Assessment of the Impact of the SHELAA Sites on the High Weald AONB

				Ansty	Ardingly	Ardingly	Ardingly	Ardingly	Ardingly	Ashurst Wood	Ashurst Wood
			SHELAA ID	736	261	495	568	691	1076	186	207
ites within the High Weald AONB			Site address	Broad location north and east of Ansty	Land east of High Street and Lindfield Road, Ardingly	Butchers Field, south of Street Lane, Ardingly	Middle Lodge and land to the south, Lindfield Road, Ardingly	Land east of High Street, Ardingly	Land at North Field, College Road, Ardingly	Land east of Beeches Lane, Ashurst Wood	Land at Dirty Lane/ Hammerwood Road, Ashurst Wood
			Developer Yield	1600	40	31	60	50	38	40	9
			Gross site area (Ha)	212.0	7.4	2.4	2.2	3.0	1.7	8.7	2.3
	y, er s	Is the topography high or steep?		Mixed	Yes	Yes	Yes	No	No	Yes	Yes
	Geology, landform and water systems	Would development of the site require significant cut and fill?		Yes	Yes	Yes	Yes	No	No	No	No
	eol d v	Are there any particular geological features such as sandstone outcrops?		No	No	No	No	No	No	No	No
1	g an a	Are there any springs, ponds or watercourses on or downslope from the site?		Yes	No	Yes	No	No	Yes	Yes	No
		Is the site well-related to an existing settlement?		No	No	Yes	No	No	Yes	Yes	Yes
		Is the proposed scale of development proportionate to the size of the existing settlement?		No	No	Yes	No	No	Yes	No	Yes
	ne B	Does the site form part of the separation between settlements (including farmsteads) and would its development result in their coalescence?		Yes	No	No	No	No	No	Yes	No
	:ter	Could it be developed in a way that would reflect the historic settlement pattern?		No	No	No	No	No	Potentially	No	Potentially
	Set	Would this impact on the capacity of the site?		No	Yes	Yes	Yes	Yes	Potentially	Yes	Potentially
		Are there any historic buildings on or near the site that would be affected?		No	No	No	No	Yes	No	No	No
		Is the site accessed via historic routeways?		Yes	No	Yes	Yes	Yes	Yes	Yes	Yes
	s l	Would accessing the site impact on the features or ecological function of these routeways?		Yes	No	No	No	No	No	No	No
	Route	Are there any historic routeways (including PROWs) crossing the site?		Yes	Boundary	No	No	Yes	Boundary	Boundary	Boundary
5 T		Could these be retained on their historic alignment with any accompanying features (ditches, banks etc) protected?		Uncertain	Yes	N/A	N/A	Yes	Yes	Yes	Yes
		Could their setting and public enjoyment be conserved?		Uncertain	Yes	N/A	N/A	No	Potentially	Potentially	Potentially
		How would the above impact on the capacity of the site?		Uncertain	Reduced	No impact	No impact	Reduced	No impact	No impact	No impact
		Is there ancient woodland on or adjacent to the site?		Yes	Yes	Yes	Yes	Yes	Yes	Yes	No
design of the state of the stat	<u>p</u>	How would retaining a minimum of 15m buffer to this ancient woodland impact on the capacity of the site?		Reduced	Reduced	Reduced	No impact	Reduced	No impact	Reduced	N/A
	_	Is there other woodland (especially priority habitat) on or near the site?		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
5	Wood	Are there trees or hedgerows on or near the site?		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
<u> </u>	3	Can the site be accessed and developed without affecting these?		Potentially	No	Yes	Yes	No	Yes	Yes	No
		How would retention of these features impact on the capacity of the site?		Reduced	Reduced	Reduced	No impact	Reduced	No impact	Reduced	Reduced
		Does the site form part of a medieval field system according to the Historic Landscape Characterisation?		Yes	no	No	No	No	No	Yes	No
	heath	Does the site have historic field boundaries?		Part	No	Part	Part	No	No	Yes	Part
	þe	Is the field associated with a historic farmstead?		Yes	Yes	No	No	Yes	No	Yes	No
	and	Are there any visible historic features within the site such as banks, ditches or former building platforms?		Uncertain	No	No	No	No	no	Uncertain	Uncertain
		Is there any information available about the ecology of the site (for instance priority habitat or recent phase 1 survey)?		Basic	Basic	Basic	Basic	Basic	Basic	Basic	Basic
	Field	Does the site impact on heathland?		No	No	No	No	No	No	No	No
		Would the capacity of the site allow for on-site biodiversity net gain?		Uncertain	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain
	ed ved	Would the capacity of the site enable the provision of affordable housing?		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	based omy elated I life	Is it being put forward as a wholly affordable housing site?		No	No	No	No	No	No	No	No
	Land-l econ and re rura	If it is an employment site will it support land-based industries such as agriculture, horticulture or forestry?		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	La an	Will it add to community facilities to support local communities?		Yes	Yes	No	No	No	No	No	No
	ies	Is the site in a tranquil area?		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	alit	Is the area particularly dark?		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	Ď	Are there long views into or out of the site?		Uncertain	yes	No	No	No	no	Potentially	Potentially
		Are any recreation assets affected by the development?		Yes	No	No	No	No	Potentially	No	No
	₹	Are there any cultural associations of the site or its surroundings that would be affected by its development?		No	No	No	No	No	No	No	No

Assessment of the Impact of the SHELAA Sites on the High Weald AONB

				Ashurst Wood	Ashurst Wood	Ashurst Wood	Balcombe	Balcombe	Bolney	Bolney	Bolney
			SHELAA ID	634	984	997	165	929	155	541	1023
tes within the High Weald AONB			Site address	Dirty Lane,	The Paddocks, Lewes Road, Ashurst Wood	Icy Dene Industrial Estate, Ivy Dene Lane, Ashurst Wood	Land south of Oldlands Avenue (Vintens Nursery), Balcombe	Land to the west of the Rectory, Haywards Heath Road, Balcombe	Aurora Ranch Caravan Park, London Road, Bolney	Land adj. to Packway House (north of Bolney Parcel B), Bolney	Badgers Brook London Road, Bolney
			Developer Yield	15	12	20	90	15	50	150	9
			Gross site area (Ha)	2.2	0.8	1.1	6.2	0.5	3.4	5.0	0.7
	Y, m ter ter	Is the topography high or steep?		Yes	Uncertain	No	Yes	Yes	Semi	Semi	Yes
	Geology, landform and water systems	Would development of the site require significant cut and fill?		Yes	No	No	Yes	Yes	No	Yes	Yes
	ieo ind id v	Are there any particular geological features such as sandstone outcrops?		No	No	No	No	No	No	No	No
	G la	Are there any springs, ponds or watercourses on or downslope from the site?		No	Yes	Yes	Yes	Yes	Yes	Yes	Yes
		Is the site well-related to an existing settlement?		Yes	Yes	No	No	Yes	No	No	Yes
	it .	Is the proposed scale of development proportionate to the size of the existing settlement?		Yes	Yes	Yes	No	Yes	No	No	Yes
	a a	Does the site form part of the separation between settlements (including farmsteads) and would its development result in their coalescence?		Yes	No	No	No	No	No	Potentially	No
	it i	Could it be developed in a way that would reflect the historic settlement pattern?		Potentially	Yes	No	No	Yes	No	Potentially	Yes
	S	Would this impact on the capacity of the site?		Potentially	Yes	No	Yes	No	Yes	Potentially	No
		Are there any historic buildings on or near the site that would be affected?		No	No	No	No	Yes	Potentially	Potentially	No
		Is the site accessed via historic routeways?		Yes	No	Yes	Yes	Yes	Yes	Yes	Yes
	Routewa	Would accessing the site impact on the features or ecological function of these routeways?		Yes	N/A	No	Yes	No	No	No	No
		Are there any historic routeways (including PROWs) crossing the site?		Boundary	No	No	Yes	No	No	Boundary	No
		Could these be retained on their historic alignment with any accompanying features (ditches, banks etc) protected?		Yes	N/A	N/A	Yes	N/A	N/A	N/A	N/A
		Could their setting and public enjoyment be conserved?		Potentially	N/A	N/A	No	N/A	N/A	N/A	N/A
		How would the above impact on the capacity of the site?		No impact	No impact	No impact	Reduced	No impact	No impact	No impact	No impact
		Is there ancient woodland on or adjacent to the site?		No	Yes	No	Yes	No	No	No	No
	_	How would retaining a minimum of 15m buffer to this ancient woodland impact on the capacity of the site?		N/A	N/A	N/A	Reduced	N/A	N/A	N/A	N/A
	-0	Is there other woodland (especially priority habitat) on or near the site?		Yes	Yes	No	Yes	Yes	Yes	Yes	Yes
	Woo	Are there trees or hedgerows on or near the site?		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	-	Can the site be accessed and developed without affecting these?		Yes	Yes	Yes	Yes	No	Yes	No	Yes
		How would retention of these features impact on the capacity of the site?		Reduced	Reduced	No impact	Reduced	Reduced	Reduced	Reduced	Reduced
		Does the site form part of a medieval field system according to the Historic Landscape Characterisation?		Yes	No	No	Part	No	No	No	No
	io.	Does the site have historic field boundaries?		Yes	No	Part	Yes	No	No	No	No
		Is the field associated with a historic farmstead?		Yes	No	No	No	No	No	No	No
	ro r	Are there any visible historic features within the site such as banks, ditches or former building platforms?		No	Uncertain	No	No	No	No	Uncertain	Uncertain
	<u></u>	Is there any information available about the ecology of the site (for instance priority habitat or recent phase 1 survey)?		Basic	Basic	Basic	Basic	Basic	Basic	Basic	Basic
	_	Does the site impact on heathland?		No	No	No	No	No	No	No	No
		Would the capacity of the site allow for on-site biodiversity net gain?		Uncertain	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain
		Would the capacity of the site enable the provision of affordable housing?		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	후 2 a =	Is it being put forward as a wholly affordable housing site?		No	No	No	No	No	No	No	No
		If it is an employment site will it support land-based industries such as agriculture, horticulture or forestry?		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
		Will it add to community facilities to support local communities?		No	No	No	No	No	No	No	No
	·=	Is the site in a tranquil area?		Yes	No	Semi	Yes	Yes	No	Yes	No
	(0	Is the area particularly dark?		Yes	No	Semi	Yes	Yes	Semi	Yes	Semi
		Are there long views into or out of the site?		No	Uncertain	No	No	Yes	No	Potentially	No
	- -	Are any recreation assets affected by the development?		No	No	No	No	No	Potentially	No	No
	OĦ.	Are there any cultural associations of the site or its surroundings that would be affected by its development?		No	No	No	No	No	No	No	No

Assessment of the Impact of the SHELAA Sites on the High Weald AONB

				Cuckfield	Cuckfield	Cuckfield	Cuckfield	East Grinstead	East Grinstead	East Grinstead	East Grinstead
			SHELAA ID	89	420	550	806	17	145	198	598
	in the High AONB		Site address	Land at South Taylows Barn, Whitemans Green/ Brook Street, Cuckfield	Land north of Brainsmead, Cuckfield	Land east of Whitemans Green, Cuckfield	Land west of London Road, Cuckfield	Land adj. Great Harwood Farm House off Harwoods Lane, East Grinstead	Land east of Fairlight Lane, Holtye Road, East Grinstead	Land off West Hoathly Way,	Land south of Edinburgh Way East Grinstead
			Developer Yield	173	93	36	105	300	13	45	60
			Gross site area (Ha)	6.9	3.1	1.2	5.0	48.0	0.4	1.8	2.8
	s s	Is the topography high or steep?		Yes	Yes	No	Yes	Yes	Yes	No	No
8	Geology, landform and water systems	Would development of the site require significant cut and fill?		Yes	Yes	Yes	Yes	Yes	No	No	No
3	d v di	Are there any particular geological features such as sandstone outcrops?		No	No	No	No	No	No	No	No
Ġ.	a la	Are there any springs, ponds or watercourses on or downslope from the site?		Yes	Yes	Yes	Yes	Yes	No	Yes	Yes
		Is the site well-related to an existing settlement?		No	Yes	Yes	Yes	No	Yes	Yes	Yes
	¥	Is the proposed scale of development proportionate to the size of the existing settlement?		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	<u> </u>	Does the site form part of the separation between settlements (including farmsteads) and would its development result in their coalescence?		Yes	No	Yes	No	Yes	No	No	Yes
	tlen	Could it be developed in a way that would reflect the historic settlement pattern?		Uncertain	Yes	Yes	No	No	Yes	Yes	Yes
		Would this impact on the capacity of the site?		Potentially	Yes	No	No	Reduced	No	No	No
	-	Are there any historic buildings on or near the site that would be affected?		Yes	No	No	No	No	No	No	Potentially
		Is the site accessed via historic routeways?		Yes	No	No	Yes	Yes	Yes	Yes	Yes
	<u> </u>	Would accessing the site impact on the features or ecological function of these routeways?		Yes	No	No	Potentially	Yes	No	No	Yes
	Routewa	Are there any historic routeways (including PROWs) crossing the site?		No	No	No	Yes	Yes	Boundary	No	No
		Could these be retained on their historic alignment with any accompanying features (ditches, banks etc) protected?		N/A	N/A	N/A	Yes	No	Yes	N/A	N/A
		Could their setting and public enjoyment be conserved?		N/A	N/A	N/A	Yes	No	Potentially	N/A	N/A
		How would the above impact on the capacity of the site?		No impact	No impact	No impact	No impact	Reduced	No impact	No impact	No impact
		Is there ancient woodland on or adjacent to the site?		No	No	No	Yes	Yes	No	Yes	No
	-	How would retaining a minimum of 15m buffer to this ancient woodland impact on the capacity of the site?		N/A	N/A	N/A	Reduced	Reduced	N/A	Reduced	N/A
		Is there other woodland (especially priority habitat) on or near the site?		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	-	Are there trees or hedgerows on or near the site?		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	Š	Can the site be accessed and developed without affecting these?		Potentially	Uncertain	Uncertain	Uncertain	No	No	Yes	Yes
	-	How would retention of these features impact on the capacity of the site?		Reduced	Reduced	Uncertain	Reduced	Reduced	Reduced	Reduced	No impact
		Does the site form part of a medieval field system according to the Historic Landscape Characterisation?		No	Yes	Yes	Yes		No	No	No
		Does the site have historic field boundaries?		Part	Yes	Yes	Yes	Yes	No	No	Part
	io -	Is the field associated with a historic farmstead?		No	No	No	No	Yes	No	No	Yes
		Are there any visible historic features within the site such as banks, ditches or former building platforms?		Uncertain	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain	No	No
		Is there any information available about the ecology of the site (for instance priority habitat or recent phase 1 survey)?		Basic	Basic	Basic	Basic	Basic	Basic	Basic	Basic
	<u> </u>	Does the site impact on heathland?		No	No	No	No	No	No	No	No
	_	Would the capacity of the site allow for on-site biodiversity net gain?		Uncertain	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain
-		Would the capacity of the site enable the provision of affordable housing?		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
		Is it being put forward as a wholly affordable housing site?		No	No	No	No	No	No	No	No
-	-	If it is an employment site will it support land-based industries such as agriculture, horticulture or forestry?		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	_ 0 2	Will it add to community facilities to support local communities?		No	No	No	No	No	No	N/A	No
	-	Is the site in a tranguil area?		Semi	Semi	Semi	Semi	Yes	Yes	Yes	Yes
	·=	Is the area particularly dark?		Semi	Semi	Semi	Semi	Yes	Yes	Semi	Yes
	10	Are there long views into or out of the site?		Yes	Yes	Yes	Uncertain	Yes	Uncertain	Uncertain	Yes
		Are any recreation assets affected by the development?		No	No	No	Uncertain	No	No	No	No
	÷-	Are there any cultural associations of the site or its surroundings that would be affected by its development?		No	No	No	No	No	No	No	No

Assessment of the Impact of the SHELAA Sites on the High Weald AONB

				East Grinstead	East Grinstead	East Grinstead	East Grinstead	East Grinstead	Handcross	Handcross	Handcross
			SHELAA ID	615	733	850	1024	1027	181	670	987
ites within the High Weald AONB			Site address	Land east of Stuart Way, East Grinstead	43 and 59 Hurst Farm Road,	Land to the east of Russetts, Holtye Road, East Grinstead	Land at Brook House Farm, Turners Hill Road, East Grinstead	Land at Coombe Hill Road, East Grinstead	Land west of Truggers, Handcross	Land at Coos Lane, Horsham Road, Handcross	Land to the west of Park Road, Handcross
			Developer Yield	150	11	150	45	9	105	35	80
			Gross site area (Ha)	5.2	0.4	6.7	2.2	0.5	6.6	1.2	5.2
	y, m :er is	Is the topography high or steep?		Uncertain	Yes	Yes	Yes	No	No	No	No
	log for vat em	Would development of the site require significant cut and fill?		Uncertain	Yes	No	No	No	No	No	No
	Geology, landform and water systems	Are there any particular geological features such as sandstone outcrops?		Yes	No	No	No	No	No	No	No
	G an an	Are there any springs, ponds or watercourses on or downslope from the site?		Yes	Yes	No	Yes	Yes	Yes	Yes	Yes
		Is the site well-related to an existing settlement?		Yes	Yes	No	No	Yes	Yes	Yes	Yes
	ŧ	Is the proposed scale of development proportionate to the size of the existing settlement?		Yes	Yes	Yes	Yes	Yes	No	Yes	No
designated (as se	<u> </u>	Does the site form part of the separation between settlements (including farmsteads) and would its development result in their coalescence?		No	No	Yes	No	No	No	No	No
	ttle	Could it be developed in a way that would reflect the historic settlement pattern?		Yes	Yes	Yes	Yes	Yes	Potentially	No	Potentially
	Sei	Would this impact on the capacity of the site?		No	No	No	No	No	No	No	No
		Are there any historic buildings on or near the site that would be affected?		No	No	Potentially	No	No	No	No	No
		Is the site accessed via historic routeways?		No	Yes	Yes	Yes	Yes	Yes	Yes	Potentially
	۸s	Would accessing the site impact on the features or ecological function of these routeways?		no	No	No	No	No	No	No	Yes
	d)	Are there any historic routeways (including PROWs) crossing the site?		No	Yes	Yes	No	Boundary	Boundary	Boundary	Boundary
e		Could these be retained on their historic alignment with any accompanying features (ditches, banks etc) protected?		N/A	No	Yes	N/A	N/A	N/A	N/A	N/A
≟	Ro	Could their setting and public enjoyment be conserved?		N/A	No	No	N/A	N/A	N/A	N/A	N/A
≌		How would the above impact on the capacity of the site?		No impact	Reduced	Reduced	No impact	No impact	No impact	No impact	No impact
ment of Significance)		Is there ancient woodland on or adjacent to the site?		Yes	No	No	No	Yes	Yes	No	No
2	<u> </u>	How would retaining a minimum of 15m buffer to this ancient woodland impact on the capacity of the site?		Reduced	No impact	N/A	N/A	No impact	Reduced	N/A	No impact
2	_	Is there other woodland (especially priority habitat) on or near the site?		Yes	No	Yes	Yes	Yes	Yes	Yes	Yes
e l	Wood	Are there trees or hedgerows on or near the site?		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
ы	>	Can the site be accessed and developed without affecting these?		No	Yes	No	Yes	Yes	Yes	No	No
ਤੋਂ		How would retention of these features impact on the capacity of the site?		Reduced	No impact	Reduced	No impact	No impact	Reduced	Reduced	Reduced
ŝ		Does the site form part of a medieval field system according to the Historic Landscape Characterisation?		No	No	No	No	No	Yes	No	No
weald stater	돭	Does the site have historic field boundaries?		Part	No	Part	No	No	Yes	No	No
:	heath	Is the field associated with a historic farmstead?		No	Yes	Yes	Yes	No	No	No	No
	and	Are there any visible historic features within the site such as banks, ditches or former building platforms?		Uncertain	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain
		Is there any information available about the ecology of the site (for instance priority habitat or recent phase 1 survey)?		Basic	Basic	Basic	Basic	Basic	Basic	Basic	Basic
	Field	Does the site impact on heathland?		No	No	No	No	No	No	No	No
		Would the capacity of the site allow for on-site biodiversity net gain?		Uncertain	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain
	ed <	Would the capacity of the site enable the provision of affordable housing?		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	based omy elated I life	Is it being put forward as a wholly affordable housing site?		No	No	No	No	No	Yes	No	No
	nd-l con d re d re	If it is an employment site will it support land-based industries such as agriculture, horticulture or forestry?		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Land- ecor and r	Will it add to community facilities to support local communities?		No	No	No	No	No	Uncertain	No	Uncertain
		Is the site in a tranquil area?		Semi	No	Yes	Semi	Semi	Semi	Semi	Semi
	aliti	Is the area particularly dark?		Yes	No	Yes	Semi	Semi	Semi	Semi	Yes
	ånb	Are there long views into or out of the site?		Uncertain	No	Uncertain	Uncertain	No	No	No	No
		Are any recreation assets affected by the development?		Potentially	No	No	No	No	Potentially	No	Yes
- 1	-	Are there any cultural associations of the site or its surroundings that would be affected by its development?		Potentially	No	No	No	No	No	No	No

Assessment of the Impact of the SHELAA Sites on the High Weald AONB

				Handcross	Horsted Keynes	Horsted Keynes	Horsted Keynes	Horsted Keynes	Horsted Keynes	Horsted Keynes	Horsted Keynes
			SHELAA ID	1106	68	69	748	781	893	945	971
	vithin the High eald AONB		Site address	Land at Hyde Lodge, London Road, Handcross	Farm Buildings, Jeffreys Farm, Lewes Road, Horsted Keynes	Jeffrey's Farm, Northern Fields (Ludwell Field adj. Keysford Lane and Sugar Lane), Horsted Keynes		Land to the south of Robyns Barn, Birchgrove Road, Horsted Keynes	Land west of Church Lane, Horsted Keynes	Lucas Farm, Birchgrove Road, Horsted Keynes	Jeffrey's Farm Southern Fields, Horsted Keynes
			Developer Yield	C2	18	22	30	10	38	30	20
		Gi	ross site area (Ha)	3.0	0.8	2.8	10.8	4.3	4.2	1.2	1.1
ے	2 E 5 6	Is the topography high or steep?	, ,	No	No	No	No	No	No	No	No
Hg.F	ogy orr ate	Would development of the site require significant cut and fill?		No	No	No	No	No	No	No	No
out in the	Geology, landform and water systems	Are there any particular geological features such as sandstone outcrops?		No	No	No	No	No	No	No	No
<u> </u>	G an ay	Are there any springs, ponds or watercourses on or downslope from the site?		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
<u> </u>		Is the site well-related to an existing settlement?		Semi	No	No	No	No	No	No	No
	ŧ	Is the proposed scale of development proportionate to the size of the existing settlement?		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
set	Settlement	Does the site form part of the separation between settlements (including farmsteads) and would its development result in their coalescence?		No	Yes	Yes	No	No	No	No	Yes
(as	He :	Could it be developed in a way that would reflect the historic settlement pattern?		Potentially	Yes	No	Uncertain	Uncertain	No	No	No
eq	Set	Would this impact on the capacity of the site?		Potentially	Yes	Yes	Yes	No	Yes	Yes	Yes
designated (as		Are there any historic buildings on or near the site that would be affected?		No	No	Potentially	Yes	Potentially	Yes	No	Potentially
Sig		Is the site accessed via historic routeways?		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
g e	Routewa	Would accessing the site impact on the features or ecological function of these routeways?		No	No	No	No	No	No	No	No
has been cance)		Are there any historic routeways (including PROWs) crossing the site?		Boundary	No	No	Boundary	Boundary	Boundary	Yes	No
e pe		Could these be retained on their historic alignment with any accompanying features (ditches, banks etc) protected?		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
nc		Could their setting and public enjoyment be conserved?		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
ica Fica		How would the above impact on the capacity of the site?		No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact
are		Is there ancient woodland on or adjacent to the site?		No	No	No	No	No	No	No	Yes
Sig	σ	How would retaining a minimum of 15m buffer to this ancient woodland impact on the capacity of the site?		N/A	No impact	No impact	N/A	N/A	N/A	N/A	Reduced
purposes for which the area has b Weald Statement of Significance)	llan	Is there other woodland (especially priority habitat) on or near the site?		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
ent A	poc	Are there trees or hedgerows on or near the site?		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
ž E	š	Can the site be accessed and developed without affecting these?		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
tat		How would retention of these features impact on the capacity of the site?		No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact
ses d S		Does the site form part of a medieval field system according to the Historic Landscape Characterisation?		No	No	No	No	No	No	No	No
ea		Does the site have historic field boundaries?		No	Part	Part	Part	Yes	Yes	Yes	Part
₫≯	heath	Is the field associated with a historic farmstead?		No	Yes	Yes	Yes	Yes	Yes	Yes	Yes
9	_	Are there any visible historic features within the site such as banks, ditches or former building platforms?		Uncertain	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain
AONB	d a	Is there any information available about the ecology of the site (for instance priority habitat or recent phase 1 survey)?		Basic	Basic	Basic	Basic	Basic	Basic	Basic	Basic
o o	Fiel	Does the site impact on heathland?		No	No	No	No	No	No	No	No
t l		Would the capacity of the site allow for on-site biodiversity net gain?		Uncertain	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain
an impact	ed ed	Would the capacity of the site enable the provision of affordable housing?		Uncertain	Yes	Yes	Yes	Yes	Yes	Yes	Yes
<u>=</u> .	oas om late	Is it being put forward as a wholly affordable housing site?		No	No	No	No	No	No	No	No
a	nd-t con d re rral	If it is an employment site will it support land-based industries such as agriculture, horticulture or forestry?		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
potential for	Land-based economy and related rural life	Will it add to community facilities to support local communities?		N/A	No	No	No	No	No	No	No
<u>.</u>	ies	Is the site in a tranquil area?		No	Yes	Yes	Yes	Yes	Yes	Yes	Yes
e l	aliti	Is the area particularly dark?		Semi	Yes	Yes	Yes	Yes	Yes	Yes	Yes
ĕ	enb	Are there long views into or out of the site?		No	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain
<u> </u>	her	Are any recreation assets affected by the development?		No	No	No	No	No	No	No	No
٦ پ	Othe	Are there any cultural associations of the site or its surroundings that would be affected by its development?		No	No	No	No	No	No	No	No

Assessment of the Impact of the SHELAA Sites on the High Weald AONB

y 2024			Horsted Keynes	Horsted Keynes	Horsted Keynes	Pease Pottage	Pease Pottage	Pease Pottage	Pease Pottage	Pease Pottage
		SHELAA ID	1021	1051	1052	219	581	603	674	731
		Site address								_
								Land to the		
			King Field to	Land south of	Lucas Farm	Land at former	Woodhurst	west of	Land north of	Land to west o
			north of	The Old Police	(whole farm),	Driving Range,	Farmhouse, Old	Woodhurst	Pease Pottage,	63 Horsham
tes w	vithin the High		Ludwell, Station	House, Danehill	Birchgrove	Horsham Road,	Brighton Road,	Farm, Old	West of Old	Road, Pease
We	eald AONB		Road, Horsted	Lane, Horsted	Road, Horsted	Pease Pottage	South, Pease	Brighton Road	Brighton Road,	Pottage
			Keynes	Keynes	Keynes	i cuse i ottuge	Pottage	South, Pease	Pease Pottage	· ottuge
								Pottage		
		Developer Yield	20	20	250	75	200	620	180	5
		Gross site area (Ha)	3.6	1.9	10.0	3.8	11.7	38.9	7.5	1.8
	Geology, landform and water systems	Is the topography high or steep?	Yes	No	Yes	Uncertain	No	No	Uncertain	No
	lfor Wa	Would development of the site require significant cut and fill?	Uncertain	No	No	Uncertain	No	No	Uncertain	No
	sys:	Are there any particular geological features such as sandstone outcrops?	No	No	No	No	No	No	No	No
out in the		Are there any springs, ponds or watercourses on or downslope from the site?	Yes	No	No	Yes	Yes	Yes	Yes	No
		Is the site well-related to an existing settlement?	No	Yes	Yes	Yes	No	No	No	Yes
	ii.	Is the proposed scale of development proportionate to the size of the existing settlement?	Yes	Yes	No	Yes	No	No	No	Yes
	Ĕ	Does the site form part of the separation between settlements (including farmsteads) and would its development result in their coalescence?	No	No	No	No	No	No	Yes	No
designated (a	Settler	Could it be developed in a way that would reflect the historic settlement pattern?	No	No	No	Yes	No	No	No	Yes
	Š	Would this impact on the capacity of the site?	No	Yes	Yes	No	Yes	Yes	Yes	No
		Are there any historic buildings on or near the site that would be affected?	Yes	No	Yes	No	No	No	No	No
		Is the site accessed via historic routeways?	Yes	Yes	Yes	Yes	No	No	Yes	Yes
	Routeways	Would accessing the site impact on the features or ecological function of these routeways?	Uncertain	Potentially	No	No	No	No	No	No
		Are there any historic routeways (including PROWs) crossing the site?	No	Yes	Yes	No	Yes	Yes	No	Boundary
e)		Could these be retained on their historic alignment with any accompanying features (ditches, banks etc) protected?	N/A	Yes	Yes	N/A	Yes	Yes	N/A	Yes
auc		Could their setting and public enjoyment be conserved?	N/A	Yes	No	N/A	No	No	N/A	Yes
iţi		How would the above impact on the capacity of the site?	N/A	N/A	Reduced	No impact	Reduced	Reduced	No impact	No impact
ign		Is there ancient woodland on or adjacent to the site?	No	No	No	Yes	Yes	Yes	Yes	Yes
Weald Statement of Significance)	5	How would retaining a minimum of 15m buffer to this ancient woodland impact on the capacity of the site?	N/A	N/A	N/A	Reduced	No impact	Reduced	No impact	Reduced
ıt o	dla	Is there other woodland (especially priority habitat) on or near the site?	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes
ner	00/	Are there trees or hedgerows on or near the site?	No	No	Yes	Yes	Yes	Yes	Yes	Yes
ten	>	Can the site be accessed and developed without affecting these?	Yes	N/A	Yes	Yes	No	No	Uncertain	No
Sta		How would retention of these features impact on the capacity of the site?	No impact	No impact	N/A	Reduced	Reduced	Reduced	Reduced	Reduced
p		Does the site form part of a medieval field system according to the Historic Landscape Characterisation?	No	Yes	Yes	No	No	Part	Part	No
/ea	ath	Does the site have historic field boundaries?	Part	Yes	Yes	No	Part	Yes	Yes	No
>	l he	Is the field associated with a historic farmstead?	Yes	Yes	Yes	No	No	No	No	No
	and	Are there any visible historic features within the site such as banks, ditches or former building platforms?	Uncertain	No	No	Uncertain	Uncertain	Uncertain	Uncertain	No
	P	Is there any information available about the ecology of the site (for instance priority habitat or recent phase 1 survey)?	Basic	Basic	Basic	Basic	Basic	Basic	Basic	Basic
	ı≝	Does the site impact on heathland?	No	No	No	No	No	No	No	No
		Would the capacity of the site allow for on-site biodiversity net gain?	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain
	based lomy elated I life	Would the capacity of the site enable the provision of affordable housing?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No
	-bag non ela	Is it being put forward as a wholly affordable housing site?	No	No	No	No	No	No	No	No
		If it is an employment site will it support land-based industries such as agriculture, horticulture or forestry?	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	ar a	Will it add to community facilities to support local communities?	No	No	No	No	No	No	No	No
	ties	Is the site in a tranquil area?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	ia II	Is the area particularly dark?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
		Are there long views into or out of the site?	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain
		Are any recreation assets affected by the development?	No	No	No	No	No	No	No	No
	ŏ	Are there any cultural associations of the site or its surroundings that would be affected by its development?	No	No	No	No	No	No	No	No

Assessment of the Impact of the SHELAA Sites on the High Weald AONB

				Pease Pottage	Sharpthorne	Sharpthorne	Sharpthorne	Turners Hill	Turners Hill	Turners Hill	West Hoathly
			SHELAA ID	818	386	1064	1139	474	569	916	653
s withiu	n the High		Site address	Land north of the former Golf House,	Ibstock Brickworks,	West Hoathly (Ibstock) Brickworks	Land at Station Road, West	Land adjacent to 18 East	Land rear of Withypitts,	Land on East Street and Withypitts	Webbs Mead, Land west of
	AONB			Horsham Road, Pease Pottage	Sharpthorne	(large site), Sharpthorne	Hoathly	Street, Turners Hill	Selsfield Road, Turners Hill	Paddock, Turners Hill	Broadfield, West Hoathly
			Developer Yield	43	100	150	20	12	45	45	60
			Gross site area (Ha)	1.7	3.3	16.9	1.4	0.2	1.7	2.1	3.2
5	c = 1 = 1	Is the topography high or steep?		Uncertain	Uncertain	Uncertain	No	Yes	No	Yes	No
	Manual Ma	Would development of the site require significant cut and fill?		No	No	Yes	No	Yes	No	Yes	No
٥	and and sks	Are there any particular geological features such as sandstone outcrops?		No	No	No	No	No	No	No	No
	- m	Are there any springs, ponds or watercourses on or downslope from the site?		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
		Is the site well-related to an existing settlement?		Yes	Yes	No	No	Yes	Yes	Yes	No
	<u> </u>	Is the proposed scale of development proportionate to the size of the existing settlement?		Yes	No	No	Yes	Yes	Yes	Yes	No
	e Di	Does the site form part of the separation between settlements (including farmsteads) and would its development result in their coalescence?		No	No	No	No	No	Yes	No	No
	75	Could it be developed in a way that would reflect the historic settlement pattern?		Yes	Yes	No	No	Yes	Yes	Yes	Potentially
	й	Would this impact on the capacity of the site?		No	No	Yes	No	No	No	No	Potentially
		Are there any historic buildings on or near the site that would be affected?		No	No	No	No	No	No	No	No
		Is the site accessed via historic routeways?		Yes	No	No	Yes	Yes	Yes	No	Yes
	ís.	Would accessing the site impact on the features or ecological function of these routeways?		No	No	No	Potentially	No	No	No	No
	Route	Are there any historic routeways (including PROWs) crossing the site?		No	No	Boundary	Boundary	Boundary	No	No	Boundary
		Could these be retained on their historic alignment with any accompanying features (ditches, banks etc) protected?		N/A	N/A	Yes	Yes	N/A	N/A	N/A	Yes
		Could their setting and public enjoyment be conserved?		N/A	N/A	Yes	Potentially	N/A	N/A	N/A	Yes
		How would the above impact on the capacity of the site?		No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact
		Is there ancient woodland on or adjacent to the site?		Yes	Yes	Yes	Yes	No	No	Yes	No
	臣	How would retaining a minimum of 15m buffer to this ancient woodland impact on the capacity of the site?		Reduced	No impact	Reduced	Reduced	No impact	No impact	Reduced	N/A
	d d	Is there other woodland (especially priority habitat) on or near the site?		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
i	Woo	Are there trees or hedgerows on or near the site?		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	-	Can the site be accessed and developed without affecting these?		Yes	Yes	Yes	Potentially	Yes	Yes	No	No
		How would retention of these features impact on the capacity of the site?		No impact	No impact	Reduced	Reduced	No impact	No impact	Reduced	Reduced
		Does the site form part of a medieval field system according to the Historic Landscape Characterisation?		No	No	No	No	No	Yes	Yes	No
	heath	Does the site have historic field boundaries?		No	No	No	No	No	Yes	Yes	Part
		Is the field associated with a historic farmstead?		No	No	No	Yes	Yes	No	No	No
	and	Are there any visible historic features within the site such as banks, ditches or former building platforms?		Uncertain	Uncertain	Uncertain	No	Uncertain	No	No	No
	Field ?	Is there any information available about the ecology of the site (for instance priority habitat or recent phase 1 survey)?		Basic	Basic	Basic	Basic	Basic	Basic	Basic	Basic
	Fie	Does the site impact on heathland?		No	No	No	No	No	No	No	No
		Would the capacity of the site allow for on-site biodiversity net gain?		Uncertain	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain
3		Would the capacity of the site enable the provision of affordable housing?		Yes	Yes	YEs	Yes	Yes	Yes	Yes	Yes
30	<u> </u>	Is it being put forward as a wholly affordable housing site?		No	No	No	No	No	No	No	No
7	- 9 1	If it is an employment site will it support land-based industries such as agriculture, horticulture or forestry?		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	La an	Will it add to community facilities to support local communities?		No	No	No	No	No	No	No	No
	ies	Is the site in a tranquil area?		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	alit	Is the area particularly dark?		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	B	Are there long views into or out of the site?		Uncertain	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain	Uncertair
	je /	Are any recreation assets affected by the development?		No	No	No	No	No	No	No	No
	₹	Are there any cultural associations of the site or its surroundings that would be affected by its development?		No	No	No	No	No	No	No	No

Assessment of the Impact of the SHELAA Sites on the High Weald AONB

			West Hoath
		SHELAA ID	1013
		Site address	
			H
	deliction also a control.		Land at Hoat
	ithin the High		Hill, West
We	eald AONB		Hoathly
		Developer Yield	18
		Gross site area (Ha)	0.7
	\ .	Is the topography high or steep?	No
	Geology, Iandform and water systems	Would development of the site require significant cut and fill?	No
	olo 1 v dfc	Are there any particular geological features such as sandstone outcrops?	No
	Ge and sy	Are there any springs, ponds or watercourses on or downslope from the site?	Yes
		Is the site well-related to an existing settlement?	Yes
		Is the proposed scale of development proportionate to the size of the existing settlement?	Yes
	E E		No
	e E		Yes
	e#		
	S		No
			Potential
		,	Yes
	ays	Could it be developed in a way that would reflect the historic settlement pattern? Would this impact on the capacity of the site? Are there any historic buildings on or near the site that would be affected? Is the site accessed via historic routeways? Would accessing the site impact on the features or ecological function of these routeways? Are there any historic routeways (including PROWs) crossing the site? Could these be retained on their historic alignment with any accompanying features (ditches, banks etc) protected? Could their setting and public enjoyment be conserved? How would the above impact on the capacity of the site? Is there ancient woodland on or adjacent to the site?	No
	ě		Boundar
(e)	ort T		N/A
Weald Statement of Significance)	~		N/A
≝			No impac
ig.			No
Ę P	2		N/A
ž	Woodland	Is there other woodland (especially priority habitat) on or near the site?	Yes
je	00/	Are there trees or hedgerows on or near the site?	Yes
te l	>	Can the site be accessed and developed without affecting these?	Yes
ta		How would retention of these features impact on the capacity of the site?	No impac
힐		Does the site form part of a medieval field system according to the Historic Landscape Characterisation?	No
ea_	ath	Does the site have historic field boundaries?	Part
>	Field and heath	Is the field associated with a historic farmstead?	Yes
	<u> </u>	Are there any visible historic features within the site such as banks, ditches or former building platforms?	Uncertai
	<u>2</u>	Is there any information available about the ecology of the site (for instance priority habitat or recent phase 1 survey)?	Basic
	Fie	Does the site impact on heathland?	No
		Would the capacity of the site allow for on-site biodiversity net gain?	Uncertai
	p ~ ed	Would the capacity of the site enable the provision of affordable housing?	Yes
	and-base economy ind relate rural life	Is it being put forward as a wholly affordable housing site?	No
	ral e	If it is an employment site will it support land-based industries such as agriculture, horticulture or forestry?	N/A
	Land-based economy and related rural life	Will it add to community facilities to support local communities?	No
		Is the site in a tranquil area?	Yes
	重	Is the area particularly dark?	Yes
	qualities	Are there long views into or out of the site?	Uncertair
	erc	Are any recreation assets affected by the development?	No
	Other	Are there any cultural associations of the site or its surroundings that would be affected by its development?	No

Assessment of the Impact of the SHELAA Sites on the High Weald AONB

		SHELAA ID	18	503	556	793	1029
of the	thin the setting e High Weald AONB	Site address	Crabbet Park, Old Hollow, near Crawley	Haywards Heath Golf Course, High Beech Lane, Haywards Heath	Land east of Borde Hill Lane, Haywards Heath	Land at Ansty Farm, Cuckfield Road, Ansty	Land at Greenacre, Deaks Lane, Ansty
		Developer Yield	2300	700	60	1175	8
		Gross site area (Ha)	172.0	31.0	10.5	47.9	1.0
gh	m er s	Is the topography high or steep?	Semi	No	No	Yes	No
High	Geology, landform and water systems	Would development of the site require significant cut and fill or other changes to landform and soil disturbance?	Yes	Yes	Yes	Yes	Yes
:he	eol ndi d v yst	Are there any particular geological features such as sandstone outcrops?	No data	No data	No	No	No
<u>=</u>	G G an	Are there any springs, ponds or watercourses on or downslope from the site?	Yes	Yes	Yes	Yes	Yes
out in the		Is the site well-related to an existing settlement?	No	Yes	Yes	No	Yes
set o	i i	Is the proposed scale of development proportionate to the size of the existing settlement?	No	Yes	Yes	No	Yes
s se	Settlement	Does the site form part of the separation between settlements (including farmsteads) and would its development result in their coalescence?	Yes	No	No	Yes	No
l (as	ttle	Could it be developed in a way that would reflect the historic settlement pattern?	No	Uncertain	Uncertain	No	Yes
has been designated ance)	Se	Would this impact on the capacity of the site?	No	Uncertain	Uncertain	Uncertain	No
'na		Are there any historic buildings on or near the site that would be affected?	Yes	No	No	Yes	No
si g		Is the site accessed via historic routeways?	Yes	Yes	Yes	Yes	Yes
ğ	Routeways	Would accessing the site impact on the features or ecological function of these routeways?	Potentially	Potentially	Yes	Potentially	No
eer		Are there any historic routeways (including PROWs) crossing the site?	Yes	Yes	Yes	Yes	Boundary
ss be		Could these be retained on their historic alignment with any accompanying features (ditches, banks etc) protected?	Potentially	Potentially	Potentially	Potentially	Yes
ha		Could their setting and public enjoyment be conserved?	No	Potentially	Potentially	No	Potentially
area gnifica		How would the above impact on the capacity of the site?	Uncertain	No impact	Uncertain	No impact	No impact
h the area ha of Significan		Is there ancient woodland on, adjacent to or downstream from the site?	Yes	No	Yes	Yes	Yes
the of Sig	2	How would retaining a minimum of 15m buffer to this ancient woodland impact on the capacity of the site?	Reduced	N/A	N/A	Reduced	N/A
등	dla	Is there other woodland (especially priority habitat) on or near the site?	Yes	Yes	Yes	Yes	Yes
purposes for which Weald Statement o	Woodland	Are there trees or hedgerows on or near the site?	Yes	Yes	Uncertain	Yes	Yes
r en	\$	Can the site be accessed and developed without affecting these?	Potentially	Potentially	Potentially	Potentially	No
s fe Star		How would retention of these features impact on the capacity of the site?	Reduced	Reduced	Reduced	Reduced	Reduced
ose Id (Does the site form part of a medieval field system according to the Historic Landscape Characterisation?	No data	No data	No data	No data	No data
ırp /ea	- 0	Does the site have historic field boundaries?	No data	No data	No data	No data	No data
	he	Is the field associated with a historic farmstead?	No data	No data	No data	No data	No
AONB	- a	Are there any visible historic features within the site such as banks, ditches or former building platforms?	Uncertain	No	Uncertain	Uncertain	No
PA	Field 8	Is there any information available about the ecology of the site (for instance priority habitat or recent phase 1 survey)?	Basic	Basic	Basic	Basic	Basic
o	Fie	Does the site impact on heathland?	No	No	No	No	No
t		Would the capacity of the site allow for on-site biodiversity net gain?	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain
an impact	sed ny ted fe	Would the capacity of the site enable the provision of affordable housing?	Yes	Yes	Yes	Yes	Yes
Ë	-ba: non ela:	Is it being put forward as a wholly affordable housing site?	No	No	No	No	No
	= 2 = -	If it is an employment site will it support land-based industries such as agriculture, horticulture or forestry?	N/A	N/A	N/A	Uncertain	N/A
The potential for	La ar	Will it add to community facilities to support local communities?	Yes	Yes	No	Yes	No
tial	:= :	Is the site in a tranquil area?	Semi	Semi	Semi	Yes	Yes
.eu.	ile	Is the area particularly dark?	Semi	Semi	Semi	Yes	Yes
pot	_	Are there long views into or out of the site?	Some	Yes	Uncertain	Some	Uncertain
l e l	÷.	Are any recreation assets affected by the development?	Uncertain	Yes	No	No	No
F	б	Are there any cultural associations of the site or its surroundings that would be affected by its development?	No	No	No	No	No

Mid Sussex District Council - District Plan 2021-2039 Assessment of the Impact of the SHELAA Sites on the High Weald AONB

			SHELAA ID	1060	1066	1067	1096	1147
of the	thin the setting e High Weald AONB		Site address	Land north of Hill Place Farm buildings, Turners Hill Road, East Grinstead	Land north of Springfield Close, north of Bolney	Land south of Hill Place Farm buildings, Turners Hill Road, East Grinstead	Land at Hangman's Acre Farm, Lindfield	Land at Hangmans' Acre and Little Walstead, Lindfield
			Developer Yield	20	9	125	450	1700
			ss site area (Ha)	2.4	1.0	5.1	27.92	57.41
igh	Geology, landform and water systems	Is the topography high or steep?		Yes	No	Yes	No	No
I O	Geology, andform nd wate systems	Would development of the site require significant cut and fill or other changes to landform and soil disturbance?		Yes	Yes	Yes	Yes	Yes
Ě	anc and nd sys	Are there any particular geological features such as sandstone outcrops?		No	No	No	No	No
ب:		Are there any springs, ponds or watercourses on or downslope from the site?		Yes	No	Yes	Yes	Yes
out in the High		Is the site well-related to an existing settlement?		No	Yes	No	No	No
ë	ent	Is the proposed scale of development proportionate to the size of the existing settlement?		Yes	Yes	Yes	Yes	No
designated (as set	I	Does the site form part of the separation between settlements (including farmsteads) and would its development result in their coalescence?		No	No	No	No	No
(a)	i ii	Could it be developed in a way that would reflect the historic settlement pattern?		No	Yes	No	No	No
tec	y y	Would this impact on the capacity of the site?		No	No	No	Uncertain	Uncertain
gua		Are there any historic buildings on or near the site that would be affected?		No	No	No	No	Yes
esig		Is the site accessed via historic routeways?		Yes	Yes	Yes	Yes	Yes
٥	s s	Would accessing the site impact on the features or ecological function of these routeways?		No	No	No	No	No
eer	Routeways	Are there any historic routeways (including PROWs) crossing the site?		Boundary	Yes	Boundary	Boundary	Yes
d sg b	ğ	Could these be retained on their historic alignment with any accompanying features (ditches, banks etc) protected?		Yes	Potentially	Yes	Yes	Yes
th the area has been of Significance)	Ro	Could their setting and public enjoyment be conserved?		Potentially	Potentially	Potentially	Potentially	Potentially
ea		How would the above impact on the capacity of the site?		No impact	No impact	No impact	No impact	No impact
gui		Is there ancient woodland on, adjacent to or downstream from the site?		Yes	No	Yes	Yes	Yes
the f Si	힏	How would retaining a minimum of 15m buffer to this ancient woodland impact on the capacity of the site?		N/A	N/A	N/A	No impact	No impact
s purposes for which t Weald Statement of	Woodland	ls there other woodland (especially priority habitat) on or near the site?		Yes	Yes	Yes	Yes	Yes
vhi nen	Ö	Are there trees or hedgerows on or near the site?		Yes	Potentially	Yes	Yes	Yes
em e	> [Can the site be accessed and developed without affecting these?		Yes	No	Yes	Potentially	Potentially
s fo	Ī	How would retention of these features impact on the capacity of the site?		Reduced	Reduced	Reduced	Reduced	Reduced
d S	I	Does the site form part of a medieval field system according to the Historic Landscape Characterisation?		No data	No	No data	No data	No data
rpo	£ [Does the site have historic field boundaries?		No data	No	No data	No data	No data
₽Š	heath	Is the field associated with a historic farmstead?		No data	No	No data	No data	No data
AONB		Are there any visible historic features within the site such as banks, ditches or former building platforms?		Uncertain	No	Uncertain	Uncertain	Uncertain
Q	g g	Is there any information available about the ecology of the site (for instance priority habitat or recent phase 1 survey)?		Basic	Basic	Basic	Basic	Basic
l o	4	Does the site impact on heathland?		No	No	No	No	No
	,	Would the capacity of the site allow for on-site biodiversity net gain?		Uncertain	Uncertain	Uncertain	Uncertain	Uncertain
pa	ed < ed	Would the capacity of the site enable the provision of affordable housing?		Yes	Yes	Yes	Yes	Yes
<u>≅</u> .	om om slate	Is it being put forward as a wholly affordable housing site?		No	No	No	No	No
an impact	Land-based economy and related rural life	If it is an employment site will it support land-based industries such as agriculture, horticulture or forestry?		N/A	N/A	N/A	N/A	N/A
Į,	Lar ec anc	Will it add to community facilities to support local communities?		No	No	No	No	Uncertain
potential for	es	Is the site in a tranquil area?		Semi	Semi	Semi	Semi	Yes
l ä	I	Is the area particularly dark?		Semi	Semi	Semi	Semi	Yes
ote	ans	Are there long views into or out of the site?		Yes	Yes	Yes	Uncertain	Uncertain
The po	_	Are any recreation assets affected by the development?		No	Yes	No	No	No
1 7 /		Are there any cultural associations of the site or its surroundings that would be affected by its development?		Potentially	No	Potentially	Potentially	Potentially