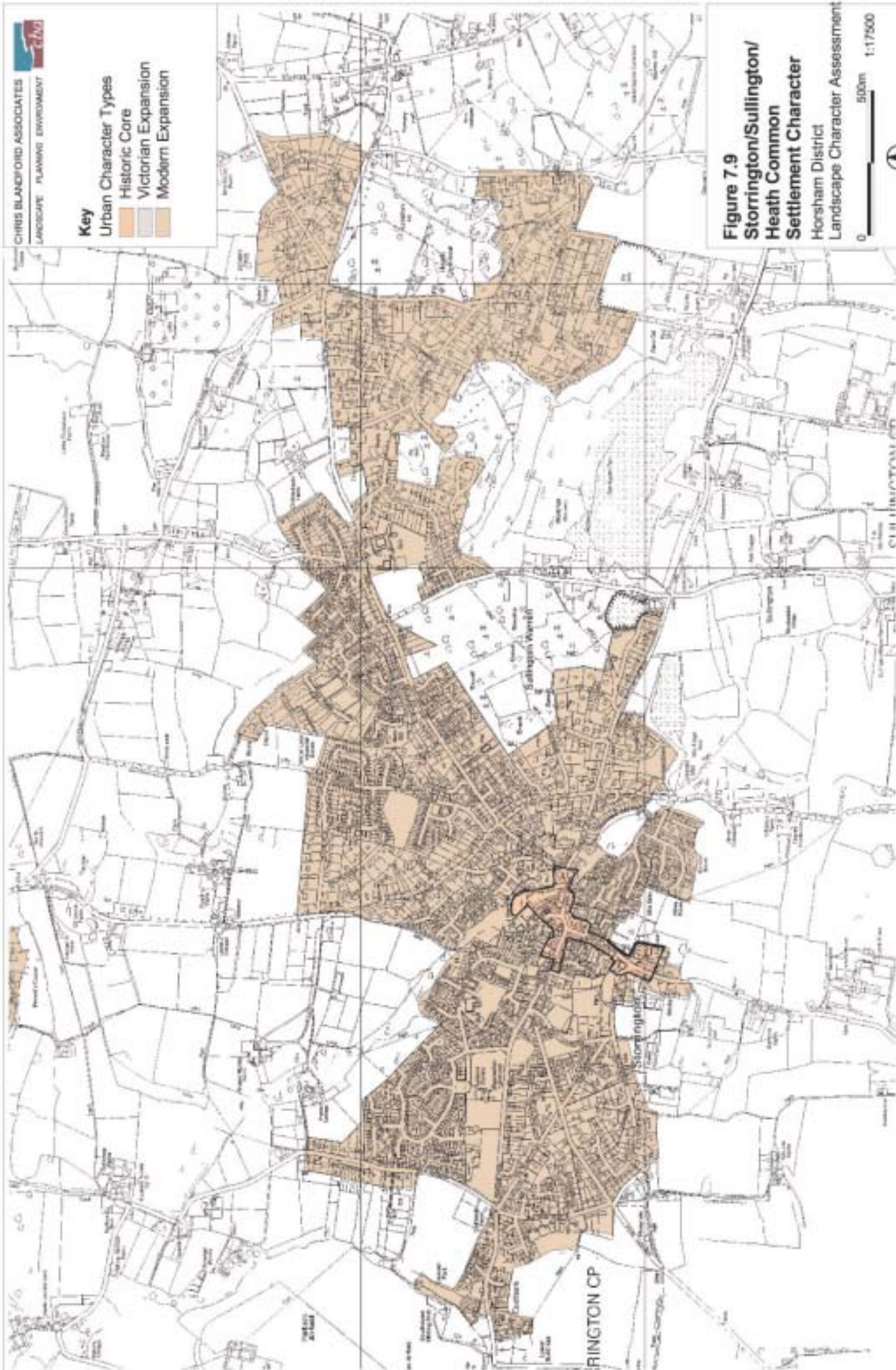
Urban Character Types

- Historic Core
- Victorian Expansion
- Modern Expansion

Figure 7.9
Storrington/Sullington/
Heath Common
Settlement Character

Horsham District
Landscape Character Assessment

0 500m 1:17500



- Key**
- Key Open Spaces
 - Visually Significant Trees and Woodland
 - Significant Water Features
 - Ridgelines
 - Settlement Edge
 - Harsh Abrupt Urban Edge
 - Distinctive Approaches
 - Distinctive Gateway
 - Key Views to and from the Settlement
 - Landmarks
 - Landscape Setting Areas (referred to in the text)

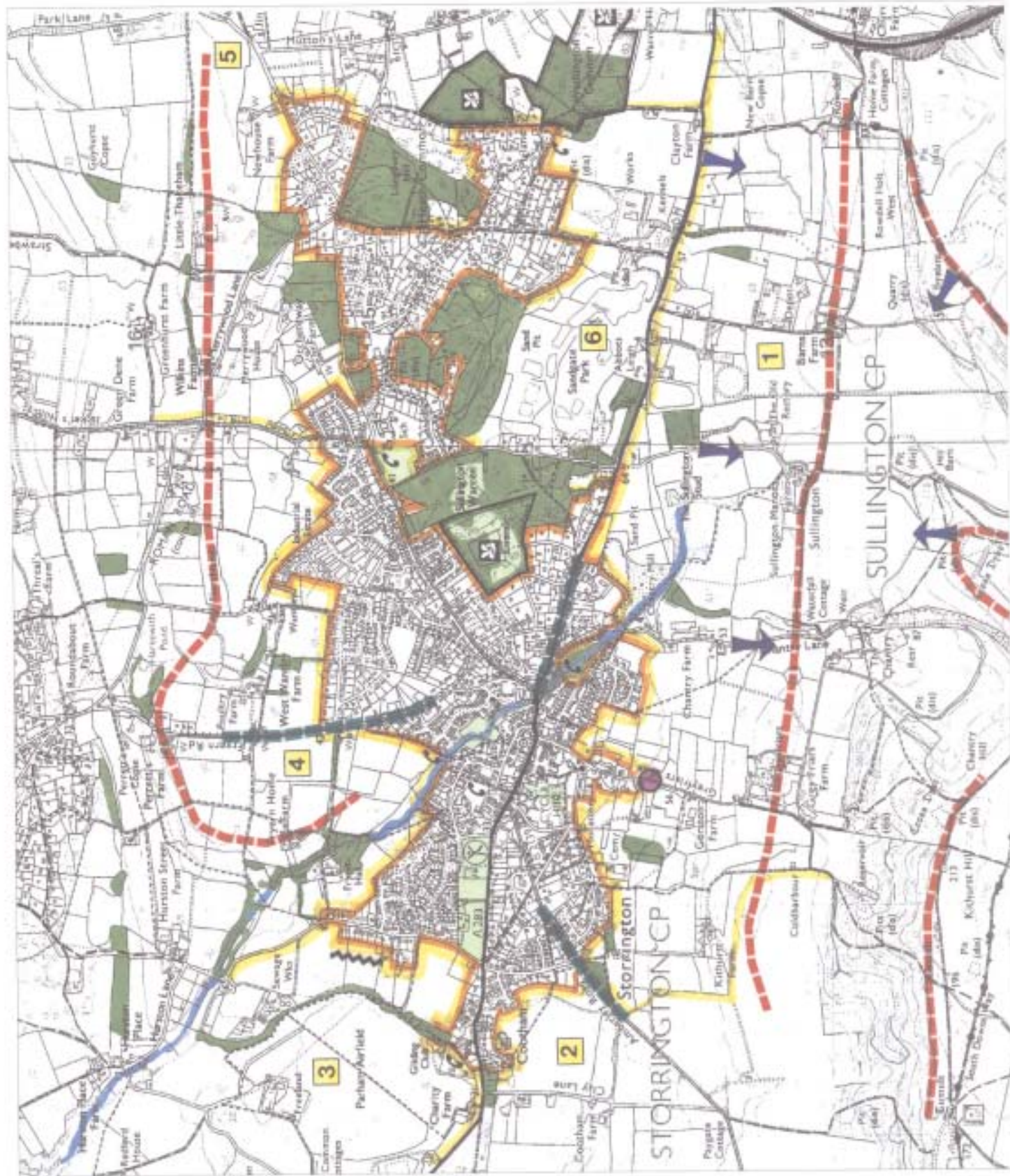


FIGURE 7.10
Storrington, Sullington
& Heath Common
Landscape Setting

Honsham District
 Landscape Character Assessment

Area 5

- Rolling landform.
- Ecologically important woodland and heath.
- Small irregular pasture fields with thick hedgerows.
- Narrow lanes.

Area 6

- Ecologically important heathland of Sullington Warren.
- Large woodlands.
- Existing and restored sand workings.

Sensitivity of Landscape Setting Areas to Urban Extensions

Landscape Setting Areas	Intrinsic Landscape Qualities			Contribution to Distinctive Settlement Setting			Visual Characteristics						Sensitivity		
							Visual Prominence			Intervisibility					
	Many	Some	Few	Very Important	Partial	Very Limited	High	Moderate	Low	High	Moderate	Low	High	Moderate	Low
1	•			•			•				•		•		
2		•			•			•		•				•	
3		•				•			•		•				•
4		•			•							•		•	
5	•			•			•					•	•		
6		•		•					•			•		•	

Note: The above matrix should be read in conjunction with paragraph 5.2.2.

Planning and Landscape Enhancement Guidelines

- Conserve and enhance the well treed character of the area.
- Enhance key approaches through new street tree planting where appropriate.
- Conserve and restore traditional streetscape materials in the historic core of Storrington.
- Conserve and manage the village road in Storrington.
- Maintain the character of the rural lanes in Heath Common.
- Seek opportunities to enhance the visual and ecological character of open spaces, particularly school playing fields and recreation grounds, through encouraging more diverse margins and additional planting appropriate to underlying landscape character.

APPENDIX 6

Local Landscape Character Area 63: Land South of Storrington

Landscape Character Sensitivity

- This area has a gently to moderately undulating landform containing small narrow stream valleys and including a slight ridge formed by the Upper Greensand sandstone formation close to the edge of Storrington
- A very variable field pattern of small, medium and large fields associated with the individual parcels of land that make up this area
- There is a strong network of hedgerows, hedgerow trees and some small copses
- Narrow, deeply cut rural lanes
- The landscape is mostly in good condition with only very localised urban influence from a small industrial estate in Chantry Lane and from suburban houses in the west of the area
- Many attractive views of the South Downs escarpment and local attractive views of Storrington Church
- The area provides a complex, soft indented edge to Storrington and is important to the attractive character of its historic core

Visual Sensitivity

The area has a varied visual sensitivity to development, reflecting some parts that are

fairly enclosed by trees and hedgerows and adjacent landform, other parts that are much less screened by vegetation and are more prominent on rising ground/slight ridgeline with high intervisibility with the South Downs.

Landscape Value

- Mostly moderate-high tranquillity reflecting proximity to the natural qualities of the Downs and only very localised urban/busily trafficked road influence
- Ecological interest of hedgerows and small copses and streams
- Historic interest of a number of historic properties including listed buildings
- Most of the area lies immediately adjacent to the South Downs National Park
- Amenity value of public footpaths and bridleways

Landscape Capacity

Due to the areas high landscape character sensitivity, its mostly good condition and its moderate to high landscape value, it is considered that there is no or very limited capacity for development.

Assessment Summary

	Medium Scale Housing	Large Scale Housing	Large Scale Employment
Landscape Character Sensitivity	High	High	High
Visual Sensitivity	Moderate-High	Moderate-High	High
Combined Landscape Sensitivity	High	High	High
Landscape Value	Moderate-High	Moderate-High	Moderate-High
OVERALL LANDSCAPE CAPACITY	Moderate	Moderate	Moderate