

Mid Sussex District Council - District Plan 2021-2039
 Assessment of the Impact of the SHELAA Sites on the High Weald AONB
 Appendix 4: Supporting Information
 July 2024

Sites within the High Weald AONB		SHELAA ID	Ansty	Ardingly	Ardingly	Ardingly	Ardingly	Ardingly	Ashurst Wood	Ashurst Wood	
		Site address	736	261	495	568	691	1076	186	207	
		Developer Yield	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	
		Gross site area (Ha)	1600	40	31	60	50	38	40	9	
The potential for an impact on AONB purposes for which the area has been designated (as set out in the High Weald Statement of Significance)	Geology, landform and water systems	Is the topography high or steep?	Mixed	Yes	Yes	Yes	No	No	Yes	Yes	
		Would development of the site require significant cut and fill?	Yes	Yes	Yes	Yes	No	No	No	No	
		Are there any particular geological features such as sandstone outcrops?	No	No	No	No	No	No	No	No	No
		Are there any springs, ponds or watercourses on or downslope from the site?	Yes	No	Yes	No	No	Yes	Yes	No	
	Settlement	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	
		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	
		Could it be developed in a way that would reflect the historic settlement pattern?	No	No	No	No	No	Potentially	No	Potentially	
		Would this impact on the capacity of the site?	No	Yes	Yes	Yes	Yes	Potentially	Yes	Potentially	
	Routeways	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	
		Would accessing the site impact on the features or ecological function of these routeways?	Yes	No	No	No	No	No	No	No	
		Are there any historic routeways (including PROWs) crossing the site?	Yes	Boundary	No	No	Yes	Boundary	Boundary	Boundary	
		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	
	Woodland	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	
		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	
	Field and heath	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?	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	
		Does the site have historic field boundaries?	Part	No	Part	Part	No	No	Yes	Part	
	Land-based economy and related rural life	Is the field associated with a historic farmstead?	Yes	Yes	No	No	Yes	No	Yes	No	
		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	
		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	
	Other qualities	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		
Will it add to community facilities to support local communities?		Yes	Yes	No	No	No	No	No	No		
Is the site in a tranquil area?		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		
Other qualities	Is the area particularly dark?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		
	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		

Mid Sussex District Council - District Plan 2021-2039
 Assessment of the Impact of the SHELAA Sites on the High Weald AONB
 Appendix 4: Supporting Information
 July 2024

Sites within the High Weald AONB		SHELAA ID	Ashurst Wood	Ashurst Wood	Ashurst Wood	Balcombe	Balcombe	Bolney	Bolney	Bolney	
		Site address	634	984	997	165	929	155	541	1023	
			Land west of Dirty Lane, Ashurst Wood	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	
The potential for an impact on AONB purposes for which the area has been designated (as set out in the High Weald Statement of Significance)	Geology, landform and water systems	Is the topography high or steep?	Yes	Uncertain	No	Yes	Yes	Semi	Semi	Yes	
		Would development of the site require significant cut and fill?	Yes	No	No	Yes	Yes	No	Yes	Yes	
		Are there any particular geological features such as sandstone outcrops?	No	No	No	No	No	No	No	No	No
		Are there any springs, ponds or watercourses on or downslope from the site?	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	Settlement	Is the site well-related to an existing settlement?	Yes	Yes	No	No	Yes	No	No	No	Yes
		Is the proposed scale of development proportionate to the size of the existing settlement?	Yes	Yes	Yes	No	Yes	No	No	No	Yes
		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	No	Potentially	No
		Could it be developed in a way that would reflect the historic settlement pattern?	Potentially	Yes	No	No	Yes	Yes	No	Potentially	Yes
		Would this impact on the capacity of the site?	Potentially	Yes	No	Yes	No	Yes	Yes	Potentially	No
		Are there any historic buildings on or near the site that would be affected?	No	No	No	No	Yes	Potentially	Potentially	Potentially	No
	Routeways	Is the site accessed via historic routeways?	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes
		Would accessing the site impact on the features or ecological function of these routeways?	Yes	N/A	No	Yes	No	No	No	No	No
		Are there any historic routeways (including PROWs) crossing the site?	Boundary	No	No	Yes	No	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	N/A
		Could their setting and public enjoyment be conserved?	Potentially	N/A	N/A	No	N/A	N/A	N/A	N/A	N/A
	Woodland	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	No impact
		Is there ancient woodland on or adjacent to the site?	No	Yes	No	Yes	No	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	N/A
		Is there other woodland (especially priority habitat) on or near the site?	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes
		Are there trees or hedgerows on or near the site?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	Field and heath	Can the site be accessed and developed without affecting these?	Yes	Yes	Yes	Yes	No	Yes	No	Yes	Yes
		How would retention of these features impact on the capacity of the site?	Reduced	Reduced	No impact	Reduced	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	No
		Does the site have historic field boundaries?	Yes	No	Part	Yes	No	No	No	No	No
		Is the field associated with a historic farmstead?	Yes	No	No	No	No	No	No	No	No
		Are there any visible historic features within the site such as banks, ditches or former building platforms?	No	Uncertain	No	No	No	No	No	Uncertain	Uncertain
	Land-based economy and related rural life	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	Basic
		Does the site impact on heathland?	No	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	Uncertain	
Would the capacity of the site enable the provision of affordable housing?		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Other qualities	Is it being put forward as a wholly affordable housing site?	No	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	N/A	
	Will it add to community facilities to support local communities?	No	No	No	No	No	No	No	No	No	
	Is the site in a tranquil area?	Yes	No	Semi	Yes	Yes	No	Yes	Yes	No	
	Is the area particularly dark?	Yes	No	Semi	Yes	Yes	Semi	Yes	Yes	Semi	
	Are there long views into or out of the site?	No	Uncertain	No	No	Yes	No	Potentially	No	No	
Other qualities	Are any recreation assets affected by the development?	No	No	No	No	No	Potentially	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	No	

Mid Sussex District Council - District Plan 2021-2039
 Assessment of the Impact of the SHELAA Sites on the High Weald AONB
 Appendix 4: Supporting Information
 July 2024

Sites within the High Weald AONB		SHELAA ID	Cuckfield	Cuckfield	Cuckfield	Cuckfield	East Grinstead	East Grinstead	East Grinstead	East Grinstead	
		Site address	89	420	550	806	17	145	198	598	
		Developer Yield	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, East Grinstead	Land south of Edinburgh Way, East Grinstead	
		Gross site area (Ha)	173	93	36	105	300	13	45	60	
The potential for an impact on AONB purposes for which the area has been designated (as set out in the High Weald Statement of Significance)	Geology, landform and water systems	Is the topography high or steep?	Yes	Yes	No	Yes	Yes	Yes	No	No	
		Would development of the site require significant cut and fill?	Yes	Yes	Yes	Yes	Yes	No	No	No	
		Are there any particular geological features such as sandstone outcrops?	No	No	No	No	No	No	No	No	No
		Are there any springs, ponds or watercourses on or downslope from the site?	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	
	Settlement	Is the site well-related to an existing settlement?	No	Yes	Yes	Yes	No	Yes	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	Yes
		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	No	Yes
		Could it be developed in a way that would reflect the historic settlement pattern?	Uncertain	Yes	Yes	No	No	Yes	Yes	Yes	Yes
		Would this impact on the capacity of the site?	Potentially	Yes	No	No	Reduced	No	No	No	No
		Are there any historic buildings on or near the site that would be affected?	Yes	No	No	No	No	No	No	No	Potentially
	Routeways	Is the site accessed via historic routeways?	Yes	No	No	Yes	Yes	Yes	Yes	Yes	Yes
		Would accessing the site impact on the features or ecological function of these routeways?	Yes	No	No	Potentially	Yes	No	No	Yes	Yes
		Are there any historic routeways (including PROWs) crossing the site?	No	No	No	Yes	Yes	Boundary	No	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	N/A
		Could their setting and public enjoyment be conserved?	N/A	N/A	N/A	Yes	No	Potentially	N/A	N/A	N/A
	Woodland	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	No impact
		Is there ancient woodland on or adjacent to the site?	No	No	No	Yes	Yes	No	Yes	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	Reduced	N/A	Reduced	Reduced	N/A
		Is there other woodland (especially priority habitat) on or near the site?	Yes	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	Yes
	Field and heath	Can the site be accessed and developed without affecting these?	Potentially	Uncertain	Uncertain	Uncertain	No	No	Yes	Yes	Yes
		How would retention of these features impact on the capacity of the site?	Reduced	Reduced	Uncertain	Reduced	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	No
		Does the site have historic field boundaries?	Part	Yes	Yes	Yes	Yes	No	No	No	Part
		Is the field associated with a historic farmstead?	No	No	No	No	Yes	No	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	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	Basic
	Does the site impact on heathland?	No	No	No	No	No	No	No	No	No	
	Land-based economy and related rural life	Would the capacity of the site allow for on-site biodiversity net gain?	Uncertain	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	Yes
		Is it being put forward as a wholly affordable housing site?	No	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	N/A
	Other qualities	Will it add to community facilities to support local communities?	No	No	No	No	No	No	N/A	N/A	No
		Is the site in a tranquil area?	Semi	Semi	Semi	Semi	Yes	Yes	Yes	Yes	Yes
		Is the area particularly dark?	Semi	Semi	Semi	Semi	Yes	Yes	Semi	Yes	Yes
		Are there long views into or out of the site?	Yes	Yes	Yes	Uncertain	Yes	Uncertain	Uncertain	Uncertain	Yes
		Are any recreation assets affected by the development?	No	No	No	Uncertain	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	No	

Mid Sussex District Council - District Plan 2021-2039
 Assessment of the Impact of the SHELAA Sites on the High Weald AONB
 Appendix 4: Supporting Information
 July 2024

Sites within the High Weald AONB		SHELAA ID	East Grinstead	East Grinstead	East Grinstead	East Grinstead	East Grinstead	Handcross	Handcross	Handcross
		Site address	615	733	850	1024	1027	181	670	987
			Land east of Stuart Way, East Grinstead	Land between 43 and 59 Hurst Farm Road, East Grinstead	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
The potential for an impact on AONB purposes for which the area has been designated (as set out in the High Weald Statement of Significance)	Geology, landform and water systems	Is the topography high or steep?	Uncertain	Yes	Yes	Yes	No	No	No	No
		Would development of the site require significant cut and fill?	Uncertain	Yes	No	No	No	No	No	No
		Are there any particular geological features such as sandstone outcrops?	Yes	No	No	No	No	No	No	No
	Settlement	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
		Is the proposed scale of development proportionate to the size of the existing settlement?	Yes	Yes	Yes	Yes	Yes	No	Yes	No
		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
		Could it be developed in a way that would reflect the historic settlement pattern?	Yes	Yes	Yes	Yes	Yes	Potentially	No	Potentially
		Would this impact on the capacity of the site?	No	No	No	No	No	No	No	No
	Routeways	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
		Would accessing the site impact on the features or ecological function of these routeways?	No	No	No	No	No	No	No	Yes
		Are there any historic routeways (including PROWs) crossing the site?	No	Yes	Yes	No	Boundary	Boundary	Boundary	Boundary
		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
	Woodland	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
		Is there ancient woodland on or adjacent to the site?	Yes	No	No	No	Yes	Yes	No	No
		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
		Is there other woodland (especially priority habitat) on or near the site?	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes
	Field and heath	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?	No	Yes	No	Yes	Yes	Yes	No	No
		How would retention of these features impact on the capacity of the site?	Reduced	No impact	Reduced	No impact	No impact	Reduced	Reduced	Reduced
		Does the site form part of a medieval field system according to the Historic Landscape Characterisation?	No	No	No	No	No	Yes	No	No
		Does the site have historic field boundaries?	Part	No	Part	No	No	Yes	No	No
		Is the field associated with a historic farmstead?	No	Yes	Yes	Yes	No	No	No	No
	Land-based economy and related rural life	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
		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	
Other qualities	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	Yes	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	Uncertain	No	Uncertain	
	Is the site in a tranquil area?	Semi	No	Yes	Semi	Semi	Semi	Semi	Semi	
Other qualities	Is the area particularly dark?	Yes	No	Yes	Semi	Semi	Semi	Semi	Yes	
	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	
	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	

Mid Sussex District Council - District Plan 2021-2039
 Assessment of the Impact of the SHELAA Sites on the High Weald AONB
 Appendix 4: Supporting Information
 July 2024

Sites within the High Weald AONB		SHELAA ID	Handcross	Horsted Keynes	Horsted Keynes	Horsted Keynes	Horsted Keynes	Horsted Keynes	Horsted Keynes	Horsted Keynes	Horsted Keynes
		Site address	1106	68	69	748	781	893	945	971	
		Developer Yield	C2	18	22	30	10	38	30	20	
		Gross site area (Ha)	3.0	0.8	2.8	10.8	4.3	4.2	1.2	1.1	
The potential for an impact on AONB purposes for which the area has been designated (as set out in the High Weald Statement of Significance)	Geology, landform and water systems	Is the topography high or steep?	No	No	No	No	No	No	No	No	
		Would development of the site require significant cut and fill?	No	No	No	No	No	No	No	No	
		Are there any particular geological features such as sandstone outcrops?	No	No	No	No	No	No	No	No	
		Are there any springs, ponds or watercourses on or downslope from the site?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
	Settlement	Is the site well-related to an existing settlement?	Semi	No	No	No	No	No	No	No	
		Is the proposed scale of development proportionate to the size of the existing settlement?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
		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	
		Could it be developed in a way that would reflect the historic settlement pattern?	Potentially	Yes	No	Uncertain	Uncertain	No	No	No	
		Would this impact on the capacity of the site?	Potentially	Yes	Yes	Yes	No	Yes	Yes	Yes	
	Routeways	Are there any historic buildings on or near the site that would be affected?	No	No	Potentially	Yes	Potentially	Yes	No	Potentially	
		Is the site accessed via historic routeways?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
		Would accessing the site impact on the features or ecological function of these routeways?	No	No	No	No	No	No	No	No	
		Are there any historic routeways (including PROWs) crossing the site?	Boundary	No	No	Boundary	Boundary	Boundary	Yes	No	
		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	
	Woodland	Could their setting and public enjoyment be conserved?	N/A	N/A	N/A	N/A	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	No impact	No impact	No impact	No impact	No impact	
		Is there ancient woodland on or adjacent to the site?	No	No	No	No	No	No	No	Yes	
		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	
		Is there other woodland (especially priority habitat) on or near the site?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
	Field and heath	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	Yes	Yes	Yes	Yes	
		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	
		Does the site form part of a medieval field system according to the Historic Landscape Characterisation?	No	No	No	No	No	No	No	No	
		Does the site have historic field boundaries?	No	Part	Part	Part	Yes	Yes	Yes	Part	
		Is the field associated with a historic farmstead?	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
		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	
	Land-based economy and related rural life	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?	Uncertain	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Other qualities	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?	N/A	No	No	No	No	No	No	No		
	Is the site in a tranquil area?	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes		
	Is the area particularly dark?	Semi	Yes	Yes	Yes	Yes	Yes	Yes	Yes		
	Are there long views into or out of the site?	No	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain		
		Are any recreation assets affected by the development?	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		

Mid Sussex District Council - District Plan 2021-2039
 Assessment of the Impact of the SHELAA Sites on the High Weald AONB
 Appendix 4: Supporting Information
 July 2024

Sites within the High Weald AONB		SHELAA ID	Horsted Keynes	Horsted Keynes	Horsted Keynes	Pease Pottage	Pease Pottage	Pease Pottage	Pease Pottage	Pease Pottage	
		Site address	1021	1051	1052	219	581	603	674	731	
		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	
The potential for an impact on AONB purposes for which the area has been designated (as set out in the High Weald Statement of Significance)	Geology, landform and water systems	Is the topography high or steep?	Yes	No	Yes	Uncertain	No	No	Uncertain	No	
		Would development of the site require significant cut and fill?	Uncertain	No	No	Uncertain	No	No	Uncertain	No	
		Are there any particular geological features such as sandstone outcrops?	No	No	No	No	No	No	No	No	No
		Are there any springs, ponds or watercourses on or downslope from the site?	Yes	No	No	Yes	Yes	Yes	Yes	Yes	No
	Settlement	Is the site well-related to an existing settlement?	No	Yes	Yes	Yes	No	No	No	No	Yes
		Is the proposed scale of development proportionate to the size of the existing settlement?	Yes	Yes	No	Yes	No	No	No	No	Yes
		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	No	Yes	No
		Could it be developed in a way that would reflect the historic settlement pattern?	No	No	No	Yes	No	No	No	No	Yes
		Would this impact on the capacity of the site?	No	Yes	Yes	No	Yes	Yes	Yes	Yes	No
	Routeways	Are there any historic buildings on or near the site that would be affected?	Yes	No	Yes	No	No	No	No	No	No
		Is the site accessed via historic routeways?	Yes	Yes	Yes	Yes	No	No	No	Yes	Yes
		Would accessing the site impact on the features or ecological function of these routeways?	Uncertain	Potentially	No	No	No	No	No	No	No
		Are there any historic routeways (including PROWs) crossing the site?	No	Yes	Yes	No	Yes	Yes	Yes	No	Boundary
		Could these be retained on their historic alignment with any accompanying features (ditches, banks etc) protected?	N/A	Yes	Yes	N/A	Yes	Yes	Yes	N/A	Yes
	Woodland	Could their setting and public enjoyment be conserved?	N/A	Yes	No	N/A	No	No	No	N/A	Yes
		How would the above impact on the capacity of the site?	N/A	N/A	Reduced	No impact	Reduced	Reduced	Reduced	No impact	No impact
		Is there ancient woodland on or adjacent to the site?	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes
		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	Reduced	No impact	Reduced
		Is there other woodland (especially priority habitat) on or near the site?	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	Field and heath	Are there trees or hedgerows on or near the site?	No	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes
		Can the site be accessed and developed without affecting these?	Yes	N/A	Yes	Yes	No	No	No	Uncertain	No
		How would retention of these features impact on the capacity of the site?	No impact	No impact	N/A	Reduced	Reduced	Reduced	Reduced	Reduced	Reduced
		Does the site form part of a medieval field system according to the Historic Landscape Characterisation?	No	Yes	Yes	No	No	Part	Part	Part	No
		Does the site have historic field boundaries?	Part	Yes	Yes	No	Part	Yes	Yes	Yes	No
		Is the field associated with a historic farmstead?	Yes	Yes	Yes	No	No	No	No	No	No
	Land-based economy and related rural life	Are there any visible historic features within the site such as banks, ditches or former building platforms?	Uncertain	No	No	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain	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	Basic
		Does the site impact on heathland?	No	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	Uncertain
	Other qualities	Would the capacity of the site enable the provision of affordable housing?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No
Is it being put forward as a wholly affordable housing site?		No	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	N/A	
Will it add to community facilities to support local communities?		No	No	No	No	No	No	No	No	No	
Is the site in a tranquil area?		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Other qualities	Is the area particularly dark?	Yes	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	Uncertain	
	Are any recreation assets affected by the development?	No	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	No	

Mid Sussex District Council - District Plan 2021-2039
 Assessment of the Impact of the SHELAA Sites on the High Weald AONB
 Appendix 4: Supporting Information
 July 2024

Sites within the High Weald AONB		SHELAA ID	Pease Pottage	Sharpthorne	Sharpthorne	Sharpthorne	Turners Hill	Turners Hill	Turners Hill	West Hoathly	
		Site address	818	386	1064	1139	474	569	916	653	
		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	
The potential for an impact on AONB purposes for which the area has been designated (as set out in the High Weald Statement of Significance)	Geology, landform and water systems	Is the topography high or steep?	Uncertain	Uncertain	Uncertain	No	Yes	No	Yes	No	
		Would development of the site require significant cut and fill?	No	No	Yes	No	Yes	No	Yes	No	
		Are there any particular geological features such as sandstone outcrops?	No	No	No	No	No	No	No	No	No
		Are there any springs, ponds or watercourses on or downslope from the site?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	Settlement	Is the site well-related to an existing settlement?	Yes	Yes	No	No	Yes	Yes	Yes	Yes	No
		Is the proposed scale of development proportionate to the size of the existing settlement?	Yes	No	No	Yes	Yes	Yes	Yes	Yes	No
		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	No
		Could it be developed in a way that would reflect the historic settlement pattern?	Yes	Yes	No	No	Yes	Yes	Yes	Yes	Potentially
		Would this impact on the capacity of the site?	No	No	Yes	No	No	No	No	No	Potentially
	Routeways	Are there any historic buildings on or near the site that would be affected?	No	No	No	No	No	No	No	No	No
		Is the site accessed via historic routeways?	Yes	No	No	Yes	Yes	Yes	No	No	Yes
		Would accessing the site impact on the features or ecological function of these routeways?	No	No	No	Potentially	No	No	No	No	No
		Are there any historic routeways (including PROWs) crossing the site?	No	No	Boundary	Boundary	Boundary	No	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	N/A	Yes
	Woodland	Could their setting and public enjoyment be conserved?	N/A	N/A	Yes	Potentially	N/A	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	No impact
		Is there ancient woodland on or adjacent to the site?	Yes	Yes	Yes	Yes	No	No	Yes	No	No
		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	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	Yes
	Field and heath	Are there trees or hedgerows on or near the site?	Yes	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	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	Reduced
		Does the site form part of a medieval field system according to the Historic Landscape Characterisation?	No	No	No	No	No	Yes	Yes	Yes	No
		Does the site have historic field boundaries?	No	No	No	No	No	Yes	No	No	Part
	Land-based economy and related rural life	Is the field associated with a historic farmstead?	No	No	No	Yes	Yes	No	No	No	No
		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	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	Basic
		Does the site impact on heathland?	No	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	Uncertain	
Other qualities	Would the capacity of the site enable the provision of affordable housing?	Yes	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	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	N/A	
	Will it add to community facilities to support local communities?	No	No	No	No	No	No	No	No	No	
	Is the site in a tranquil area?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Other qualities	Is the area particularly dark?	Yes	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	Uncertain	
	Are any recreation assets affected by the development?	No	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	No	

Mid Sussex District Council - District Plan 2021-2039
 Assessment of the Impact of the SHELAA Sites on the High Weald AONB
 Appendix 4: Supporting Information
 July 2024

Sites within the High Weald AONB		SHELAA ID	West Hoathly
		Site address	1013
		Developer Yield	18
		Gross site area (Ha)	0.7
The potential for an impact on AONB purposes for which the area has been designated (as set out in the High Weald Statement of Significance)	Geology, landform and water systems	Is the topography high or steep?	No
		Would development of the site require significant cut and fill?	No
		Are there any particular geological features such as sandstone outcrops?	No
		Are there any springs, ponds or watercourses on or downslope from the site?	Yes
	Settlement	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
		Does the site form part of the separation between settlements (including farmsteads) and would its development result in their coalescence?	No
		Could it be developed in a way that would reflect the historic settlement pattern?	Yes
		Would this impact on the capacity of the site?	No
		Are there any historic buildings on or near the site that would be affected?	Potentially
	Routeways	Is the site accessed via historic routeways?	Yes
		Would accessing the site impact on the features or ecological function of these routeways?	No
		Are there any historic routeways (including PROWs) crossing the site?	Boundary
		Could these be retained on their historic alignment with any accompanying features (ditches, banks etc) protected?	N/A
		Could their setting and public enjoyment be conserved?	N/A
	Woodland	How would the above impact on the capacity of the site?	No impact
		Is there ancient woodland on or adjacent to the site?	No
		How would retaining a minimum of 15m buffer to this ancient woodland impact on the capacity of the site?	N/A
		Is there other woodland (especially priority habitat) on or near the site?	Yes
		Are there trees or hedgerows on or near the site?	Yes
	Field and heath	Can the site be accessed and developed without affecting these?	Yes
		How would retention of these features impact on the capacity of the site?	No impact
		Does the site form part of a medieval field system according to the Historic Landscape Characterisation?	No
		Does the site have historic field boundaries?	Part
		Is the field associated with a historic farmstead?	Yes
		Are there any visible historic features within the site such as banks, ditches or former building platforms?	Uncertain
	Land-based economy and related rural life	Is there any information available about the ecology of the site (for instance priority habitat or recent phase 1 survey)?	Basic
		Does the site impact on heathland?	No
		Would the capacity of the site allow for on-site biodiversity net gain?	Uncertain
		Would the capacity of the site enable the provision of affordable housing?	Yes
	Other qualities	Is it being put forward as a wholly affordable housing site?	No
		If it is an employment site will it support land-based industries such as agriculture, horticulture or forestry?	N/A
Will it add to community facilities to support local communities?		No	
Is the site in a tranquil area?		Yes	
Is the area particularly dark?		Yes	
	Are there long views into or out of the site?	Uncertain	
	Are any recreation assets affected by the development?	No	
	Are there any cultural associations of the site or its surroundings that would be affected by its development?	No	

Mid Sussex District Council - District Plan 2021-2039
Assessment of the Impact of the SHELAA Sites on the High Weald AONB
Appendix 4: Supporting Information
July 2024

Sites within the setting of the High Weald AONB		SHELAA ID	Site address	18	503	556	793	1029
				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						
		Gross site area (Ha)						
The potential for an impact on AONB purposes for which the area has been designated (as set out in the High Weald Statement of Significance)	Geology, landform and water systems	Is the topography high or steep?		Semi	No	No	Yes	No
		Would development of the site require significant cut and fill or other changes to landform and soil disturbance?		Yes	Yes	Yes	Yes	Yes
		Are there any particular geological features such as sandstone outcrops?		No data	No data	No	No	No
		Are there any springs, ponds or watercourses on or downslope from the site?		Yes	Yes	Yes	Yes	Yes
	Settlement	Is the site well-related to an existing settlement?		No	Yes	Yes	No	Yes
		Is the proposed scale of development proportionate to the size of the existing settlement?		No	Yes	Yes	No	Yes
		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
		Could it be developed in a way that would reflect the historic settlement pattern?		No	Uncertain	Uncertain	No	Yes
		Would this impact on the capacity of the site?		No	Uncertain	Uncertain	Uncertain	No
	Routeways	Are there any historic buildings on or near the site that would be affected?		Yes	No	No	Yes	No
		Is the site accessed via historic routeways?		Yes	Yes	Yes	Yes	Yes
		Would accessing the site impact on the features or ecological function of these routeways?		Potentially	Potentially	Yes	Potentially	No
		Are there any historic routeways (including PROWs) crossing the site?		Yes	Yes	Yes	Yes	Boundary
		Could these be retained on their historic alignment with any accompanying features (ditches, banks etc) protected?		Potentially	Potentially	Potentially	Potentially	Yes
	Woodland	Could their setting and public enjoyment be conserved?		No	Potentially	Potentially	No	Potentially
		How would the above impact on the capacity of the site?		Uncertain	No impact	Uncertain	No impact	No impact
		Is there ancient woodland on, adjacent to or downstream from the site?		Yes	No	Yes	Yes	Yes
		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
		Is there other woodland (especially priority habitat) on or near the site?		Yes	Yes	Yes	Yes	Yes
	Field and heath	Are there trees or hedgerows on or near the site?		Yes	Yes	Uncertain	Yes	Yes
		Can the site be accessed and developed without affecting these?		Potentially	Potentially	Potentially	Potentially	No
		How would retention of these features impact on the capacity of the site?		Reduced	Reduced	Reduced	Reduced	Reduced
		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
		Does the site have historic field boundaries?		No data	No data	No data	No data	No data
	Land-based economy and related rural life	Is the field associated with a historic farmstead?		No data	No data	No data	No data	No
		Are there any visible historic features within the site such as banks, ditches or former building platforms?		Uncertain	No	Uncertain	Uncertain	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
		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
	Other qualities	Would the capacity of the site enable the provision of affordable housing?		Yes	Yes	Yes	Yes	Yes
		Is it being put forward as a wholly affordable housing site?		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	Uncertain	N/A
Will it add to community facilities to support local communities?			Yes	Yes	No	Yes	No	
Is the site in a tranquil area?			Semi	Semi	Semi	Yes	Yes	
Is the area particularly dark?		Semi	Semi	Semi	Yes	Yes		
Are there long views into or out of the site?		Some	Yes	Uncertain	Some	Uncertain		
Are any recreation assets affected by the development?		Uncertain	Yes	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		

Mid Sussex District Council - District Plan 2021-2039
Assessment of the Impact of the SHELAA Sites on the High Weald AONB
 Appendix 4: Supporting Information
 July 2024

Sites within the setting of the High Weald AONB		SHELAA ID	Site address	1060	1066	1067	1096	1147
				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						
		Gross site area (Ha)						
The potential for an impact on AONB purposes for which the area has been designated (as set out in the High Weald Statement of Significance)	Geology, landform and water systems	Is the topography high or steep?	Yes	No	Yes	No	No	
		Would development of the site require significant cut and fill or other changes to landform and soil disturbance?	Yes	Yes	Yes	Yes	Yes	
		Are there any particular geological features such as sandstone outcrops?	No	No	No	No	No	
		Are there any springs, ponds or watercourses on or downslope from the site?	Yes	No	Yes	Yes	Yes	
	Settlement	Is the site well-related to an existing settlement?	No	Yes	No	No	No	
		Is the proposed scale of development proportionate to the size of the existing settlement?	Yes	Yes	Yes	Yes	No	
		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	
		Could it be developed in a way that would reflect the historic settlement pattern?	No	Yes	No	No	No	
		Would this impact on the capacity of the site?	No	No	No	Uncertain	Uncertain	
	Routeways	Are there any historic buildings on or near the site that would be affected?	No	No	No	No	Yes	
		Is the site accessed via historic routeways?	Yes	Yes	Yes	Yes	Yes	
		Would accessing the site impact on the features or ecological function of these routeways?	No	No	No	No	No	
		Are there any historic routeways (including PROWs) crossing the site?	Boundary	Yes	Boundary	Boundary	Yes	
		Could these be retained on their historic alignment with any accompanying features (ditches, banks etc) protected?	Yes	Potentially	Yes	Yes	Yes	
	Woodland	Could their setting and public enjoyment be conserved?	Potentially	Potentially	Potentially	Potentially	Potentially	
		How would the above impact on the capacity of the site?	No impact	No impact	No impact	No impact	No impact	
		Is there ancient woodland on, adjacent to or downstream from the site?	Yes	No	Yes	Yes	Yes	
		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	
		Is there other woodland (especially priority habitat) on or near the site?	Yes	Yes	Yes	Yes	Yes	
	Field and heath	Are there trees or hedgerows on or near the site?	Yes	Potentially	Yes	Yes	Yes	
		Can the site be accessed and developed without affecting these?	Yes	No	Yes	Potentially	Potentially	
		How would retention of these features impact on the capacity of the site?	Reduced	Reduced	Reduced	Reduced	Reduced	
		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	
		Does the site have historic field boundaries?	No data	No	No data	No data	No data	
	Land-based economy and related rural life	Is the field associated with a historic farmstead?	No data	No	No data	No data	No data	
		Are there any visible historic features within the site such as banks, ditches or former building platforms?	Uncertain	No	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	
		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	
	Other qualities	Would the capacity of the site enable the provision of affordable housing?	Yes	Yes	Yes	Yes	Yes	
		Is it being put forward as a wholly affordable housing site?	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	
		Will it add to community facilities to support local communities?	No	No	No	No	Uncertain	
		Is the site in a tranquil area?	Semi	Semi	Semi	Semi	Yes	
	Is the area particularly dark?	Semi	Semi	Semi	Semi	Yes		
	Are there long views into or out of the site?	Yes	Yes	Yes	Uncertain	Uncertain		
	Are any recreation assets affected by the development?	No	Yes	No	No	No		
	Are there any cultural associations of the site or its surroundings that would be affected by its development?	Potentially	No	Potentially	Potentially	Potentially		