

Upper Beeding Parish

Upper Beeding 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 Upper Beeding Parish is summarised as follows:

SHELAA Reference	Site Name	Site Address	Outcome of Assessment	Total Units
SA055	Land at Smugglers Lane,	Smugglers Lane, Upper Beeding	Yellow (6-10 Years Deliverable)	25
SA483	Land East of Pound Lane	Upper Beeding	Yellow (6-10 Years Deliverable)	25
SA488	Little Paddocks Pound Lane	Pound Lane Upper Beeding	Yellow (6-10 Years Deliverable)	20
SA155	Greenfields	Henfield Road, Upper Beeding	Not Currently Developable	0
SA629	Land north of Church Farm Walk	Church Farm Walk, Upper Beeding	Not Currently Developable	0
SA689	Land at Oxcroft Farm	Henfield Road, Small Dole	Not Currently Developable	0
SA768	Riverside Caravan Park	Riverside, Upper Beeding	Not Currently Developable	0

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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 type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input checked="" type="checkbox"/>
		Site Total	25	Achievable	<input type="checkbox"/>

Justification

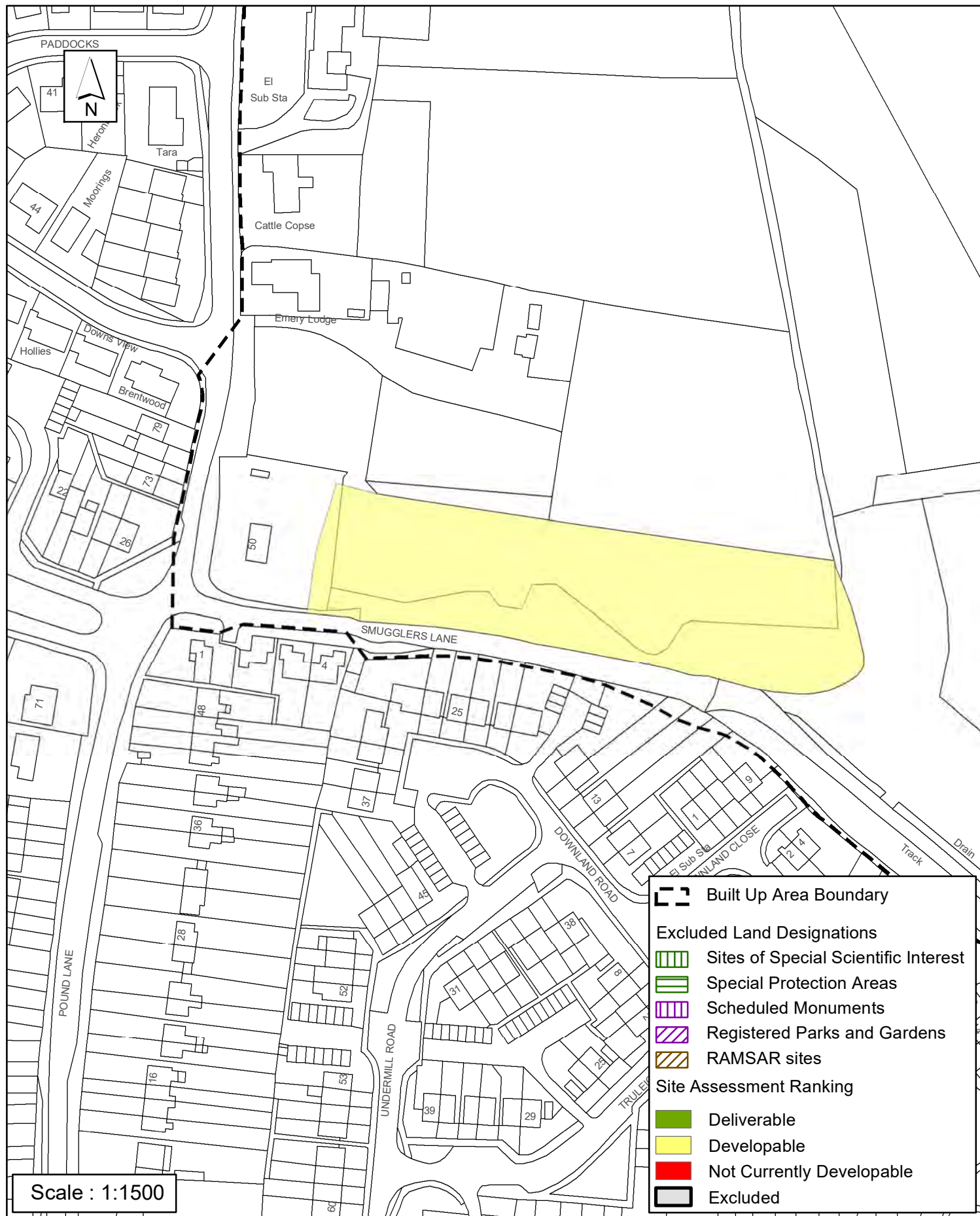
The landowner has expressed an interest to develop the site meaning it is 'available'. The site lies in the countryside abutting the built up area boundary of Bramber and Upper Beeding which is defined as a Small Town/Larger Village in Policy 3 of the Horsham District Planning Framework 2015 (HDPF), having a good range of services and facilities. The western boundary adjoins the curtilage of the Grade II listed Pound House and the far eastern edge of the site is affected by flood risk, beyond a field to the east lies the South Downs National Park. Unless 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.

The settlement hierarchy and current planned development approach set out in the HDPF impacts upon suitability and achievability. The HDPF is however under review and additional site allocations are being considered. It is noted that the site forms part of the site allocation for 70 dwellings referred to as Land East of Pound Lane in Policies 2 and 3 of the Draft Pre-Submission Upper Beeding Neighbourhood Plan. At this pre-submission stage, the Neighbourhood Plan holds little weight. Recognising that the SHELAA is a high level assessment, the site is assessed as developable in 6-10 years for 25 dwellings taking into account its proximity to the built up area boundary and proportionate high level regard to the constraints, and the active preparation of a Neighbourhood Plan for the Parish.

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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Horsham District Council

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West Sussex RH12 1RL.
Barbara Childs : Director of Place

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 checked="" type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	1.12	Suitable	<input type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Both	Available	<input checked="" type="checkbox"/>
		Site Total	25	Achievable	<input type="checkbox"/>

Justification

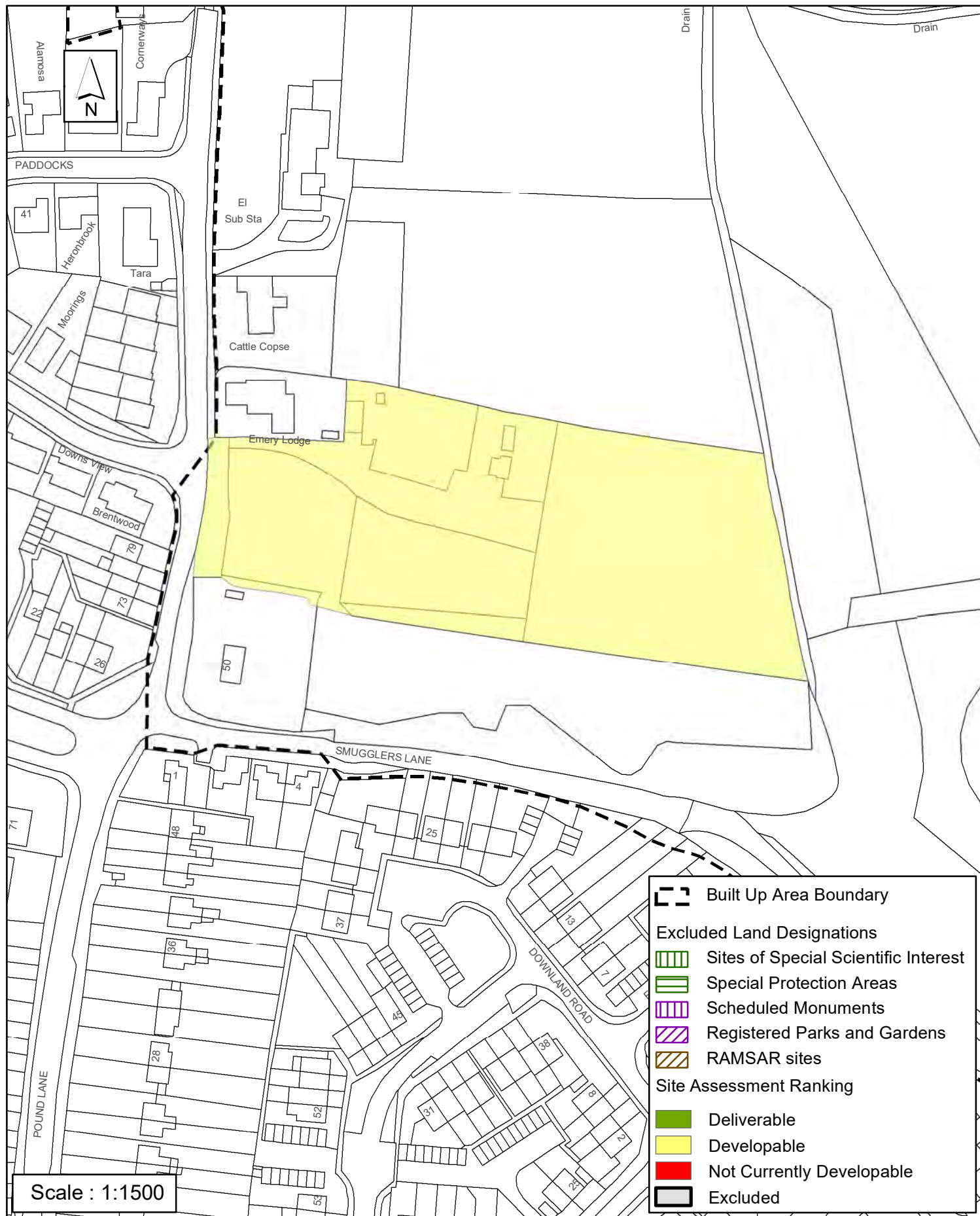
The landowner has expressed an interest to develop the site meaning it is 'available'. The site lies in the countryside abutting the built up area boundary of Upper Beeding as defined by the Horsham District Planning Framework 2015 (HDPF). The curtilage of the Grade II listed Pound House adjoins the south western corner of the site and the far eastern edge of the site is affected by flood risk, the South Downs National Park lies to the south east of the site, beyond a field. Unless 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.

The settlement hierarchy and current planned development approach set out in the HDPF impacts upon suitability and achievability. The HDPF is however under review and additional site allocations are being considered. It is noted that the site forms part of the site allocation for 70 dwellings referred to as Land East of Pound Lane in Policies 2 and 3 of the Draft Pre-Submission Upper Beeding Neighbourhood Plan. At this pre-submission stage, the Neighbourhood Plan holds little weight. Recognising that the SHELAA is a high level assessment, the site is assessed as developable in 6-10 years for 25 dwellings taking into account its proximity to the built up area boundary and proportionate high level regard to the constraints and the active preparation of a Neighbourhood Plan for this Parish. There is now an application in for 23 homes on this site (DC/18/2325) which has not as yet been determined.

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



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Parish**Upper Beeding**

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

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Little Paddocks, Pound Lane, Upper Beeding, West Sussex		
Years 6-10 Developable	<input checked="" type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	3.22	Suitable	<input type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input checked="" type="checkbox"/>
		Site Total	20	Achievable	<input type="checkbox"/>

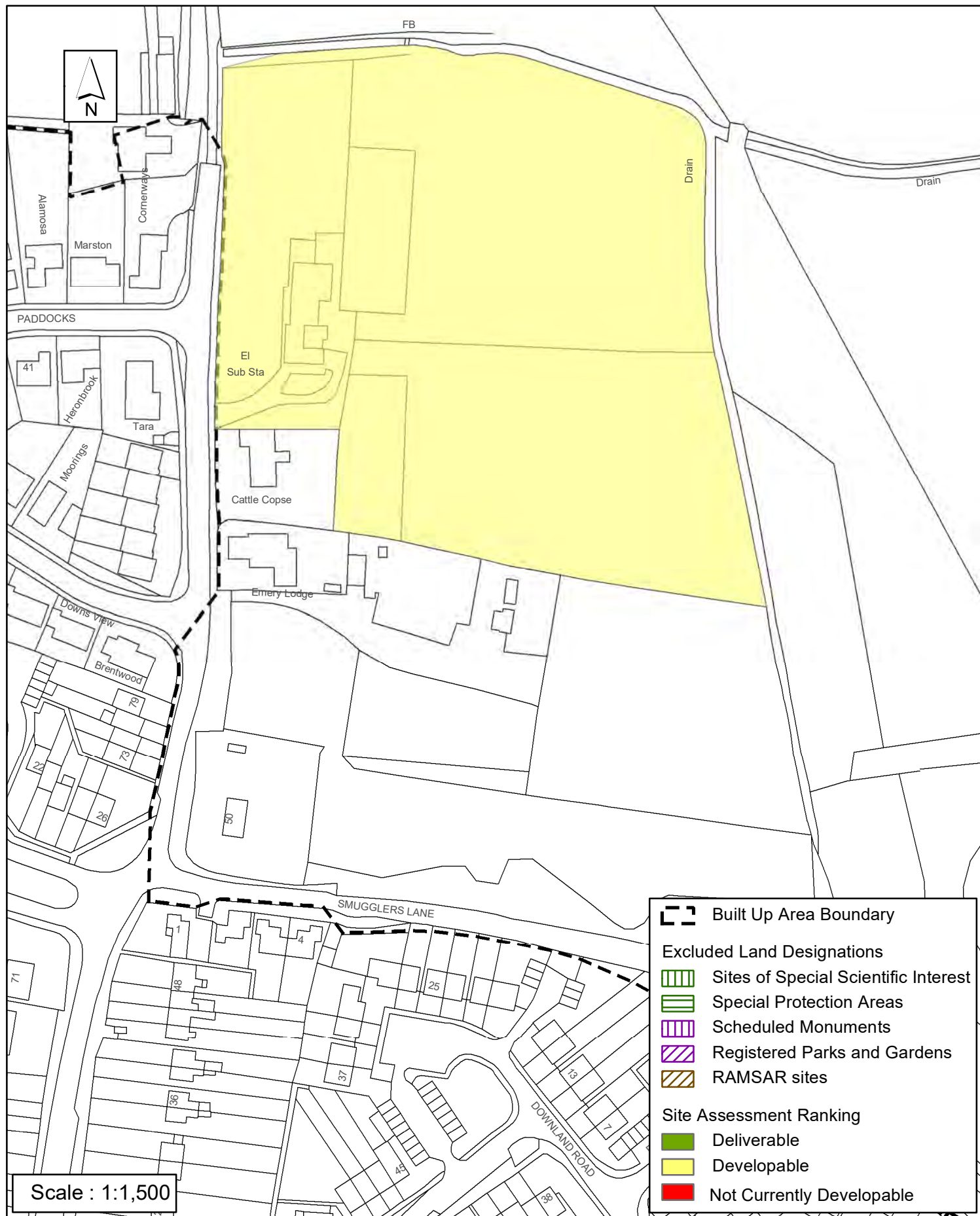
Justification

The landowner has expressed an interest to develop the site meaning it is 'available'. The site lies in the countryside abutting the built up area boundary of Upper Beeding as defined by the Horsham District Planning Framework 2015 (HDPF). The northern and eastern parts of the site are affected by flood risk (Flood Zones 2 and 3). In close proximity to the site, although not adjoining, are the South Downs National Park which lies to the south east, the River Adur, Water Meadows and Wyckham Wood Local Wildlife Sites which lie to the north west and the Grade II listed Pound House located to the south. Unless 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.

The settlement hierarchy and current planned development approach set out in the HDPF impacts upon suitability and achievability. The HDPF is however under review and additional site allocations are being considered. It is noted that the site forms part of the site allocation for 70 dwellings referred to as Land East of Pound Lane in Policies 2 and 3 of the Draft Pre-Submission Upper Beeding Neighbourhood Plan. At this pre-submission stage, the Neighbourhood Plan holds little weight. Recognising that the SHELAA is a high level assessment, the site is assessed as developable in 6-10 years for 20 dwellings taking into account its proximity to the built up area boundary and proportionate high level regard to the constraints, particularly the flood risk which affects the northern and eastern parts of the site and the active preparation of a Neighbourhood Plan for this Parish. There is now an application in for 31 homes on this site (DC/18/2318) which has not as yet been determined.

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

SA488 : Little Paddocks, Upper Beeding



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Parish	Upper Beeding
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SHLAA Reference	SA155	Site Name	Greenfield Plant Ltd Depot
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Henfield Road 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 checked="" type="checkbox"/>	Greenfield/PDL	PDL	Available	<input type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>

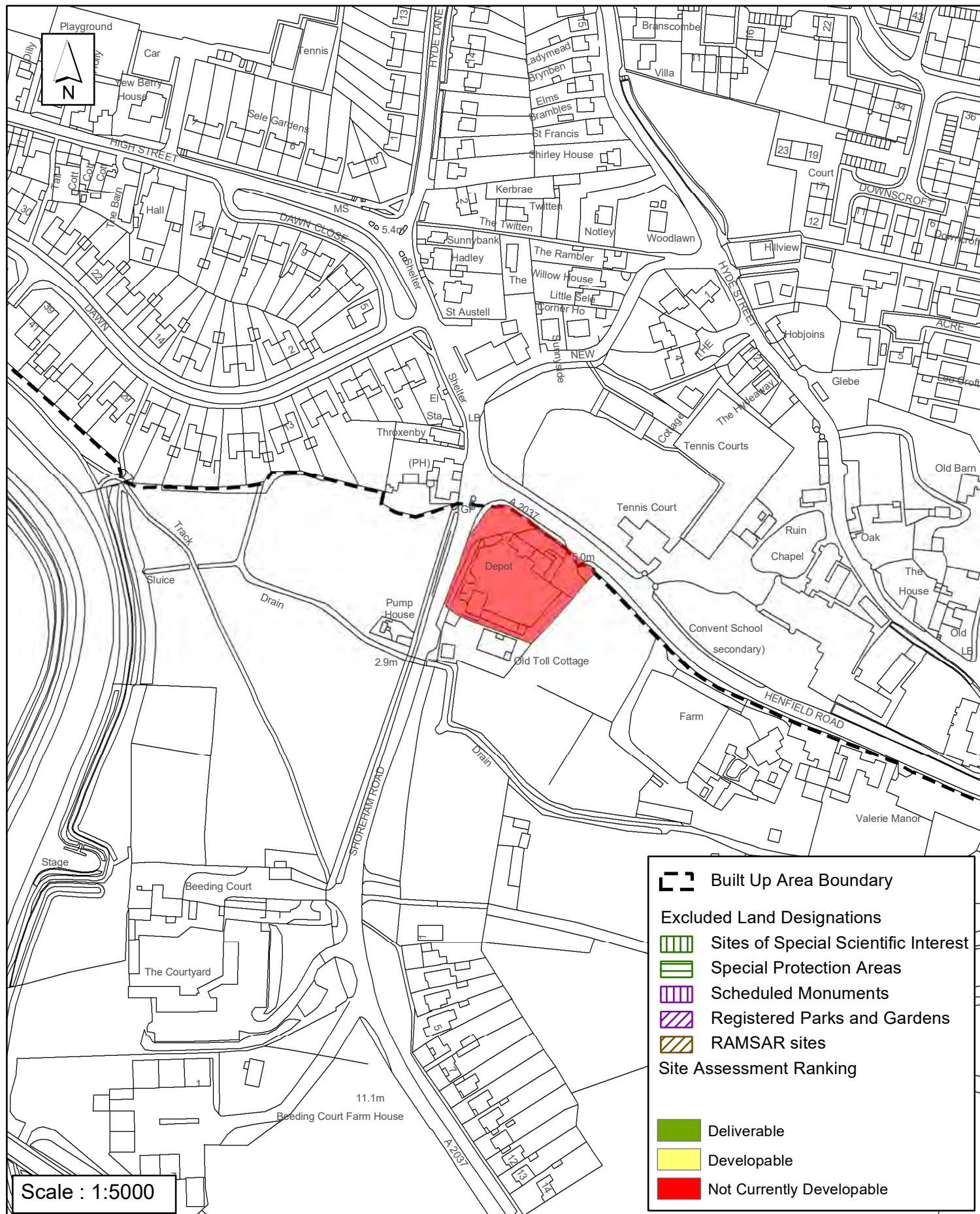
Justification

The availability of this site is uncertain due to a lack of an up to date expression of interest to develop from the landowner. The site lies within the countryside adjoining the built up area boundary of Upper Beeding and also the South Downs National Park. It is in commercial use and accommodates an office and vehicle parking for up to 15 lorries (HGV's). The site was proposed for housing by Horsham District Council in the draft site allocations document but the Inspector struck out the site. The site now forms a proposed housing allocation for around 10 dwellings in the draft pre-submission Upper Beeding Neighbourhood Plan (2018) subject to the relocation of the commercial operations. At this pre-submission stage, the Neighbourhood Plan holds little weight. The site is a brownfield employment site in the countryside outside the built up area boundary of Upper Beeding and adjacent to the South Downs National Park. The south western corner of the site is in Flood Zone 2 of the river Adur. Until there is evidence to demonstrate the existing commercial operations can be suitably relocated the site is 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 -155: Greenfields, Upper Beeding



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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 checked="" type="checkbox"/>
		Site Total		Achievable	<input type="checkbox"/>

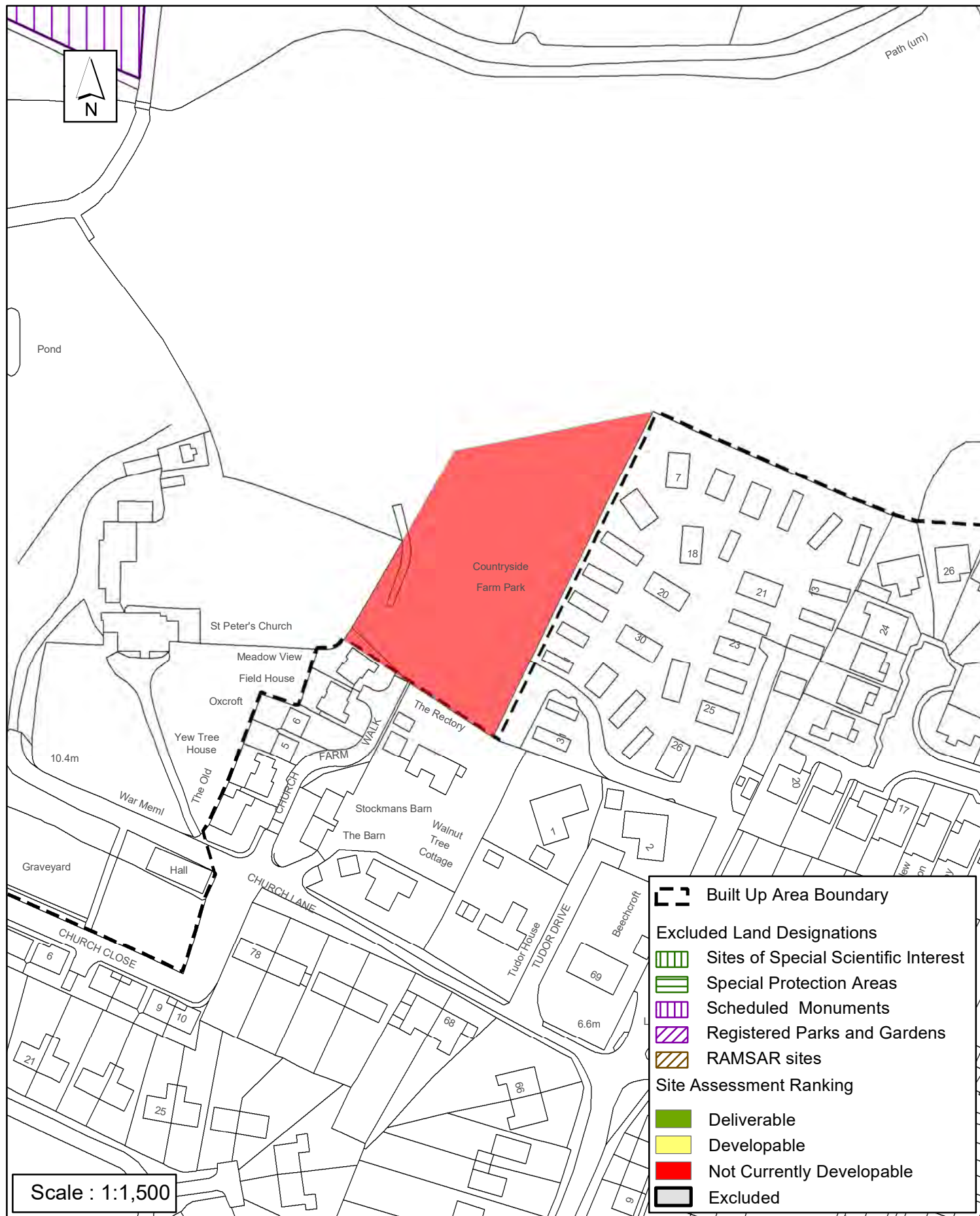
Justification

A developer on behalf of the landowner has expressed an interest to develop the site meaning it is 'available'. The site is in the countryside adjacent to the built up area boundary of Upper Beeding, which is classified as a Small Town/Larger Village in Policy 3 of the Horsham District Planning Framework 2015 (HDPF) with a good range of services and facilities. The site is located within Archaeological Notification Area and Local Wildlife Site. It is considered development would be contrary to Policies 1-4 and 26 with some conflict to Policy 31 and 34 of the HDPF. It 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 - 629 : Land north of Church Farm Walk, Upper Beeding



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Parish**Upper Beeding**

SHLAA Reference SA689 **Site Name** Land at Oxcroft Farm

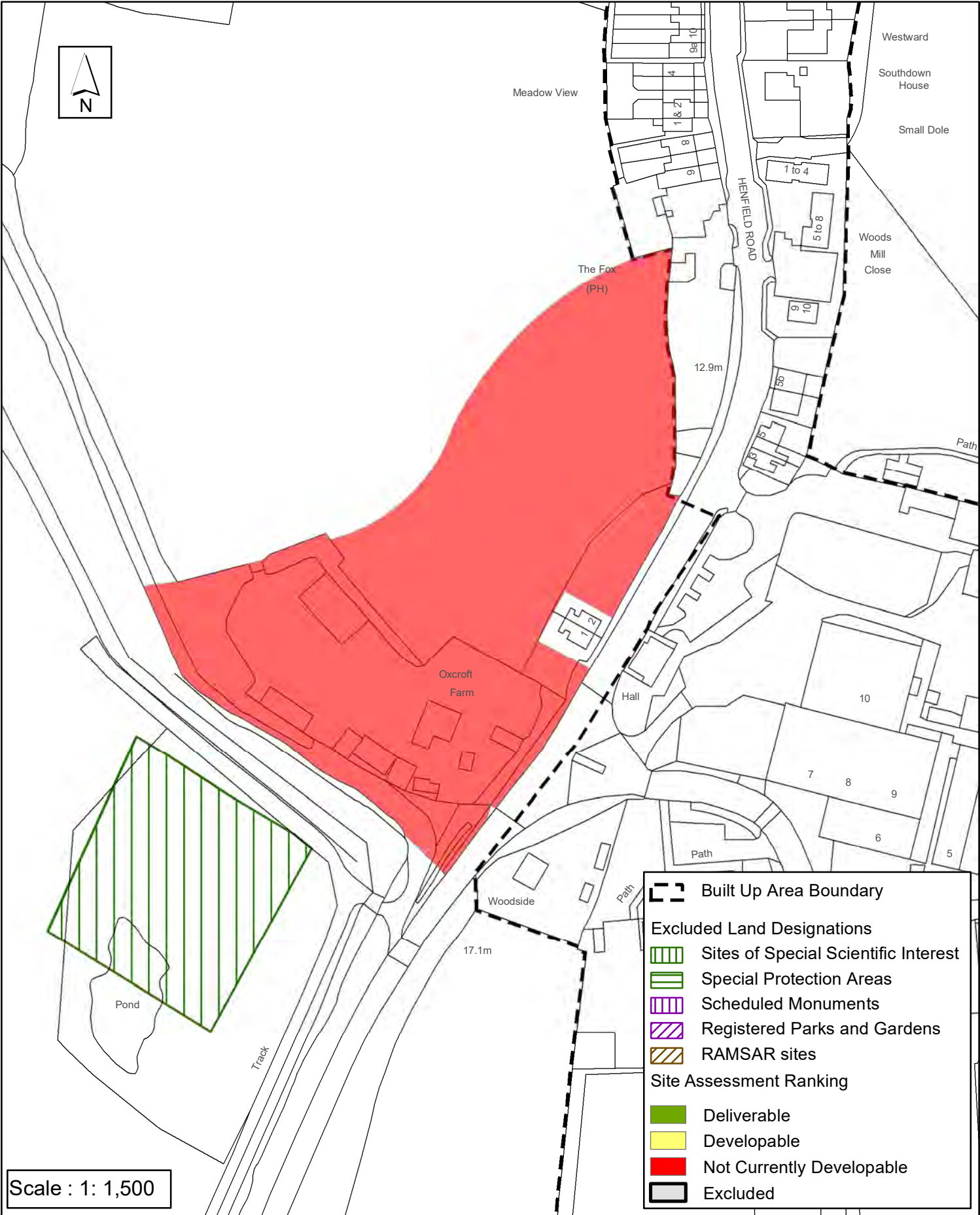
Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Henfield Road, Small Dole	
Years 6-10 Developable	<input type="checkbox"/>			
Years 11+	<input type="checkbox"/>	Site Area (ha)	1.34	Suitable <input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Both	Available <input checked="" type="checkbox"/>
		Site Total	0	Achievable <input type="checkbox"/>

Justification

The landowner has expressed an interest to develop the site meaning it is 'available'. The site lies in the countryside adjoining the western built up area boundary of Small Dole which is defined as a smaller village in the Horsham District Planning Framework 2015 (HDPF), with limited services and facilities. It is on the A2037 which provides road access to the larger settlements of Henfield to the north and Upper Beeding to the south. It is opposite the entrance to Mackley's Industrial Estate to the east which is a Key Employment Area. A SSSI lies to the south west of the site beyond which lies a waste and a mineral site. It is noted that the site forms a proposed site allocation for 20 dwellings referred to as Land at southern end, Oxcroft Farm, Small Dole in Policies 2 and 4 of the Draft Pre-Submission Upper Beeding Neighbourhood Plan. At this pre-submission stage, the Neighbourhood Plan holds little weight. Unless allocated for development through the review of the 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 - 689: Land at Oxcroft Farm, Upper Beeding



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Parish	Upper Beeding
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SHLAA Reference	SA768	Site Name	Riverside Caravan Park
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Riverside Caravan Park, Upper Beeding		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.22	Suitable	<input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	PDL	Available	<input checked="" type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>

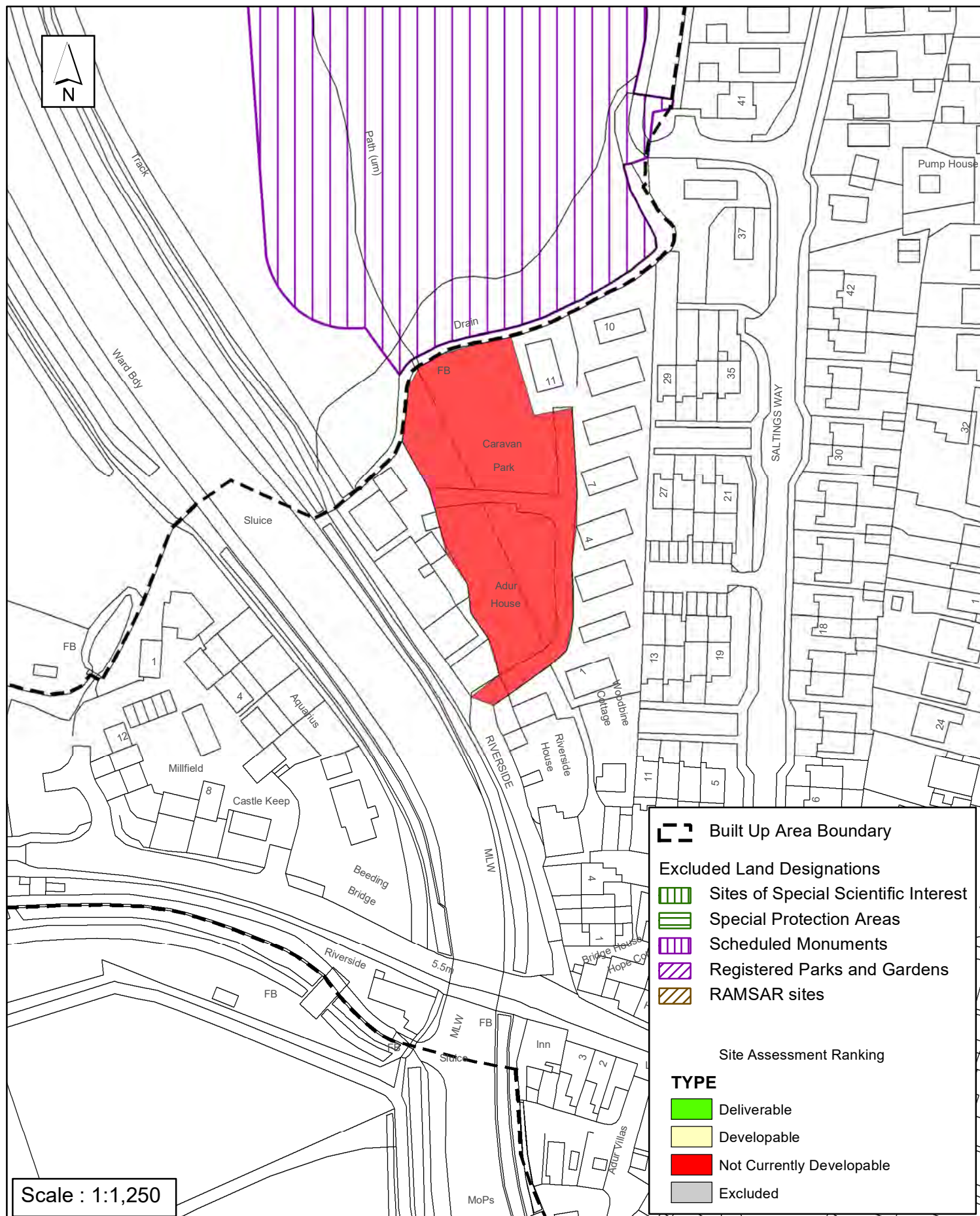
Justification

The landowner has expressed an interest to develop the site meaning it is 'available'. The site currently accommodates holiday caravan homes just to the east of the River Adur. It lies within the built up area boundary of Upper Beeding which is defined 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 lies partially within Upper Beeding Conservation Area which contains a number of Grade II Listed Buildings along the High Street to the south of the site. The site's northern boundary adjoins a Scheduled Monument and Archaeological Notification Area. The entire site lies within Flood Zone 2 and much lies within Flood Zone 3. A public right of way crosses the site south to north. It is noted that the site forms a proposed site allocation for 9 sheltered dwellings in Policies 2 and 6 of the Draft Pre-Submission Upper Beeding Neighbourhood Plan. At this pre-submission stage, the Neighbourhood Plan holds little weight. Until there is evidence, in the form of a Flood Risk Assessment, to demonstrate the flood risks can be appropriately mitigated it is considered a precautionary approach should be taken in respect of permanent residences. The site is therefore assessed to be '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 -768: Riverside Caravan Park, Upper Beeding



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