

Upper Beeding Parish

Upper Beeding Parish

The following sites have been considered as part of the June 2016 SHELAA Assessment for Upper Beeding Parish.

A map depicting the entire site area and summary of each site assessment is included on the following pages.

Please note that the classification of a site is based on the classification of the developable area within that site, therefore if part of a site is considered 'deliverable' -1-5 years, the whole site would be coloured yellow, however in reality only part of that site may be considered suitable for development.

The outcome of the assessment for Upper Beeding Parish is summarised as follows:

SHELAA Reference	Site Name	Site Address	Outcome of Assessment	Total Units
SA476	Adur View Dawn Crescent	Upper Beeding West Sussex	Green (1-5 Years Deliverable)	25
SA055	Land at Smugglers Lane,	Smugglers Lane, Upper Beeding	Yellow (6-10 Years Deliverable)	25
SA488	Little Paddocks Pound Lane	Pound Lane Upper Beeding	Yellow(Developable 11+ years)	6
SA053	Land at Pound Lane	Pound Lane, Upper Beeding	Not Currently Developable	0
SA483	Land East of Pound Lane	Upper Beeding	Not Currently Developable	0
SA629	Land north of Church Farm Walk	Upper Beeding	Not Currently Developable	0

Sites submitted to the SHELAA for Upper Beeding Parish but excluded from further assessment:

SHELAA Reference	Site Name	Site Address	Outcome of Assessment
SA155	Greenfield Depot	Lower Beeding	Site is within the South Downs National Park. NO MAP
SA158	Land north of Smugglers Lane	Smugglers Lane, Upper Beeding	Duplication site already assessed in SA055.
SA253	38 Church Lane		Potential Yield falls below SHELAA threshold, unrelated to any built up area boundary DC/09/1392 PERMISSION GRANTED FOR 3 Units
SA352	Beeding Court Farm	Shoreham Road, Upper Beeding, Steyning	Site is within the South Downs National Park

Parish	Upper Beeding
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SHLAA Reference	SA476	Site Name	Adur View Dawn Crescent
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Years 1-5 Deliverable	<input checked="" type="checkbox"/>	Site Address	Upper Beeding West Sussex	
Years 6-10 Developable	<input type="checkbox"/>			
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.32	Suitable <input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Greenfield	Available <input checked="" type="checkbox"/>
		Site Total	25	Achievable <input checked="" type="checkbox"/>
				Viable <input type="checkbox"/>

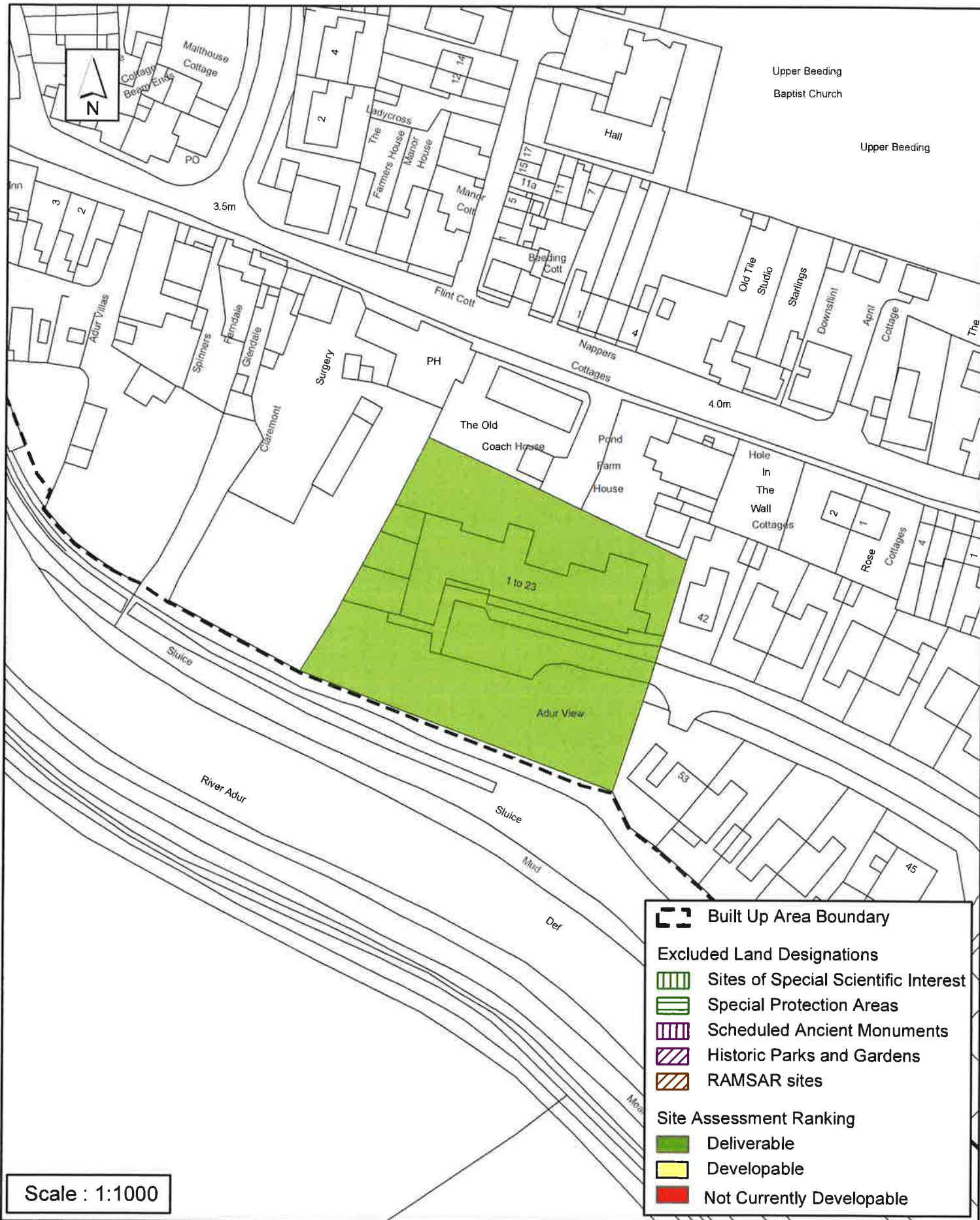
Justification

DC/13/0753 Application for the erection of 25 sheltered flats PERMITTED. A scheme of this size would likely be delivered in a single phase. Development on this site has commenced.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA-476 - Adur View, Dawn Crescent, Upper Beeding



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Date: 03/06/2015

Revision:

Horsham District Council

Parkside, Chart Way, Horsham
West Sussex RH12 1RL.

Chris Lyons : Director of Planning, Economic Development & Property

Parish	Upper Beeding
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SHLAA Reference	SA055	Site Name	Land at Smugglers Lane, Upper Beeding
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Smugglers Lane, Upper Beeding	
Years 6-10 Developable	<input checked="" type="checkbox"/>			
Years 11+	<input type="checkbox"/>	Site Area (ha)	1.1	Suitable <input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Greenfield	Available <input checked="" type="checkbox"/>
		Site Total	25	Achievable <input type="checkbox"/>
				Viable <input checked="" type="checkbox"/>

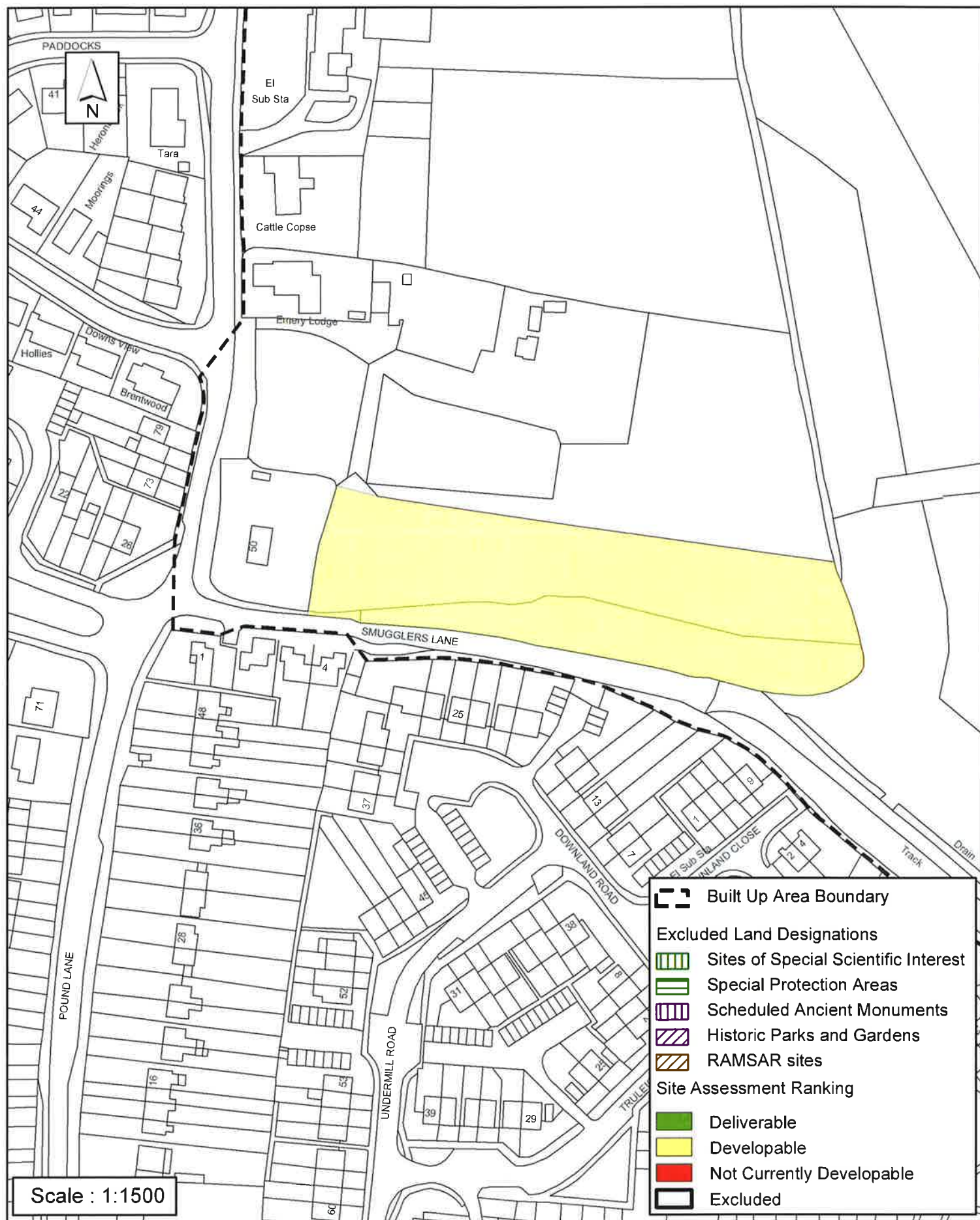
Justification

The majority of this site was identified within the Reserve Housing Sites Preferred Options document and is therefore deemed suitable for residential development. Whilst the far eastern edge of site is affected by flood risk, a small amount of residential development may be suitable on the western part of the site to facilitate easy access and allow for open space / recreation on the eastern part. The site is controlled by two land owners, both of whom have expressed a wish to bring the site forward for development. The site is therefore assessed as Developable 6-10 years.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA - 055 : Land at Smugglers Lane, Upper Beeding



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Date: 08/09/2014

Revision: 02/06/2016

Horsham District Council

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West Sussex RH12 1RL.

Chris Lyons : Director of Planning, Economic Development & Property

Parish**Upper Beeding**

SHLAA Reference SA488 **Site Name** Little Paddocks Pound Lane

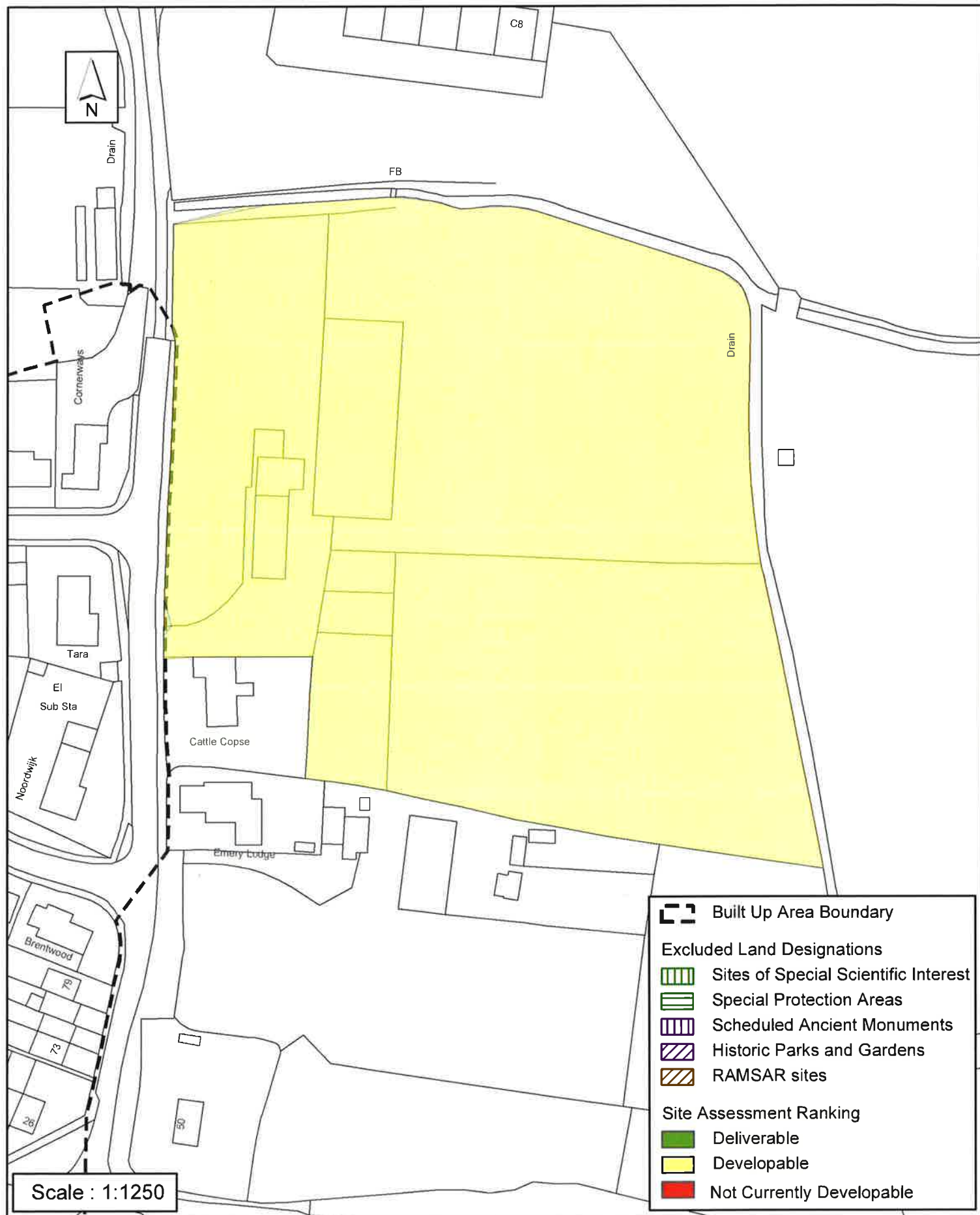
Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Little Paddocks, Pound Lane, Upper Beeding, West Sussex	Suitable	<input type="checkbox"/>
Years 6-10 Developable	<input type="checkbox"/>	Site Area (ha)	2.17	Available	<input checked="" type="checkbox"/>
Years 11+	<input checked="" type="checkbox"/>	Greenfield/PDL	Greenfield	Achievable	<input type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Site Total	6	Viable	<input type="checkbox"/>

Justification

The site overlaps with SA053 which is considered unsuitable for development due to the open nature of the site, impact on the South Down National Park and the proximity of the flood plain. An outline application for 35 dwellings on the site (DC/14/1744) was also refused in October 2015. A small element of development may be suitable in the longer term provided it does not have a negative impact on the SDNP.

Excluded Site ☐ **Exclusion Reason****Lapsed PP** ☐ **Date**

SA488 : Little Paddocks, Upper Beeding



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Date: 17/06/2015

Revision: 19/08/2015

Horsham District Council

Parkside, Chart Way, Horsham
West Sussex RH12 1RL.

Chris Lyons : Director of Planning, Economic Development & Property

Parish	Upper Beeding
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SHLAA Reference	SA053	Site Name	Land at Pound Lane
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Pound Lane, Upper Beeding	
Years 6-10 Developable	<input type="checkbox"/>			
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.9	Suitable <input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Greenfield	Available <input type="checkbox"/>
		Site Total	0	Achievable <input type="checkbox"/>
				Viable <input type="checkbox"/>

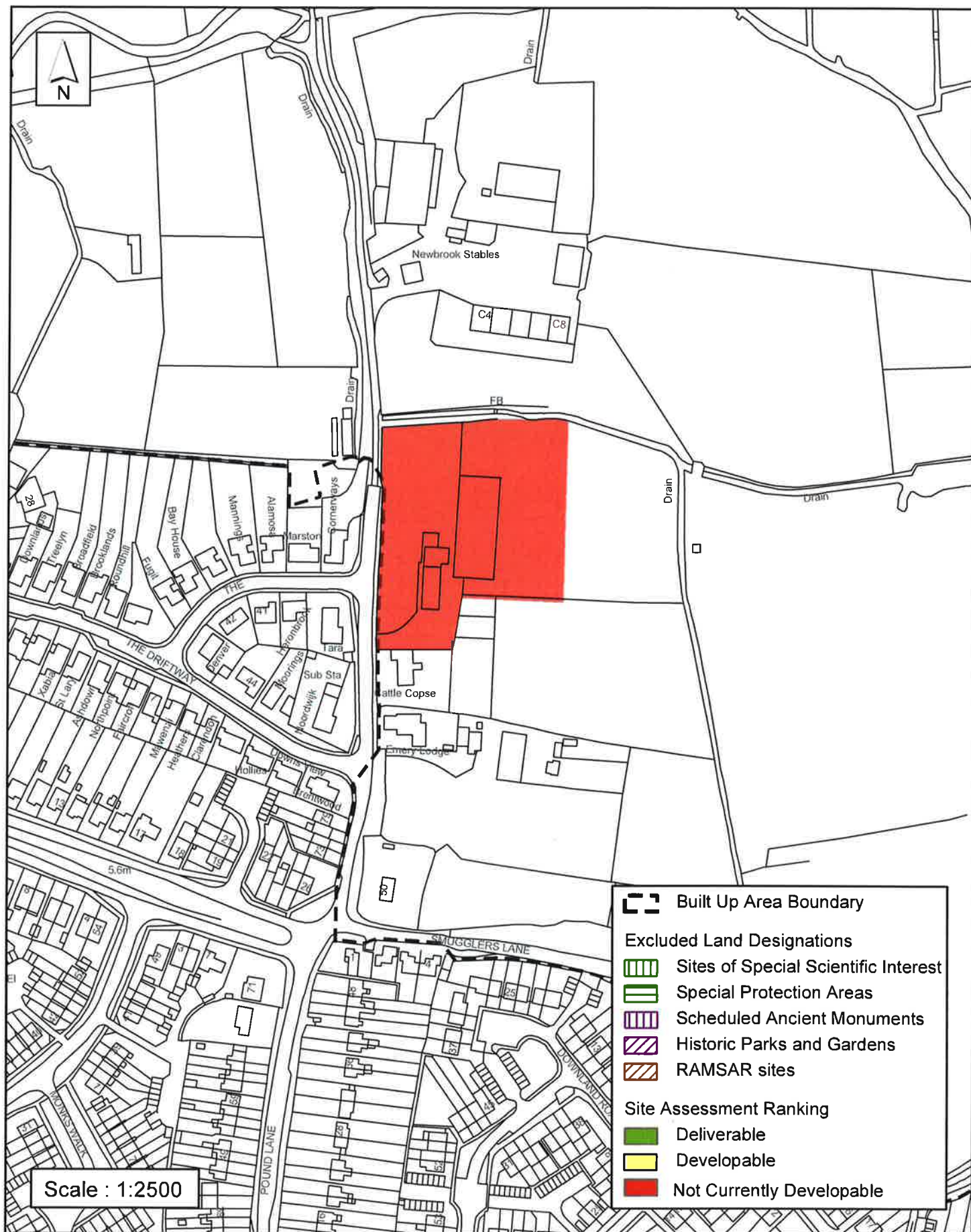
Justification

A small part of this site has the potential to be developed as an extension to the built-up area of the village. This area is considered under SA488. Most of the site is unsuitable for development due to the open nature, impact on the South Down National Park and the proximity of the flood plain. It was also not possible to contact the landowner, therefore availability is unknown. The site is therefore assessed as not currently developable.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA - 053 : Land at Pound Lane, Upper Beeding



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Horsham District Council

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West Sussex. RH12 1RL
Head of Strategic & Community Planning, Jill Scarfield

Parish	Upper Beeding
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SHLAA Reference	SA483	Site Name	Land East of Pound Lane
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Pound Lane, Upper Beeding		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	1.12	Suitable	<input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL		Available	<input checked="" type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>
				Viable	<input type="checkbox"/>

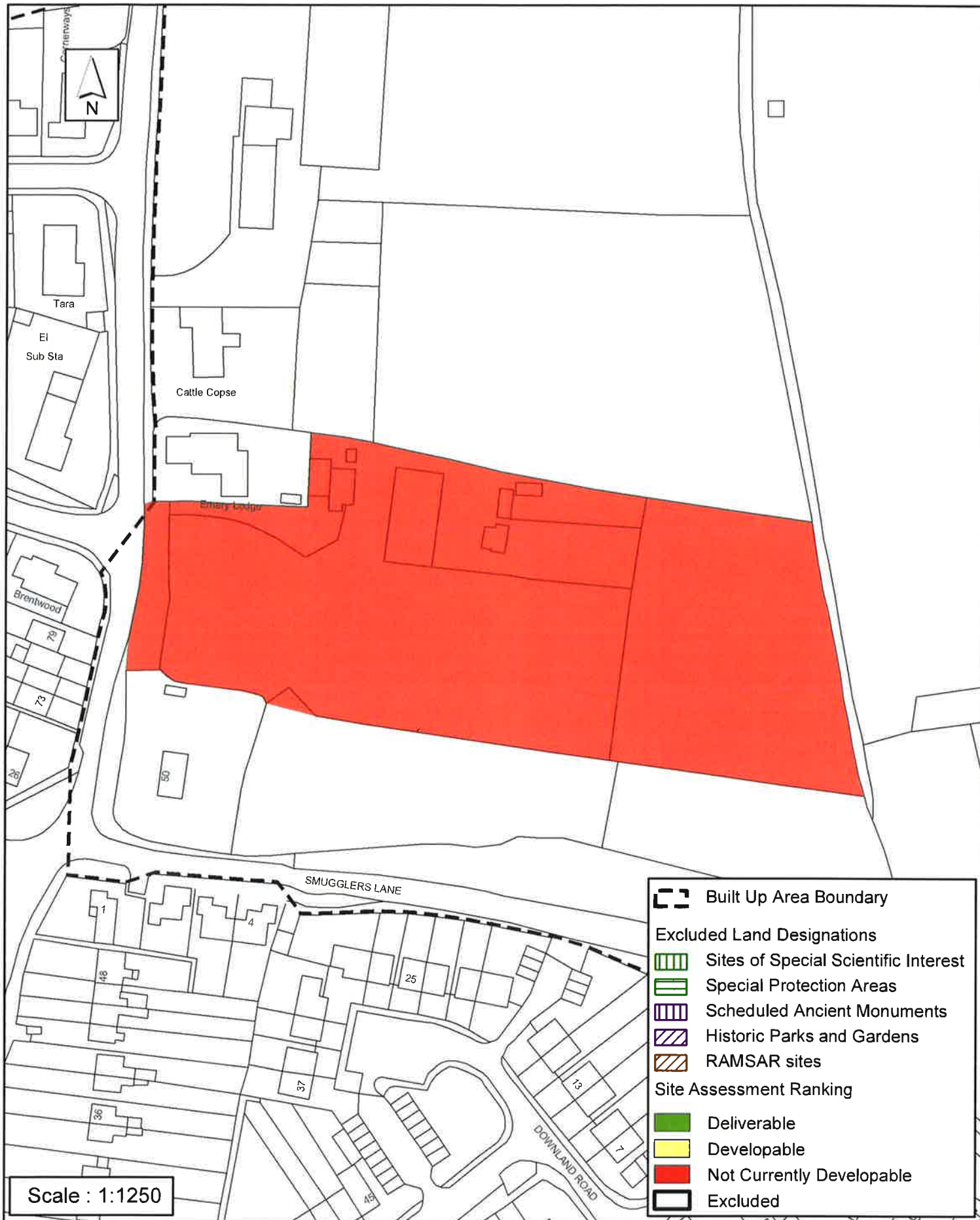
Justification

The eastern portion of the site is at risk of flooding and there is a Grade II Listed Building adjoining the site to the south. Development in this location would result in the overdevelopment of a countryside location and could impact the setting of the Listed Building. An outline application for 23 units DC/14/1745 was refused in 2015 due to the sites countryside location and proximity to the Listed Building. The site is considered Not Currently Developable.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA483 : Land East of Pound Lane, Upper Beeding



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Date: 17/06/2015

Revision: 05/11/2015

Horsham District Council

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West Sussex RH12 1RL.

Chris Lyons : Director of Planning, Economic Development & Property

Parish	Upper Beeding
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SHLAA Reference	SA629	Site Name	Land north of Church Farm Walk
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Land north of Church Farm Walk, Upper Beeding	
Years 6-10 Developable	<input type="checkbox"/>			
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.45	Suitable <input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Greenfield	Available <input type="checkbox"/>
		Site Total		Achievable <input type="checkbox"/>
				Viable <input type="checkbox"/>

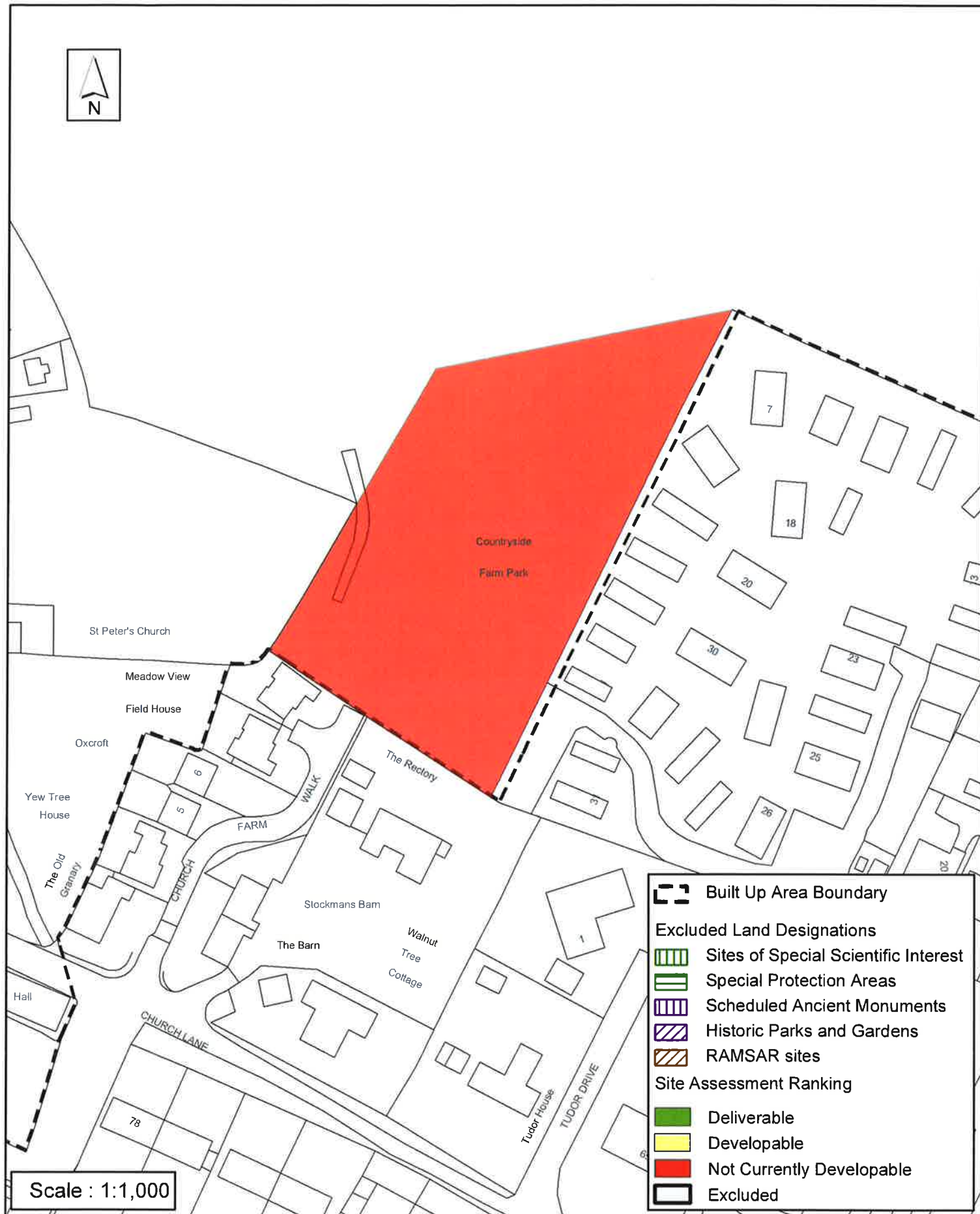
Justification

The site is located outside but abutting the BUAB of Upper Beeding meaning the principle of development may be acceptable if allocated through the Upper Beeding Neighbourhood Development Plan. The site is however located within the River Adur Site of Nature Conservation Importance and would have an urbanising effect on the setting of St Peters Church which is located to the south east. Because of these constraints the site is assessed as Not Currently Developable however the site should be considered through the emerging Upper Beeding NDP.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA - 629 : Land north of Church Farm Walk, Upper Beeding



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Date: 16/06/2016

Revision:

Horsham District Council

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West Sussex RH12 1RL.

Chris Lyons : Director of Planning, Economic Development & Property

Parish	Upper Beeding
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SHLAA Reference	SA155	Site Name	Greenfield Depot
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Upper Beeding		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.3	Suitable	<input type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	PDL	Available	<input type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>
				Viable	<input type="checkbox"/>
Justification					

Excluded Site	<input checked="" type="checkbox"/>	Exclusion Reason	Site is within the South Downs National Park.
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Lapsed PP	<input type="checkbox"/>	Date
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Parish	Upper Beeding
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SHLAA Reference	SA158	Site Name	Land north of Smugglers Lane
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Smugglers Lane, Upper Beeding	
Years 6-10 Developable	<input type="checkbox"/>			
Years 11+	<input type="checkbox"/>	Site Area (ha)		Suitable <input type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Greenfield	Available <input type="checkbox"/>
		Site Total	0	Achievable <input type="checkbox"/>
				Viable <input type="checkbox"/>
Justification				

Excluded Site	<input checked="" type="checkbox"/>	Exclusion Reason	Duplication site already assessed in SA055.
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Lapsed PP	<input type="checkbox"/>	Date	
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SA - 158 : Land at Smugglers Lane, Upper Beeding



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Head of Strategic & Community Planning, Jill Scarfield

Parish	Upper Beeding
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SHLAA Reference	SA253	Site Name	38 Church Lane
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Church Lane, Upper Beeding	
Years 6-10 Developable	<input type="checkbox"/>			
Years 11+	<input type="checkbox"/>	Site Area (ha)	Suitable	<input type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Available	<input type="checkbox"/>
		Site Total	Achievable	<input type="checkbox"/>
			Viable	<input type="checkbox"/>
Justification				

Excluded Site	<input checked="" type="checkbox"/>	Exclusion Reason	The potential yield of the site falls below the required SHELAA threshold of 6 dwellings
Lapsed PP	<input type="checkbox"/>	Date	

SA - 253: 38 Church Lane, Upper Beeding



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Horsham District Council

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Head of Strategic & Community Planning, Jill Scarfield

Parish**Upper Beeding**

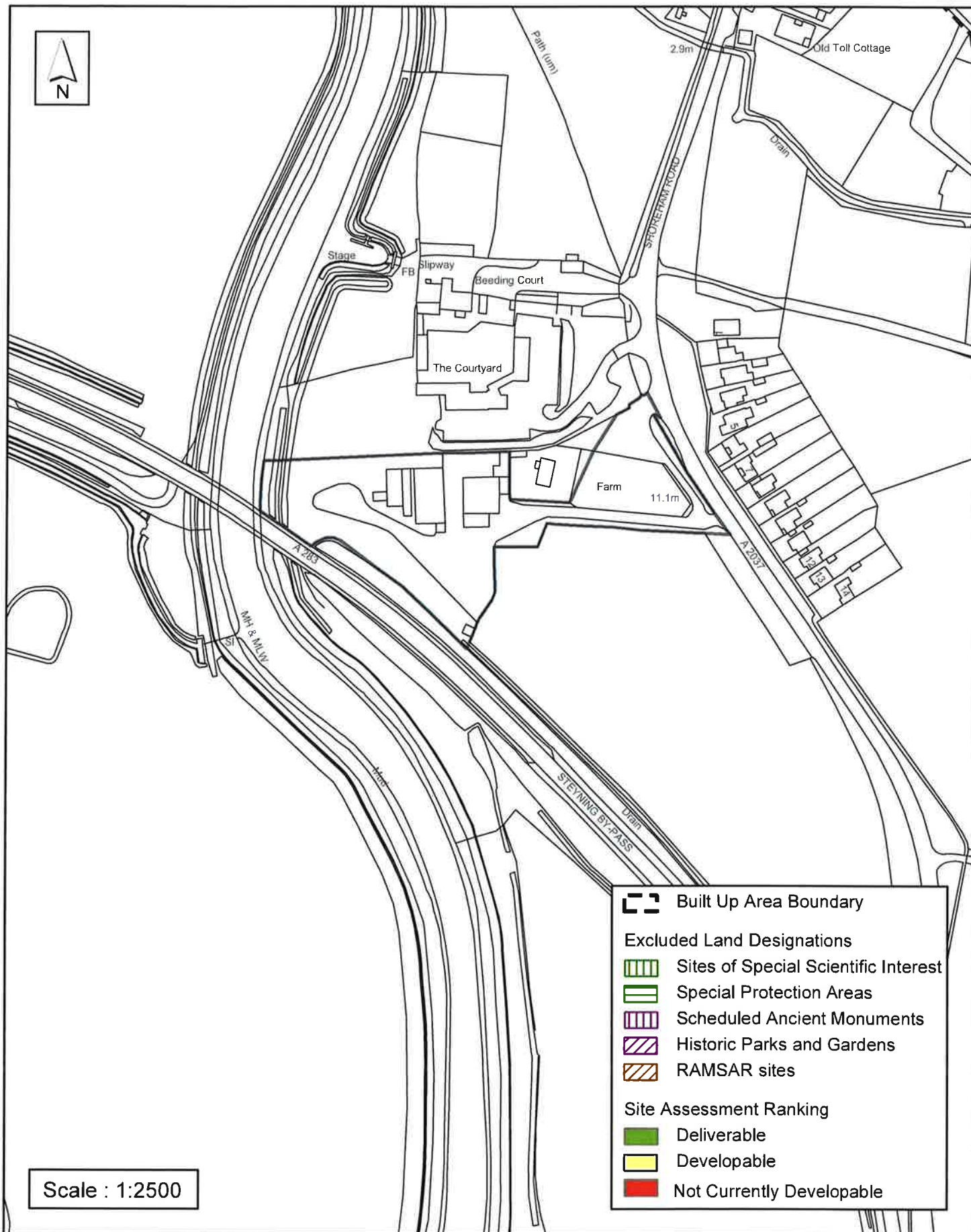
SHLAA Reference SA352 **Site Name** Beeding Court Farm

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Shoreham Road, Upper Beeding, Steyning		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)		Suitable	<input type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>
				Viable	<input type="checkbox"/>

Justification

Excluded Site ☒ **Exclusion Reason** Site is within the South Downs National Park.**Lapsed PP** ☐ **Date**

SA - 352: Beeding Court Farm, Shoreham Road, Upper Beeding



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