

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 <u>developable</u> 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.

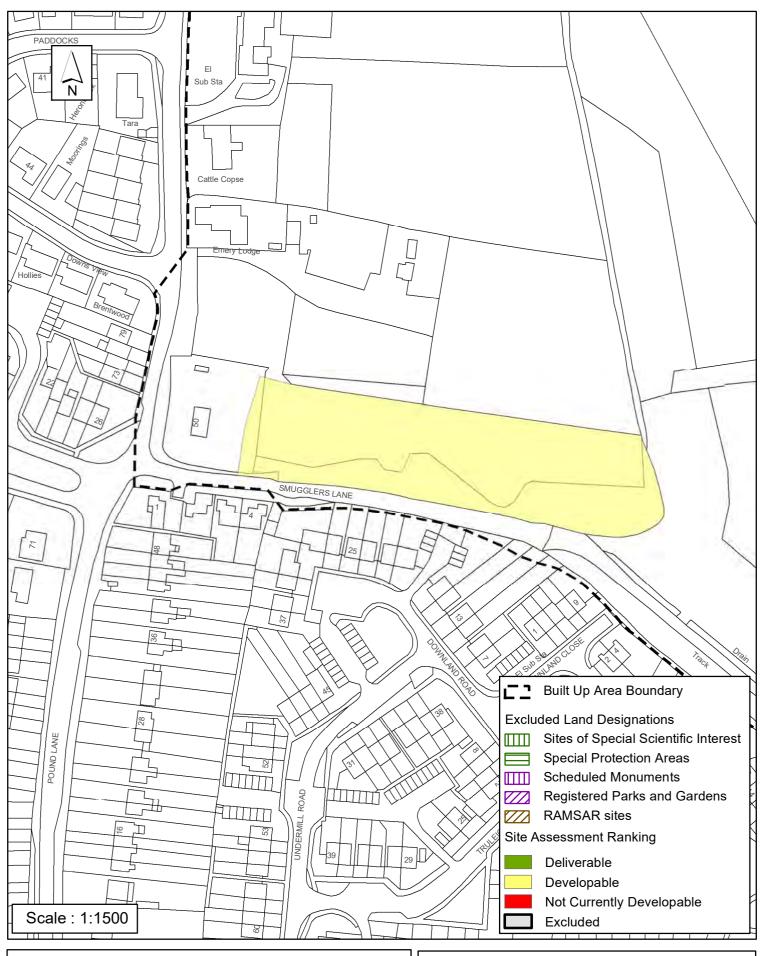
The outcome of the assessment for Upper Beeding Parish is summarised as follows:

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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Years 1-5 Deliverable	Parish	Upper Beedin	g		
Years 11+ Site Area (ha) 1.1 Suitable Not Currently Developable Greenfield/PDL Greenfield Available Jite Total 25 Achievable Justification The landowner has expressed an interest to develop the site meaning it is 'available'. The sit 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 (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 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 26 of the HDPF. The settlement hierarchy and current planned development approach set out in the HDPF im 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 7 dwellings referred to as Land East of Pound Lane in Policies 2 and 3 of the Draft Pre-Submis Upper Beeding Neighbourhood Plan. At this pre-submission stage, the Neighbourhood Plan I 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 are boundary and proportionate high level regard to the constraints, and the active preparation of	SHLAA Reference SA055	Site Name Land	at Smugglers L	ane, Upper Be	eding
Years 11+		Site Address Sr	nugglers Lane, U	pper Beeding	
The landowner has expressed an interest to develop the site meaning it is 'available'. The sit 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 Frameword 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 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 26 of the HDPF. The settlement hierarchy and current planned development approach set out in the HDPF im 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 7 dwellings referred to as Land East of Pound Lane in Policies 2 and 3 of the Draft Pre-Submis Upper Beeding Neighbourhood Plan. At this pre-submission stage, the Neighbourhood Plan I 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	Years 11+	Greenfield/PDL	Greenfield	Available	
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	upon suitability and achievability. allocations are being considered. dwellings referred to as Land Eas Upper Beeding Neighbourhood Plittle weight. Recognising that the developable in 6-10 years for 25 oboundary and proportionate high I	The HDPF is howe It is noted that the t of Pound Lane in lan. At this pre-subr SHELAA is a high I dwellings taking into level regard to the control of the c	ever under review site forms part of Policies 2 and 3 cmission stage, the evel assessment, account its proxi	and additional set the site allocation of the Draft Pre-Set Neighbourhood, the site is assemity to the built	site on for 70 Submission d Plan holds ssed as up area
Excluded Site Exclusion Reason	Excluded Site Exclusion	n Reason			

SA - 055 : Land at Smugglers Lane, Upper Beeding



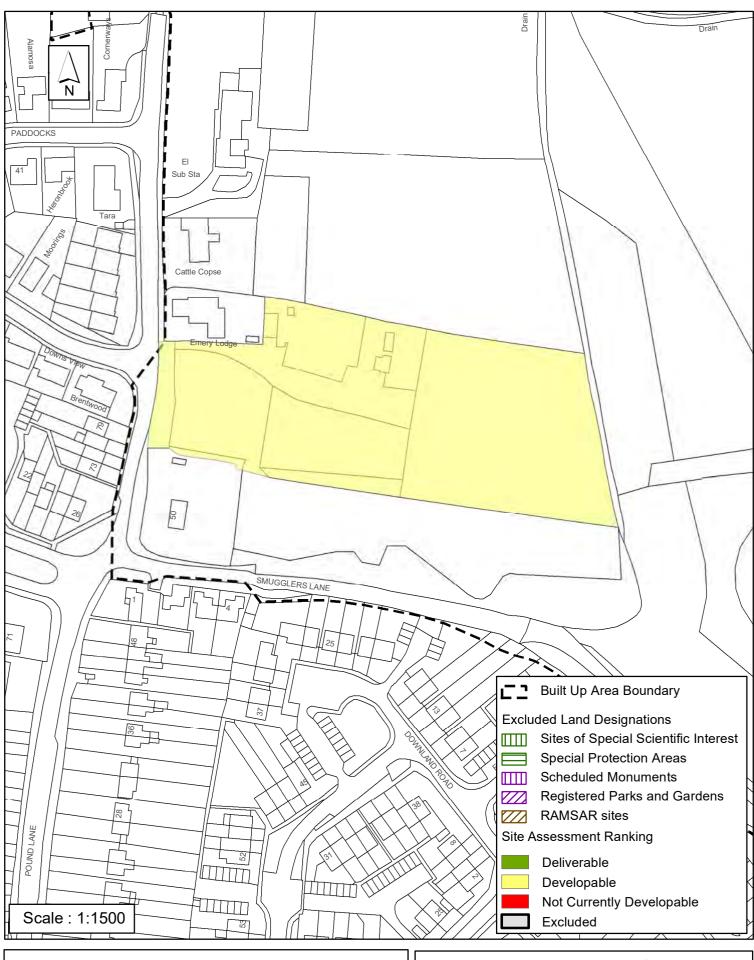
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Date: Revision:

Horsham District Council

Parish	Upper Beedin	g		
SHLAA Reference SA483	Site Name Land	East of Pound I	_ane	
Years 1-5 Deliverable Years 6-10 Developable ✓	Site Address Po	ound Lane, Upper	Beeding	
Years 11+ Not Currently Developable	Site Area (ha) Greenfield/PDL Site Total	1.12 Both 25	Suitable Available Achievable	✓✓
Justification				
The landowner has expressed an in the countryside abutting the bu District Planning Framework 2015 adjoins the south western corner risk, the South Downs National Pallocated for development throughor via a made Neighbourhood Platand 26 of the HDPF.	ilt up area boundary 5 (HDPF). The curt of the site and the f ark lies to the south h the review of the I	of Upper Beedin ilage of the Grade ar eastern edge of east of the site, b Horsham District I	g as defined by e II listed Pound of the site is affe beyond a field. L Planning Frame	the Horsha House cted by floo Inless work (HDPF
The settlement hierarchy and cur upon suitability and achievability. allocations are being considered. dwellings referred to as Land Eas Upper Beeding Neighbourhood P little weight. Recognising that the developable in 6-10 years for 25 oboundary and proportionate high Neighbourhood Plan for this Paris (DC/18/2325) which has not as years.	The HDPF is hower It is noted that the st of Pound Lane in lan. At this pre-substitution SHELAA is a high I dwellings taking into level regard to the cash. There is now ar	ever under review site forms part of Policies 2 and 3 comission stage, the evel assessment account its proxiconstraints and the application in for	and additional s the site allocation of the Draft Pre-S Neighbourhood the site is assesed mity to the built e active prepara	ite on for 70 Submission d Plan holds ssed as up area ttion of a
Excluded Site Exclusio	n Reason			
Lapsed PP Date				

SA483: Land East of Pound Lane, Upper Beeding



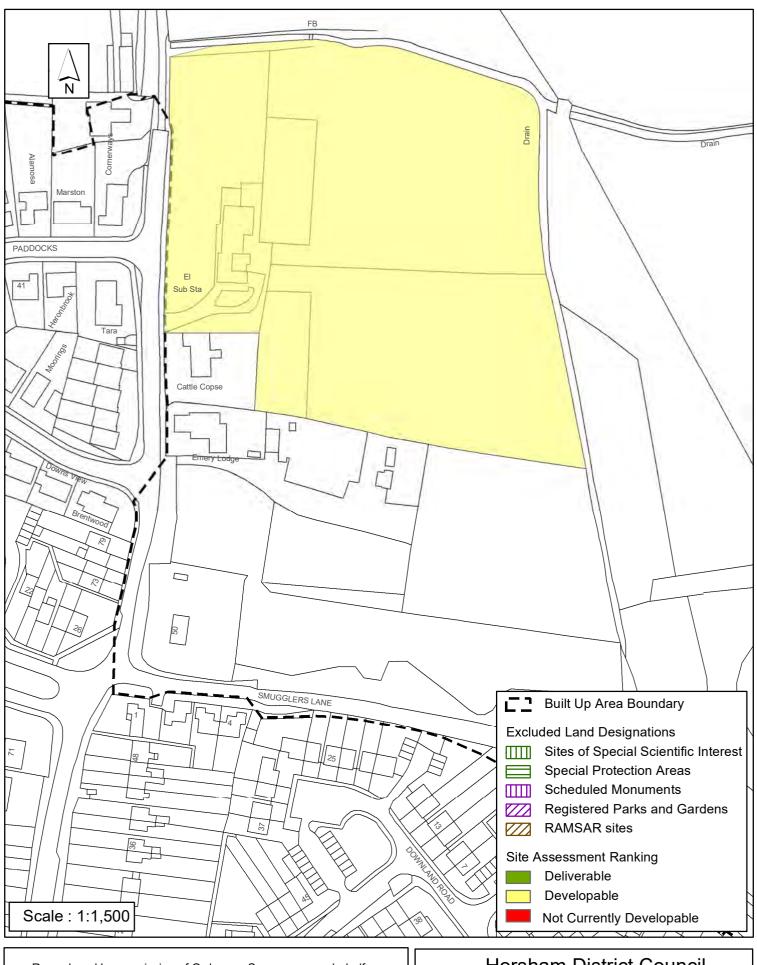
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Date: Revision:

Horsham District Council

Parish (Jpper Beedin	g		
SHLAA Reference SA488 S	ite Name Land	at Little Paddoc	ks Pound Lan	е
Years 1-5 Deliverable ☐ Years 6-10 Developable ✓		ttle Paddocks, Po est Sussex	und Lane, Uppe	er Beeding,
Years 11+	Site Area (ha) Greenfield/PDL Site Total	3.22 Greenfield 20	Suitable Available Achievable	□✓□
Justification				
The landowner has expressed and the countryside abutting the build District Planning Framework 2015 by flood risk (Flood Zones 2 and 3 South Downs National Park which Wyckham Wood Local Wildlife Sit House located to the south. Unles District Planning Framework (HDF development would be contrary to The settlement hierarchy and currupon suitability and achievability. Allocations are being considered. It weight. Recognising that the Sidevelopable in 6-10 years for 20 doundary and proportionate high leaffects the northern and eastern per Plan for this Parish. There is now has not as yet been determined.	t up area boundary (HDPF). The nort (HDPF). The nort). In close proximit lies to the south easy which lie to the sallocated for deverger) or via a made Nolicies 1 to 4 and ent planned development planned that the sof Pound Lane in an. At this pre-subscied that the wellings taking into evel regard to the carts of the site and	y of Upper Beedin hern and eastern y to the site, althous ast, the River Adunorth west and the elopment through leighbourhood Place of the HDPF. The property of the evel assessment, account its proxiconstraints, particular the active preparent of the stern of the evel assessment, account its proxiconstraints, particular the active preparent of the active preparent of the stern of the external transfer of the stern of the stern of the external transfer of the stern of the external transfer of the stern of the eastern of the external transfer	g as defined by parts of the site bugh not adjoining, Water Meador e Grade II listed the review of the an, it is conside set out in the HI and additional set he site allocation of the Draft Prese Neighbourhood, the site is assemity to the built ularly the flood reation of a Neigh	the Horsha e are affecte ng, are the lows and d Pound ne Horsham red DPF impact site on for 70 Submission d Plan holds essed as up area risk which
Excluded Site Exclusion	Reason			
Lapsed PP Date				

SA488: Little Paddocks, Upper Beeding



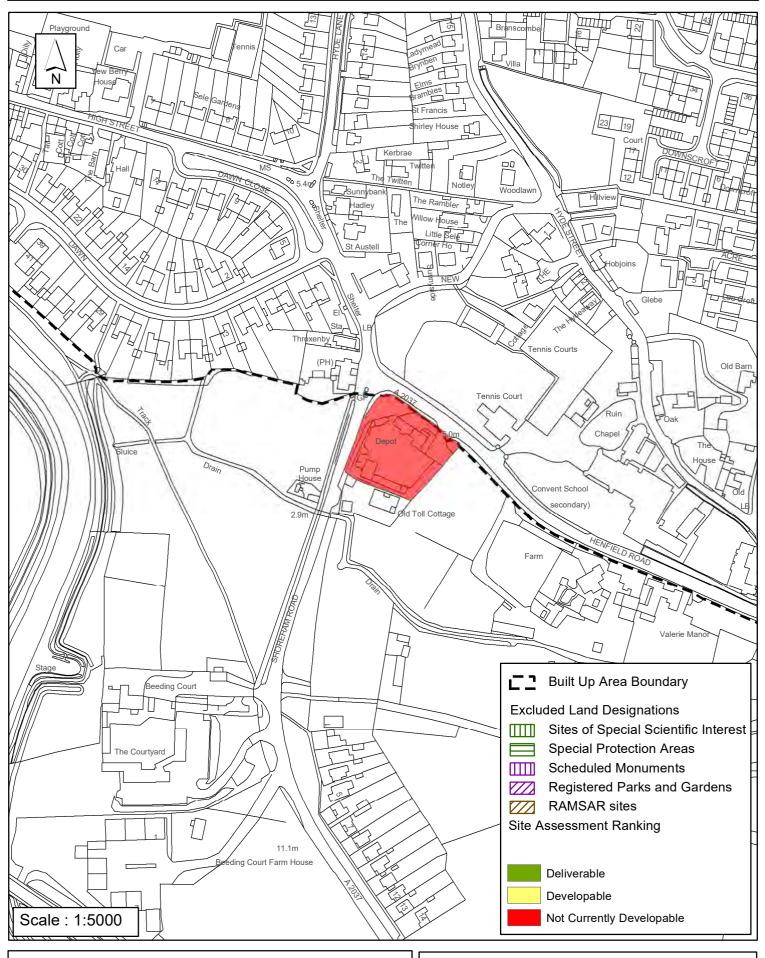
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Horsham District Council

	Upper Beedin	9		
HLAA Reference SA155	Site Name Greer	nfield Plant Ltd	Depot	
ears 1-5 Deliverable ears 6-10 Developable	Site Address He	enfield Road Upp	er Beeding	
ears 11+ □ ot Currently Developable ✓	Site Area (ha) Greenfield/PDL Site Total	0.3 PDL 0	Suitable Available Achievable	
ıstification				
evelop from the landowner. The bundary of Upper Beeding and a scommodates an office and vehicle recommendates an office and vehicle rouck out the site. The site now for aft pre-submission Upper Beed remercial operations. At this proper Beeding and adjacent to the is in Flood Zone 2 of the river remercial operations can be subvelopable.	also the South Down icle parking for up to Council in the draft sorms a proposed hoing Neighbourhood re-submission stage ent site in the count he South Downs Nata Adur. Until there is	ns National Park. o 15 lorries (HG\ ite allocations do busing allocation Plan (2018) subje, the Neighbourh ryside outside the tional Park. The s evidence to der	It is in commer /'s). The site was comment but the locument but the locument 10 dwect to the relocation of Plan holds a built up area be south western comonstrate the ex	cial use and a proposed inspector vellings in the tion of the little weight. Dundary of orner of the isting
xcluded Site 🗀 Exclusion	n Reason			

SA -155: Greenfields, Upper Beeding



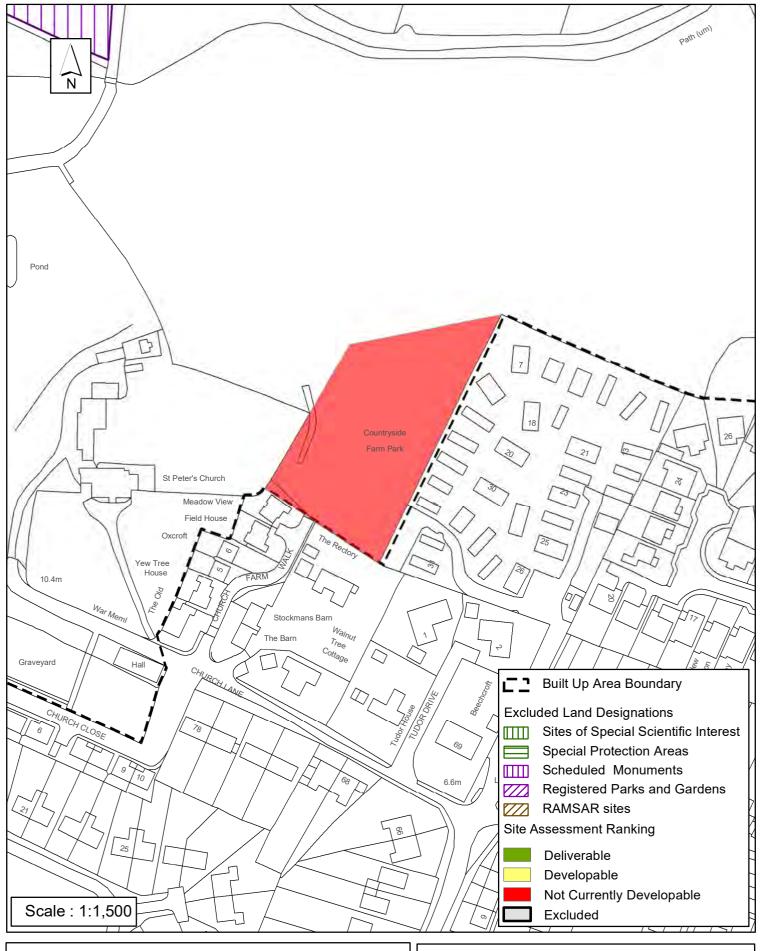
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Horsham District Council

Parish	Upper Beeding			
SHLAA Reference SA629	Site Name Land no	rth of Church	Farm Walk	
Years 1-5 Deliverable Years 6-10 Developable	Site Address Land	north of Churc	h Farm Walk, U	Ipper Beedin
Years 11+ Not Currently Developable		45 reenfield	Suitable Available Achievable	✓
Justification				
A developer on behalf of the lat 'available'. The site is in the cowhich is classified as a Small T Framework 2015 (HDPF) with a Archaeological Notification Area contrary to Policies 1-4 and 26 assessed as 'Not Currently Developed the company of	ountryside adjacent to the own/Larger Village in Po a good range of services a and Local Wildlife Site with some conflict to Pol	e built up area b blicy 3 of the Ho and facilities. It is considere	oundary of Upp rsham District F The site is locat d development	er Beeding, Planning ed within would be
Excluded Site Exclus	ion Reason			
Lapsed PP Date				

SA - 629: Land north of Church Farm Walk, Upper Beeding



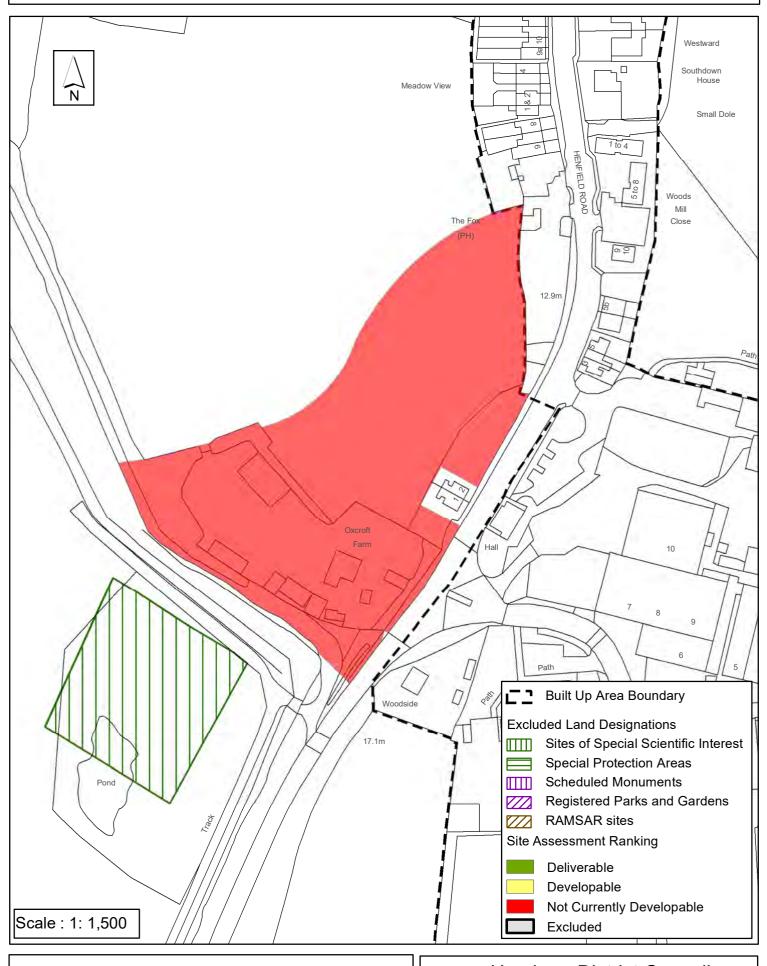
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Years 6-10 Developable Years 11+ Not Currently Developable Greenfield/PDL Both Site Total O Achievable Justification The landowner has expressed an interest to develop the site meaning it is 'available'. The site lie in the countryside adjoining the western built up area boundary of Small Dole which is defined as smaller village in the Horsham District Planning Framework 2015 (HDPF), with limited services a acilities. 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 ises a waste and a mineral site. It is noted that the site forms a proposed site allocation for 20 twellings 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'.	Parish (Jpper Beedin	g		
Vears 11+ Site Area (ha) 1.34 Suitable Available Site Total 0 Achievable Dustification The landowner has expressed an interest to develop the site meaning it is 'available'. The site lie in the countryside adjoining the western built up area boundary of Small Dole which is defined as smaller village in the Horsham District Planning Framework 2015 (HDPF), with limited services acilities. 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 is a waste and a mineral site. It is noted that the site forms a proposed site allocation for 20 development of Pres-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'.	SHLAA Reference SA689 \$	Site Name Land	at Oxcroft Farm	า	
Not Currently Developable Site Area (ha) 1.34 Available Available Available Achievable		Site Address He	enfield Road, Sm	all Dole	
Justification The landowner has expressed an interest to develop the site meaning it is 'available'. The site lie in the countryside adjoining the western built up area boundary of Small Dole which is defined as smaller village in the Horsham District Planning Framework 2015 (HDPF), with limited services a facilities. It is on the A2037 which provides road access to the larger settlements of Henfield to thorth 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 ies 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'.	Years 11+	• •			
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	Excluded Site Exclusion	n Reason			

SA - 689: Land at Oxcroft Farm, Upper Beeding



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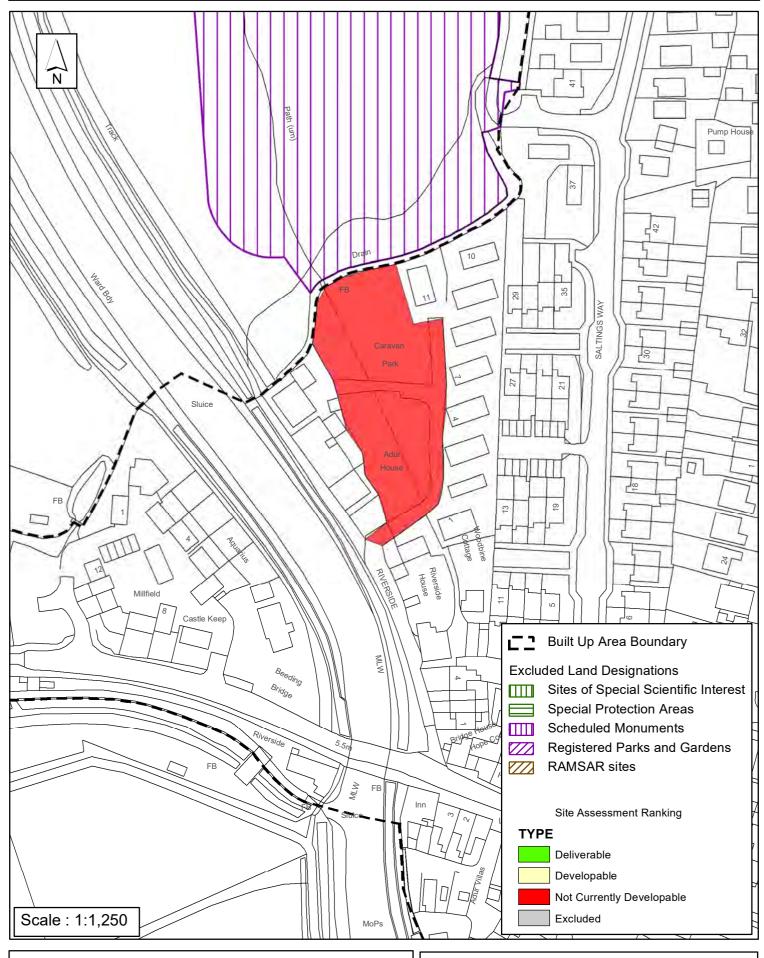
Horsham District Council

Parish (Jpper Beedin	g		
SHLAA Reference SA768 S	ite Name Rivers	side Caravan Pa	ark	
Years 1-5 Deliverable Years 6-10 Developable Years 11+ Not Currently Developable ✓	Site Address Ri Site Area (ha) Greenfield/PDL Site Total	verside Caravan I 0.22 PDL 0	Park, Upper Bee Suitable Available Achievable	eding
Justification				
The landowner has expressed an i currently accommodates holiday cabuilt up area boundary of Upper Be 3 of the Horsham District Planning facilities. The site lies partially with of Grade II Listed Buildings along the boundary adjoins a Scheduled Morwithin Flood Zone 2 and much lies to north. It is noted that the site for Policies 2 and 6 of the Draft Pre-Submission stage, the Neighbourhof a Flood Risk Assessment, to deconsidered a precautionary approasite is therefore assessed to be 'Noted that the site for the property of a Flood Risk Assessment, and the property of a Flood Risk Assessment is the considered a precautionary approasite is therefore assessed to be 'Noted Translation of the property of the proper	aravan homes just beeding which is de Framework 2015 in Upper Beeding the High Street to the High Street the	to the east of the fined as a Small T (HDPF), having a Conservation Are he south of the size eological Notifical 3. A public right the allocation for 9 Beeding Neighbour weight. Until the d risks can be appen in respect of pe	River Adur. It I fown/Larger Villagood range of sea which contain te. The site's notion Area. The cof way crosses sheltered dwelling rhood Plan. At the ere is evidence, propriately mitig	ies within the age in Policy services and as a number orthern entire site lies the site southings in this preint the form ated it is

□ Date

Lapsed PP

SA -768: Riverside Caravan Park, Upper Beeding



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