

Steypning Parish

Steypning Parish

The following sites have been considered as part of the December 2018 SHELAA Housing Land Assessment.

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 'developable' 6-10 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 Steypning Parish is summarised as follows:

SHELAA Reference	Site Name	Site Address	Outcome of Assessment	Total Units
SA762	Former Lloyds Bank Steypning	37 High Street Steypning	Yellow (6-10 Years Deliverable)	5
SA608	Land at Kings Barn Farm	Steypning	Not Currently Developable	0
SA742	Land at Glebe Farm	Kings Barn Lane, Steypning	Not Currently Developable	0

This page is intentionally blank

Parish	Steyning
---------------	-----------------

SHLAA Reference	SA762	Site Name	Former Lloyds Bank Steyning
------------------------	-------	------------------	-----------------------------

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	37 High Street Steyning		
Years 6-10 Developable	<input checked="" type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.11	Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	PDL	Available	<input checked="" type="checkbox"/>
		Site Total	5	Achievable	<input type="checkbox"/>

Justification

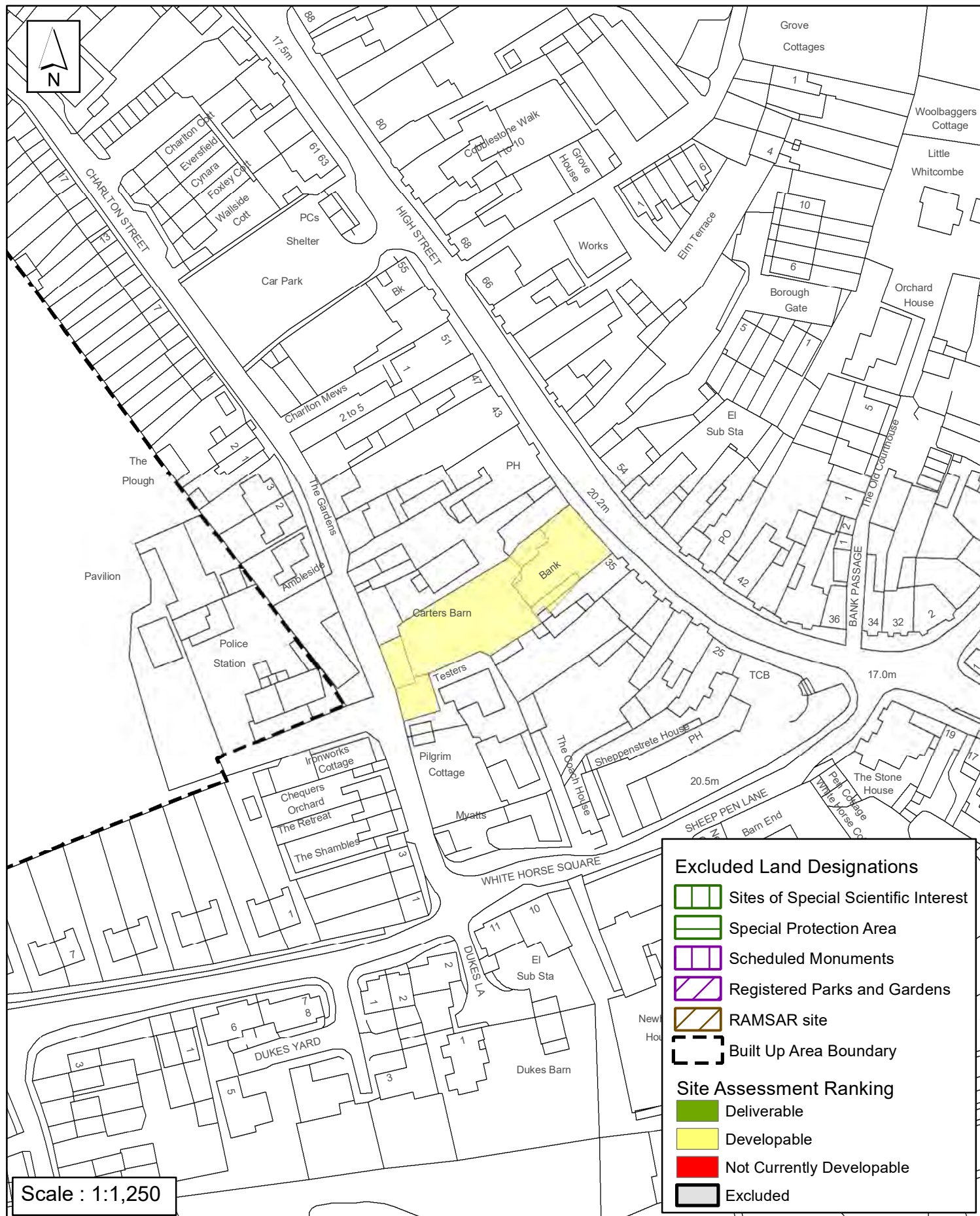
A planning application for a total of 7 dwellings DC/18/1810 has been submitted indicating the site's availability.

The site lies within the built up area boundary of Steyning which is classified as a small Town in Policy 3 of the Horsham District Planning Framework 2015 (HDPF), having a good range of services and facilities. The site is within the primary retail frontage and the Conservation of Area of Steyning and is a Grade II Listed Building. As at September 2018 it comprised a vacant bank at ground floor level and a vacant 4 bedroomed flat above. Provided development gives appropriate regard to the constraints the site is assessed as having some potential for additional housing and developable in 6-10 years

Excluded Site	<input type="checkbox"/>	Exclusion Reason
----------------------	--------------------------	-------------------------

Lapsed PP	<input type="checkbox"/>	Date
------------------	--------------------------	-------------

SA - 762: Former Lloyds Bank Steyning



Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2018).
Ordnance Survey Licence.100023865

Date: 29/10/2018

Revision:

Horsham District Council

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

Barbara Childs : Director of Place

Parish**Steyping**

SHLAA Reference SA608 **Site Name** Land at Kings Barn Farm

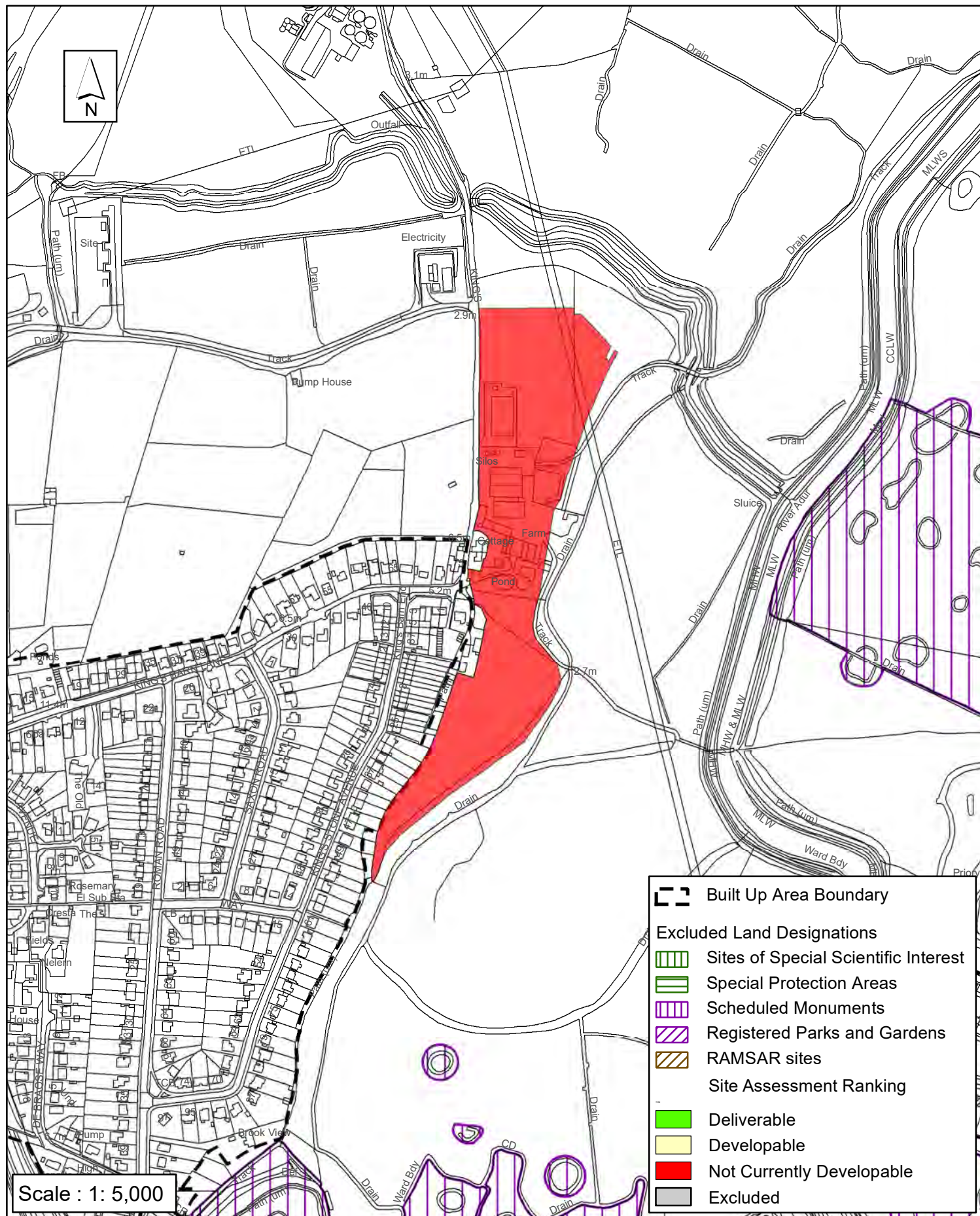
Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Steyping, West Sussex		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	4.5	Suitable	<input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Both	Available	<input checked="" type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>

Justification

A planning consultant on behalf of the landowner has expressed an interest in developing the site meaning it is 'available'. The site lies in the countryside partially adjoining the built up area boundary of Steyping, which is a Small Town/Larger Village as defined by Policy 3 of the Horsham District Planning Framework 2015 (HDPF), having a good range of services and facilities and strong community networks. The River Adur lies to the east of the site and there is a large area of flood risk (Flood Zones 2 and 3) to the north and east which slightly encroaches into the site. The northern portion of the land is classed as a Local Wildlife Site which also extends eastwards. The curtilage of the Grade II listed building, 1 and 2 Kings Barn Old Cottages, is enveloped by the site and Scheduled Monuments lie 0.2km to the east and 0.5km to the south. The site is considered to be heavily constrained and unless allocated for development through the review of the Horsham District Planning Framework (HDPF) or via a made Neighbourhood Plan, it is considered that development would be contrary to Policies 1 to 4 and 26 of the HDPF. The site is therefore assessed as 'Not Currently Developable'.

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

SA-608 : Land at Kings Barn Farm, Steyning



Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2018).
Ordnance Survey Licence.100023865

Date:

Revision:

Horsham District Council

Parkside, Chart Way, Horsham
West Sussex RH12 1RL.
Barbara Childs : Director of Place

Parish**Steyping**

SHLAA Reference SA742 **Site Name** Land at Glebe Farm, Steyping

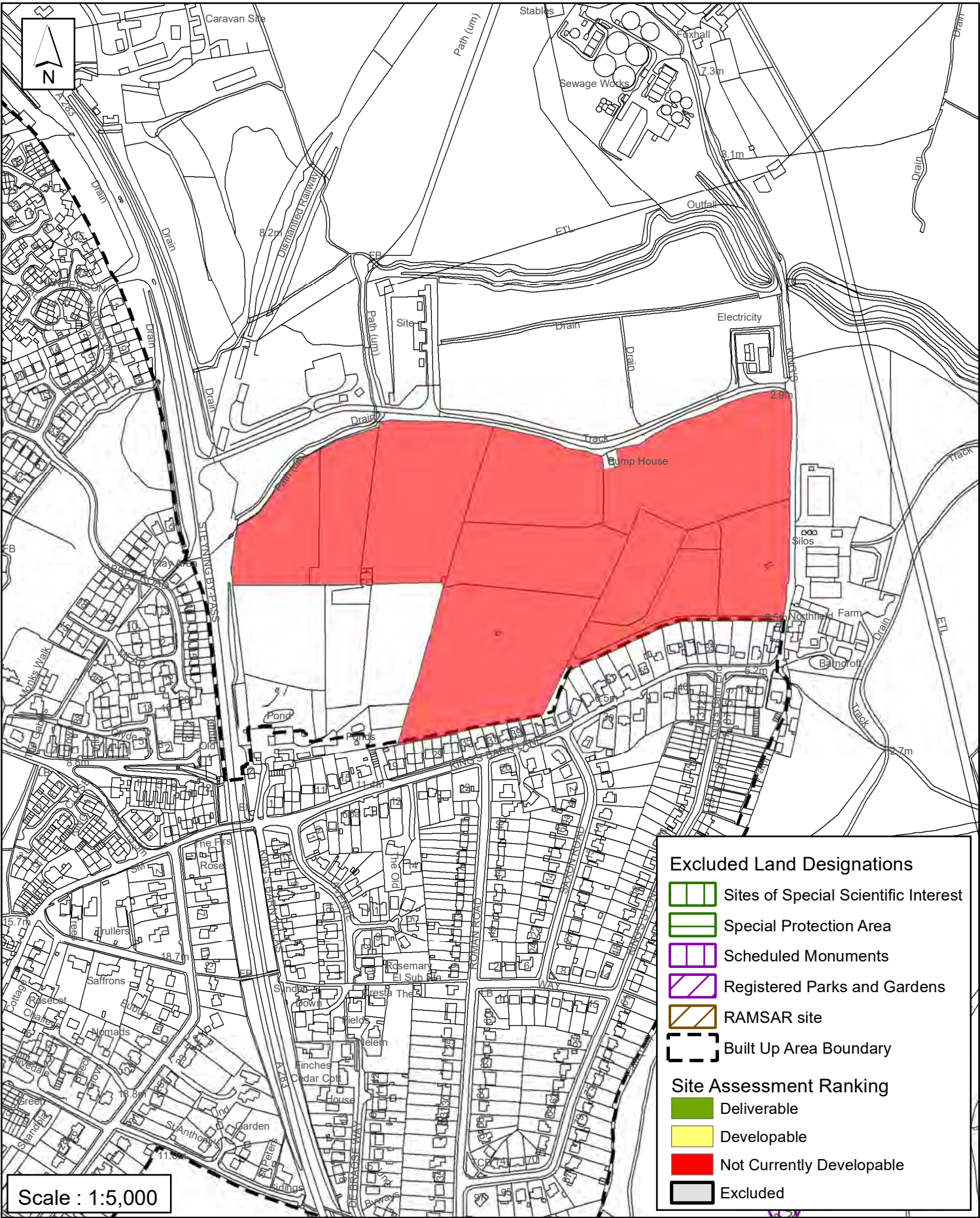
Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Kings Barn Lane, Steyping		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	11.6	Suitable	<input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input checked="" type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>

Justification

The landowner has expressed an interest to develop the site meaning it is 'available'. The site is in the countryside east of the A283 Steyping by-pass and adjoining the built up area boundary of Steyping which is classified as a small town/larger village in Policy 3 of the Horsham District Planning Framework 2015(HDPF), having a good range of services and facilities. The site does not have direct access to the main town centre of Steyping which is divided by the A283. There are access issues into the site itself and access from the site to the amenities of central Steyping may be problematic as egress from this part of town is via a single road bridge over the A283 into Steyping. Access to the amenities of Bramber and Upper Beeding is also constrained, primarily via a footpath east to a footbridge across the Adur River. Unless the site is allocated for development through the review of the Horsham District Planning Framework (HDPF) or via a made Neighbourhood Plan, it is considered development would be contrary to Policies 1 to 4 and 26 of the HDPF. It is therefore assessed as 'Not Currently Developable'.

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

SA - 742: Land at Glebe Farm, Steyning



Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2018).
Ordnance Survey Licence.100023865
Date: 30/10/2018 Revision:

Horsham District Council
Parkside, Chart Way, Horsham
West Sussex RH12 1RL.
Barbara Childs : Director of Place