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
tes 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
	음	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
	eways	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
5		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
	8	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
	Þ	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		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
base	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
Site address  es within the High  Weald AONB			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
	Š	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
	ays	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	N/A	No	Yes	No	No	No	No
	SW8	Are there any historic routeways (including PROWs) crossing the site?		Boundary	No	No	Yes	No	No	Boundary	No
	0	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
<u> </u>		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
	<del>-</del> -	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
s within the High Weald AONB		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
	a) l	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
	Routeways	Is the site accessed via historic routeways?		Yes	No	No	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
		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
ع ج		Is it being put forward as a wholly affordable housing site?		No	No	No	No	No	No	No	No
	<del>-</del>	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

2024				East Grinstead	East Grinstead	East Grinstead	East Grinstead	East Grinstead	Handcross	Handcross	Handcross
			SHELAA ID	615	733	850	1024	1027	181	670	987
tes within the High Weald AONB		Site address	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
,	s fe in 5	Is the topography high or steep?		Uncertain	Yes	Yes	Yes	No	No	No	No
	Geology, landform and water systems	Would development of the site require significant cut and fill?		Uncertain	Yes	No	No	No	No	No	No
	ieo ind id v	Are there any particular geological features such as sandstone outcrops?		Yes	No	No	No	No	No	No	No
	el ar s	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
	ä	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
	Settlem	Could it be developed in a way that would reflect the historic settlement pattern?		Yes	Yes	Yes	Yes	Yes	Potentially	No	Potentially
	Se	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
	3Å8	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
e	nte (	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
בַ	Ro	Could their setting and public enjoyment be conserved?		N/A	No	No	N/A	N/A	N/A	N/A	N/A
<u>≌</u>		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
gui		Is there ancient woodland on or adjacent to the site?		Yes	No	No	No	Yes	Yes	No	No
t of Significance)	ਰੂ	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
Ö	lland	Is there other woodland (especially priority habitat) on or near the site?		Yes	No	Yes	Yes	Yes	Yes	Yes	Yes
Weald Statement of	Woodl	Are there trees or hedgerows on or near the site?		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
e I	>	Can the site be accessed and developed without affecting these?		No	Yes	No	Yes	Yes	Yes	No	No
ta		How would retention of these features impact on the capacity of the site?		Reduced	No impact	Reduced	No impact	No impact	Reduced	Reduced	Reduced
S		Does the site form part of a medieval field system according to the Historic Landscape Characterisation?		No	No	No	No	No	Yes	No	No
ea	Ę	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
	_	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
	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	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
	o d d	Would the capacity of the site enable the provision of affordable housing?		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	Land-based economy and related rural life	Is it being put forward as a wholly affordable housing site?		No	No	No	No	No	Yes	No	No
	and-k econ and re rural	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
	Lar ec anc	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
	ij	Is the area particularly dark?		Yes	No	Yes	Semi	Semi	Semi	Semi	Yes
	ňb	Are there long views into or out of the site?		Uncertain	No	Uncertain	Uncertain	No	No	No	No
	Jer	Are any recreation assets affected by the development?		Potentially	No	No	No	No	Potentially	No	Yes
	the distribution of the di	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

2024	•			Handcross	Horsted Kevnes	Horsted Kevnes	Horsted Kevnes	Horsted Keynes	Horsted Kevnes	Horsted Kevnes	Horsted Kevnes
			SHELAA ID	1106	68	69	748	781	893	945	971
	es within the High		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
			Gross site area (Ha)	3.0	0.8	2.8	10.8	4.3	4.2	1.2	1.1
	s er	Is the topography high or steep?		No	No	No	No	No	No	No	No
	Geology, landform and water systems	Would development of the site require significant cut and fill?		No	No	No	No	No	No	No	No
	d v d v ste	Are there any particular geological features such as sandstone outcrops?		No	No	No	No	No	No	No	No
	a la co	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?		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
	Je i	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
	ţ	Could it be developed in a way that would reflect the historic settlement pattern?		Potentially	Yes	No	Uncertain	Uncertain	No	No	No
	Set	Would this impact on the capacity of the site?		Potentially	Yes	Yes	Yes	No	Yes	Yes	Yes
		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
	ñ	Would accessing the site impact on the features or ecological function of these routeways?		No	No	No	No	No	No	No	No
	<u></u>	Are there any historic routeways (including PROWs) crossing the site?		Boundary	No	No	Boundary	Boundary	Boundary	Yes	No
	Iţe	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
u Ce	Rot	Could their setting and public enjoyment be conserved?		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Ca		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
S 18	<u> </u>	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
0	anc	Is there other woodland (especially priority habitat) on or near the site?		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
ent	ро	Are there trees or hedgerows on or near the site?		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Weald Statement of Significance)	×	Can the site be accessed and developed without affecting these?		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
att.		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
פני		Does the site form part of a medieval field system according to the Historic Landscape Characterisation?		No	No	No	No	No	No	No	No
200	ath	Does the site have historic field boundaries?		No	Part	Part	Part	Yes	Yes	Yes	Part
2	hea	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
	a id	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
	ie	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
	based lomy elated I life	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
	<u> </u>	Are there long views into or out of the site?		No	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain
	e	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

024				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								
			0.10 0.00						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
es within t	the High			Ludwell, Station	House, Danehill	Birchgrove	Horsham Road,	Brighton Road,	Farm, Old	West of Old	Road, Pease
Weald A	ONB			Road, Horsted	Lane, Horsted	Road, Horsted	Pease Pottage	South, Pease	Brighton Road	Brighton Road,	Pottage
				Keynes	Keynes	Keynes	l case i ottage	Pottage	South, Pease	Pease Pottage	1 Ottage
									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
<b>*</b>	m ter sr	Is the topography high or steep?		Yes	No	Yes	Uncertain	No	No	Uncertain	No
<u>o</u>	_ > =	Would development of the site require significant cut and fill?		Uncertain	No	No	Uncertain	No	No	Uncertain	No
99	but br br syst	Are there any particular geological features such as sandstone outcrops?		No	No	No	No	No	No	No	No
<u> </u>	a a s	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
	in in	Is the proposed scale of development proportionate to the size of the existing settlement?		Yes	Yes	No	Yes	No	No	No	Yes
	ŭ.	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
	ţţ	Could it be developed in a way that would reflect the historic settlement pattern?		No	No	No	Yes	No	No	No	Yes
	Se	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
	sh	Would accessing the site impact on the features or ecological function of these routeways?		Uncertain	Potentially	No	No	No	No	No	No
	SW6	Are there any historic routeways (including PROWs) crossing the site?		No	Yes	Yes	No	Yes	Yes	No	Boundary
e	out	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
au	R	Could their setting and public enjoyment be conserved?		N/A	Yes	No	N/A	No	No	N/A	Yes
3		How would the above impact on the capacity of the site?		N/A	N/A	Reduced	No impact	Reduced	Reduced	No impact	No impact
g	힏	Is there ancient woodland on or adjacent to the site?		No	No	No	Yes	Yes	Yes	Yes	Yes
Ā		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
נַ	dla	ls there other woodland (especially priority habitat) on or near the site?		Yes	No	Yes	Yes	Yes	Yes	Yes	Yes
ne	oo,	Are there trees or hedgerows on or near the site?		No	No	Yes	Yes	Yes	Yes	Yes	Yes
e l	>	Can the site be accessed and developed without affecting these?		Yes	N/A	Yes	Yes	No	No	Uncertain	No
Weald Statement of Significance)		How would retention of these features impact on the capacity of the site?		No impact	No impact	N/A	Reduced	Reduced	Reduced	Reduced	Reduced
8		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
5		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
	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
ed	omy elated I life	Would the capacity of the site enable the provision of affordable housing?		Yes	Yes	Yes	Yes	Yes	Yes	Yes	No
bas	elat elat II II	Is it being put forward as a wholly affordable housing site?		No	No	No	No	No	No	No	No
늍	9 9 5	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	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	(0	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
	her	Are any recreation assets affected by the development?		No	No	No	No	No	No	No	No
	퓽	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

2024				Pease Pottage	Sharpthorne	Sharpthorne	Sharpthorne	Turners Hill	Turners Hill	Turners Hill	West Hoathly
			SHELAA ID	818	386	1064	1139	474	569	916	653
			Site address								
	es within the High Weald AONB		Land north of the former Golf House, Horsham Road, Pease Pottage	Ibstock Brickworks, Sharpthorne	West Hoathly (Ibstock) Brickworks (large site), Sharpthorne	Land at Station Road, West Hoathly	Land adjacent to 18 East Street, Turners Hill	Land rear of Withypitts, Selsfield Road, Turners Hill	Land on East Street and Withypitts Paddock, Turners Hill	Webbs Mead, Land west of 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
		Is the topography high or steep?	( )	Uncertain	Uncertain	Uncertain	No	Yes	No	Yes	No
•	orn ate	Would development of the site require significant cut and fill?		No	No	Yes	No	Yes	No	Yes	No
	- <del>-</del>	Are there any particular geological features such as sandstone outcrops?		No	No	No	No	No	No	No	No
-	anc lar	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
		Is the proposed scale of development proportionate to the size of the existing settlement?		Yes	No	No	Yes	Yes	Yes	Yes	No
į,	<u> </u>	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
3	He .	Could it be developed in a way that would reflect the historic settlement pattern?		Yes	Yes	No	No	Yes	Yes	Yes	Potentially
	7.	Would this impact on the capacity of the site?		No	No	Yes	No	No	No	No	Potentially
	J,	Are there any historic buildings on or near the site that would be affected?		No	No	No	No	No	No	No	No
, <u> </u>		Is the site accessed via historic routeways?		Yes	No	No	Yes	Yes	Yes	No	Yes
		Would accessing the site impact on the features or ecological function of these routeways?		No	No	No	Potentially	No	No	No	No
	· · · · · · · · · · · · · · · · · · ·	Are there any historic routeways (including PROWs) crossing the site?		No	No	Boundary	Boundary	Boundary	No	No	Boundary
<u>_</u>	O O	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
Weald Statement of Significance)	ō	Could their setting and public enjoyment be conserved?		N/A	N/A	Yes	Potentially	N/A	N/A	N/A	Yes
<u>ē</u>	_	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
<b>₩</b>		Is there ancient woodland on or adjacent to the site?		Yes	Yes	Yes	Yes	No	No	Yes	No
Sig		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
۵	_	Is there other woodland (especially priority habitat) on or near the site?		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
i i	D O	Are there trees or hedgerows on or near the site?		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Ĕ	Š	Can the site be accessed and developed without affecting these?		Yes	Yes	Yes	Potentially	Yes	Yes	No	No
ate		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
<u> </u>		Does the site form part of a medieval field system according to the Historic Landscape Characterisation?		No	No	No	No	No	Yes	Yes	No
ا ق		Does the site have historic field boundaries?		No	No	No	No	No	Yes	Yes	Part
š∣	TO .	Is the field associated with a historic farmstead?		No	No	No	Yes	Yes	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
		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
	ase omy late life	Is it being put forward as a wholly affordable housing site?		No	No	No	No	No	No	No	No
	<u> </u>	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
	Lan ec and ru	Will it add to community facilities to support local communities?		No	No	No	No	No	No	No	No
		Is the site in a tranguil area?		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
		Is the area particularly dark?		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	<u>10</u>	Are there long views into or out of the site?		Uncertain	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain
	ē	Are any recreation assets affected by the development?		No	No	No	No	No	No	No	No
	<del>-</del>	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	
			II
	taleter also contale		Land at Hoat
	ithin the High		Hill, West
We	eald AONB		Hoathly
		Developer Yield	18
		Gross site area (Ha)	0.7
	٠ ا	Is the topography high or steep?	No
	Geology, landform and wateı systems	Would development of the site require significant cut and fill?	No
	olc dfc 1 w	Are there any particular geological features such as sandstone outcrops?	No
	Ge anc 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
	Ē	Does the site form part of the separation between settlements (including farmsteads) and would its development result in their coalescence?	No
	Settlement	Could it be developed in a way that would reflect the historic settlement pattern?	Yes
	Ę.	·	
	S	Would this impact on the capacity of the site?	No
_		Are there any historic buildings on or near the site that would be affected?	Potential
		Is the site accessed via historic routeways?	Yes
	ays	Would accessing the site impact on the features or ecological function of these routeways?	No
	Routeways	Are there any historic routeways (including PROWs) crossing the site?	Boundar
9		Could these be retained on their historic alignment with any accompanying features (ditches, banks etc) protected?	N/A
Weald Statement of Significance)		Could their setting and public enjoyment be conserved?	N/A
≝ l		How would the above impact on the capacity of the site?	No impac
ig.		Is there ancient woodland on or adjacent to the site?	No
£ l	臣	How would retaining a minimum of 15m buffer to this ancient woodland impact on the capacity of the site?	N/A
ž	Woodland	Is there other woodland (especially priority habitat) on or near the site?	Yes
ē	00/	Are there trees or hedgerows on or near the site?	Yes
E E	>	Can the site be accessed and developed without affecting these?	Yes
ţa		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_	at	Does the site have historic field boundaries?	Part
>	Field and heath	Is the field associated with a historic farmstead?	Yes
	Pu	Are there any visible historic features within the site such as banks, ditches or former building platforms?	Uncertai
	<u>5</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
	ed < ed	Would the capacity of the site enable the provision of affordable housing?	Yes
	om om lat	Is it being put forward as a wholly affordable housing site?	No
	and-base economy ind relate rural life	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
	#	Is the area particularly dark?	Yes
	qualities	Are there long views into or out of the site?	Uncertair
	er	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