

Lower Beeding Parish

Lower Beeding Parish

The following sites have been considered as part of the June 2016 SHELAA Assessment for Lower 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 '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 Lower Beeding Parish is summarised as follows:

SHELAA Reference	Site Name	Site Address	Outcome of Assessment	Total Units
SA567	Land at Glayde Farm	Land at Glayde Farm / Land at Handcross Road	Yellow (6-10 Years Developable)	8
SA575	Land North of Sandygate Lane		Yellow (6-10 Years Developable)	10
SA584	Land South of Church Farm House		Yellow (11+ Years Developable)	6
SA090	Limekiln Copse	Winterpit Lane	Not Currently Developable	0
SA369	Land Adjoining Cisswood House	Sandygate Lane,	Not Currently Developable	0
SA532	The Wheatsheaf PH	Handcross Road, Plummers Plain,	Not Currently Developable	0

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

SHELAA Reference	Site Name	Site Address	Outcome of Assessment
SA150	Land at The Plough	Lower Beeding	COMPLETE
SA180	Leonardslee House	Lower Beeding	The potential yield falls below SHLAA threshold of 6 dwellings
SA227	South Lodge Hotel	Lower Beeding	The potential yield falls below SHLAA threshold of 6 dwellings. NO MAP
SA482	Tetherstone	Hammerpond	This site is considered for commercial use and is therefore excluded from the residential assessment

Parish	Lower Beeding
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SHLAA Reference	SA567	Site Name	Land at Glayde Farm, West of Church Lane
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Land at Glayde Farm, West of Church Lane, Lower Beeding		
Years 6-10 Developable	<input checked="" type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	2.687	Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input checked="" type="checkbox"/>
		Site Total	8	Achievable	<input type="checkbox"/>
				Viable	<input type="checkbox"/>

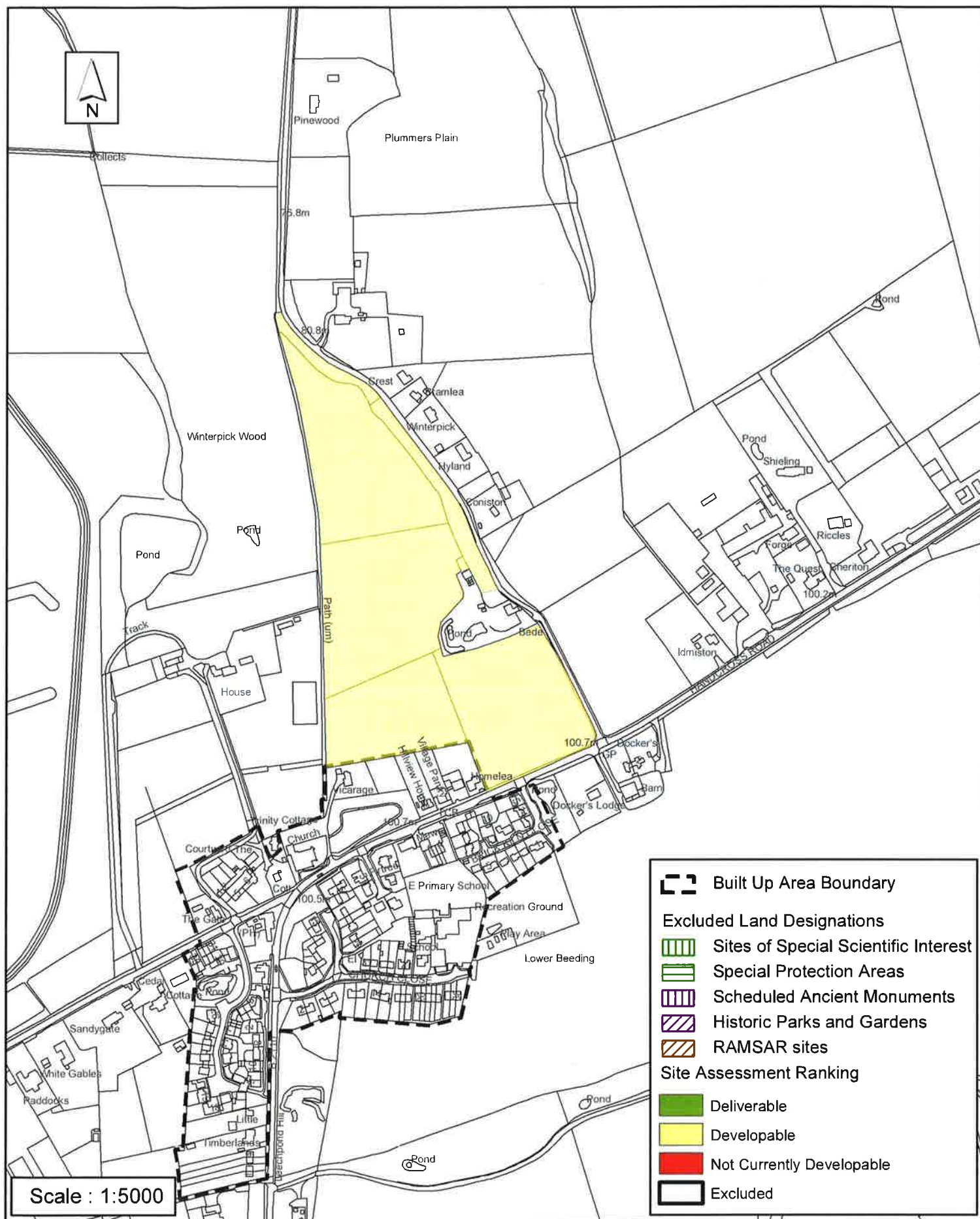
Justification

The site adjoins the settlement edge of Lower Beeding which is classified as a smaller village with limited services and facilities in the HDPF. The landowner has expressed an interest in developing the site, meaning the land is available. The site is well screened from the B2110 by a mature hedgerow and there are no significant physical constraints which would impede development coming forward. Access could be obtained via Handcross Road provided it was compatible with the existing junction into Brickiln Close. There may be potential for a small amount of linear development or small cul-de-sac to mirror that in the existing settlement subject to access considerations which would need to be agreed with WSCC as highways authority. It is recommended the site be considered as part of the emerging Lower Beeding NDP. A scheme of this size would likely be delivered in a single phase and the site is assessed as 6-10 years developable.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA - 567 : Land at Glayde Farm West of Church Lane, Lower Beeding



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Date: 29/10/2015

Revision: 09/06/2016

Horsham District Council

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

Chris Lyons : Director of Planning, Economic Development & Property

Parish	Lower Beeding
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SHLAA Reference	SA575	Site Name	Land North of Sandygate Lane
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Land North of Sandygate Lane, Lower Beeding		
Years 6-10 Developable	<input checked="" type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)		Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input checked="" type="checkbox"/>
		Site Total	10	Achievable	<input type="checkbox"/>
				Viable	<input type="checkbox"/>

Justification

The site adjoins the settlement edge of Lower Beeding which is classified as a smaller village with limited services and facilities in the HDPF. The site is well screened from the B2110 by a mature hedgerow and there appear to be no physical constraints which would impede the development coming forward. The site is however opposite an existing development of 35 dwellings (DC/09/0237) which cumulatively could have an impact on the landscape. An application for 23 dwellings with associated parking was submitted in 2015 but later withdrawn (DC/15/0923). A scheme of this size would likely be delivered in a single phase. The site is 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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Chris Lyons : Director of Planning, Economic Development & Property

Parish	Lower Beeding
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SHLAA Reference	SA584	Site Name	Land south of Church Farm House
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Land south of Church Farm House	
Years 6-10 Developable	<input type="checkbox"/>			
Years 11+	<input checked="" type="checkbox"/>	Site Area (ha)	0.5	Suitable <input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Greenfield	Available <input type="checkbox"/>
		Site Total	6	Achievable <input checked="" type="checkbox"/>
				Viable <input type="checkbox"/>

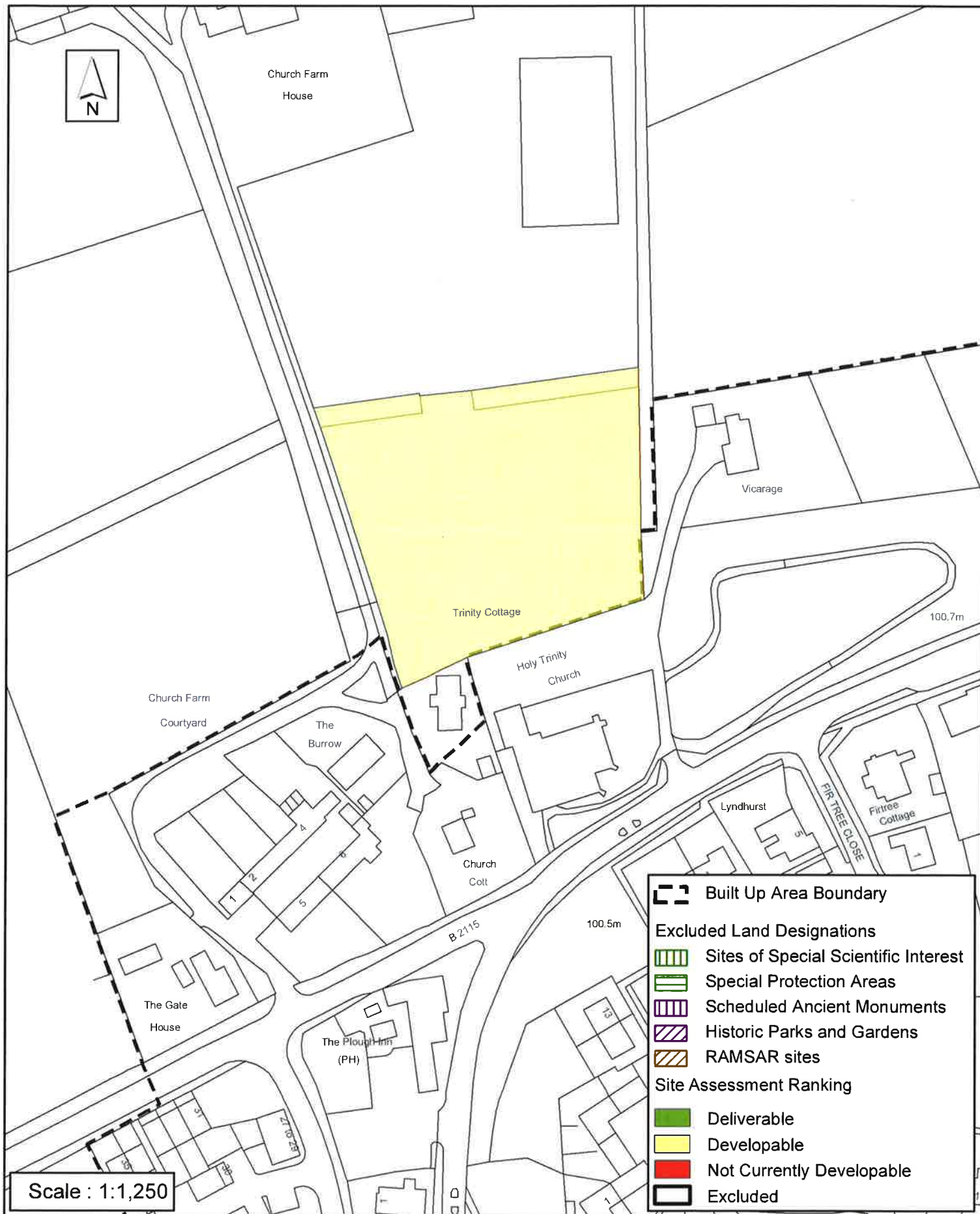
Justification

The landowner has expressed an interest in developing the site and an application for 6 units (DC/10/1534) was submitted but later withdrawn in 2010 indicating the sites availability. The site is flat with few development constraints and abuts the BUAB of Lower Beeding meaning the principle of development is acceptable. However any development would need to take account of the impact on Holy Trinity Church which is a listed Building. In addition, in order to be in compliance with the development plan, the site would need to be allocated, therefore it is recommended the site is considered through the emerging Lower Beeding Neighbourhood Development Plan.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA-584 : Land south of Church Farm House, Lower Beeding



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Date: 14/04/2016

Revision:

Horsham District Council

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West Sussex RH12 1RL.

Chris Lyons : Director of Planning, Economic Development & Property

Parish	Lower Beeding
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SHLAA Reference	SA090	Site Name	Limekiln Copse
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Winterpit Lane, Lower Beeding	
Years 6-10 Developable	<input type="checkbox"/>			
Years 11+	<input type="checkbox"/>	Site Area (ha)	2.9	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"/>

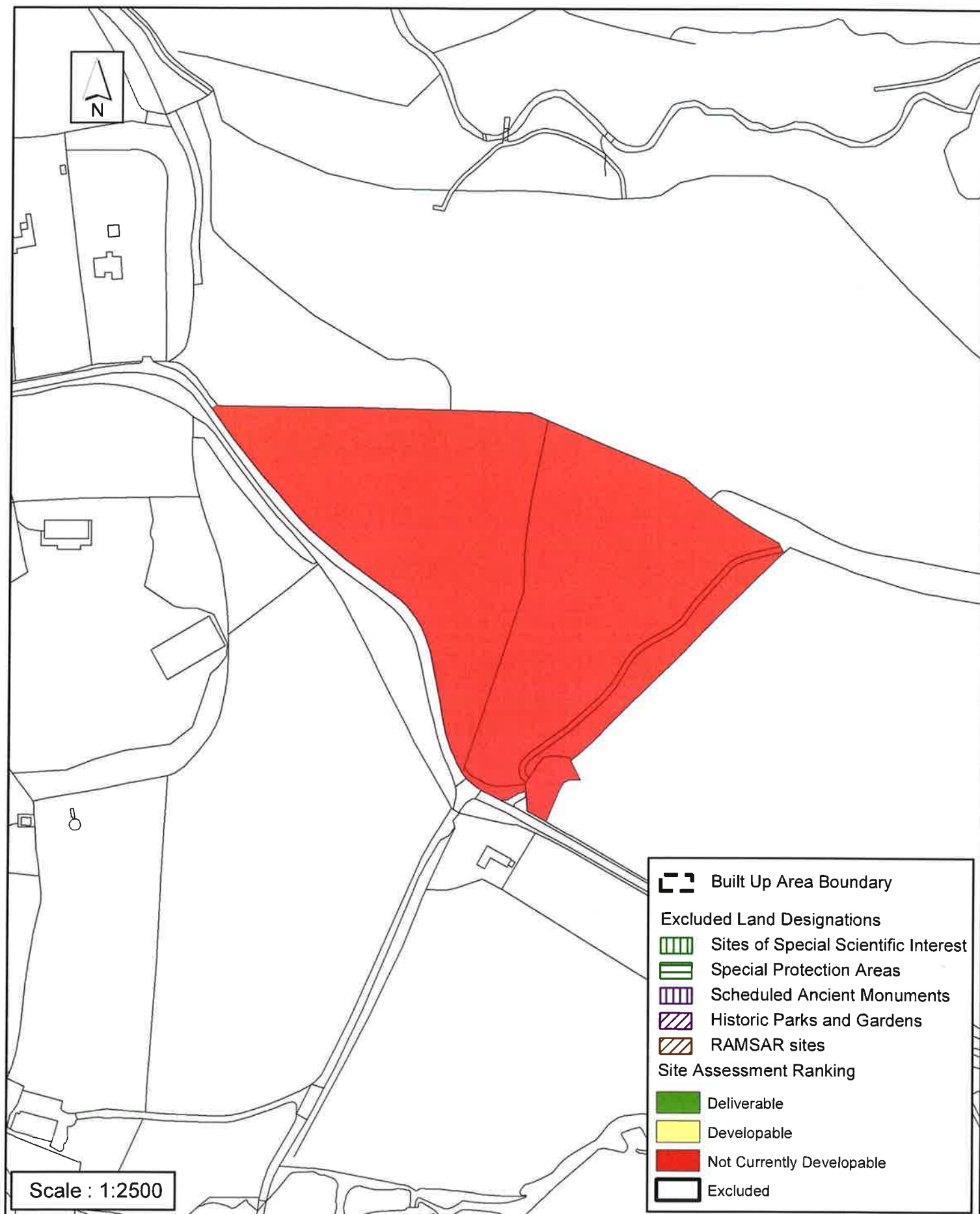
Justification

The site is located in an isolated rural location and unrelated to the Built Up Area and is therefore defined 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 - 090 : Limehill Copse, Lower Beeding



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Date: 31/07/2014

Revision: 29/10/2015

Horsham District Council

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

Chris Lyons : Director of Planning, Economic Development & Property

Parish	Lower Beeding
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SHLAA Reference	SA369	Site Name	Land Adjoining Cisswood House
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Sandygate Lane, Lower Beeding		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	2.5	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"/>
				Viable	<input type="checkbox"/>

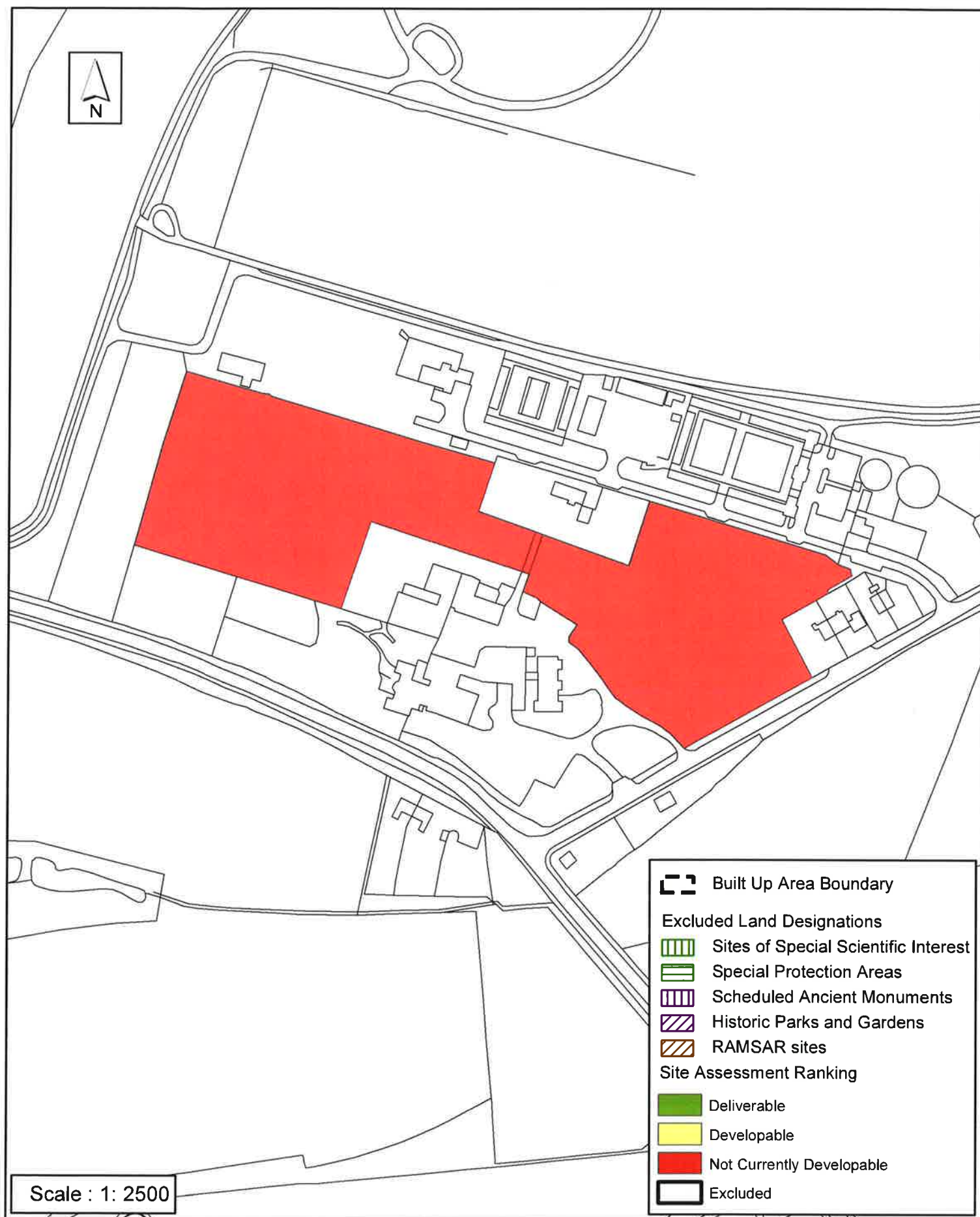
Justification

The site is not suitable for development. It is isolated in the countryside and despite it's close proximity to Cisswood House, is in an unsustainable location remote from services and facilities. Development of the site would be constrained by the potential for visual intrusion into the open countryside and neighbouring country house. 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 - 369: Land adj Cisswood House, Sandygate Lane, Lower Beeding



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Date: 26/11/2013

Revision: 06/06/2016

Horsham District Council

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West Sussex RH12 1RL.

Chris Lyons : Director of Planning, Economic Development & Property

Parish	Lower Beeding
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SHLAA Reference	SA532	Site Name	The Wheatsheaf
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Land at The Wheatsheaf PH, Handcross Road, Plummers Plain	
Years 6-10 Developable	<input type="checkbox"/>			
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.42	Suitable <input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL		Available <input type="checkbox"/>
		Site Total	0	Achievable <input type="checkbox"/>
				Viable <input type="checkbox"/>

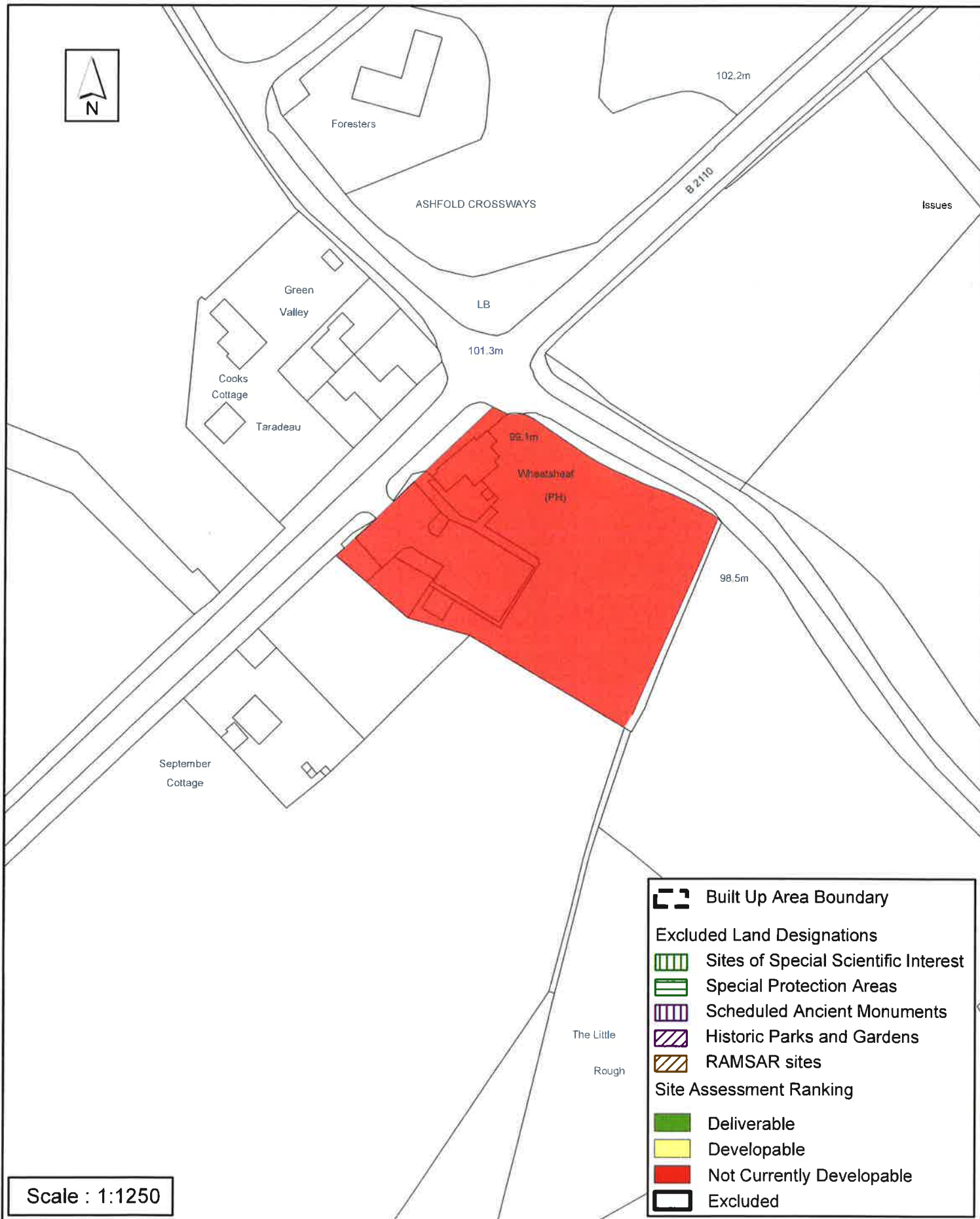
Justification

The site is in an isolated rural location, unrelated to a settlement edge and within the High Weald AONB. As such is considered not suitable for development at the present time.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA - 532 : The Wheatsheaf, Lower Beeding



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Date: 25/10/2015

Revision: 09/12/2015

Horsham District Council

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West Sussex RH12 1RL.

Chris Lyons : Director of Planning, Economic Development & Property

Parish	Lower Beeding
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SHLAA Reference	SA150	Site Name	Land at The Plough
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Lower Beeding		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	1	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"/>

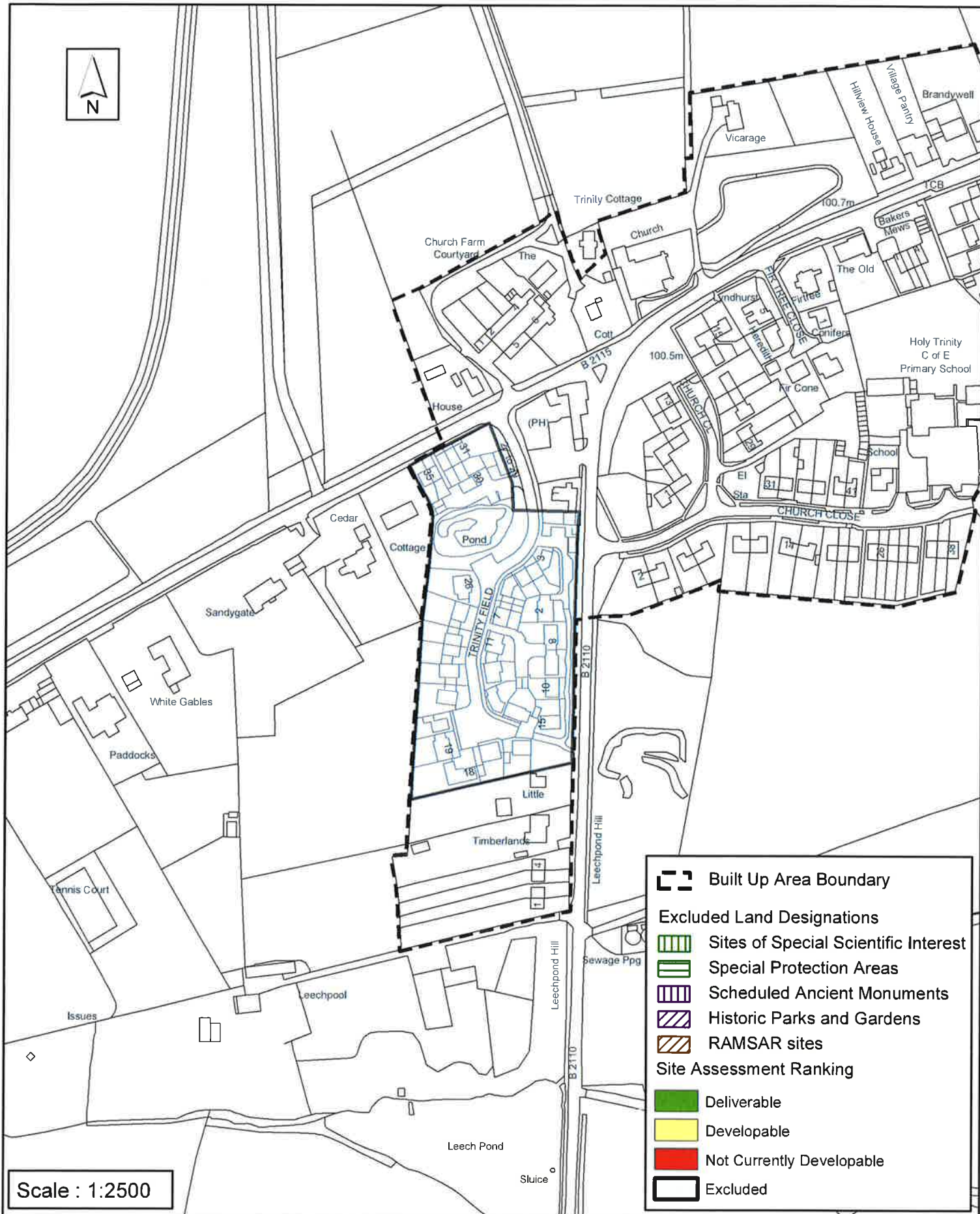
Justification

The site was identified in the Site Specific Allocations document SSA (2007) for 35 dwellings Policy AL 8. Development has now been permitted for 39 dwellings DC/09/0237 and DC/09/0239. Development is now underway.

Excluded Site	<input checked="" type="checkbox"/>	Exclusion Reason	COMPLETE
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Lapsed PP	<input type="checkbox"/>	Date
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SA - 150 : Land at The Plough, Lower Beeding



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Date: 13/06/2012

Revision: 12/10/2015

Horsham District Council

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West Sussex RH12 1RL.

Chris Lyons : Director of Planning, Economic Development & Property

Parish	Lower Beeding
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SHLAA Reference	SA180	Site Name	Leonardslee House
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Leonardslee House		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.2	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

The site is located in an isolated rural location and unrelated to the Built Up Area and is therefore defined as not currently developable.

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 - 180 : Leonardslee House, Lower Beeding



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Date: 12/10/2015

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Horsham District Council

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West Sussex RH12 1RL.

Chris Lyons : Director of Planning, Economic Development & Property

Parish	Lower Beeding
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SHLAA Reference	SA227	Site Name	South Lodge Hotel
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	South Lodge Hotel		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.2	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	The potential yield of the site falls below the required SHELAA threshold of 6 dwellings
Lapsed PP	<input type="checkbox"/>	Date	

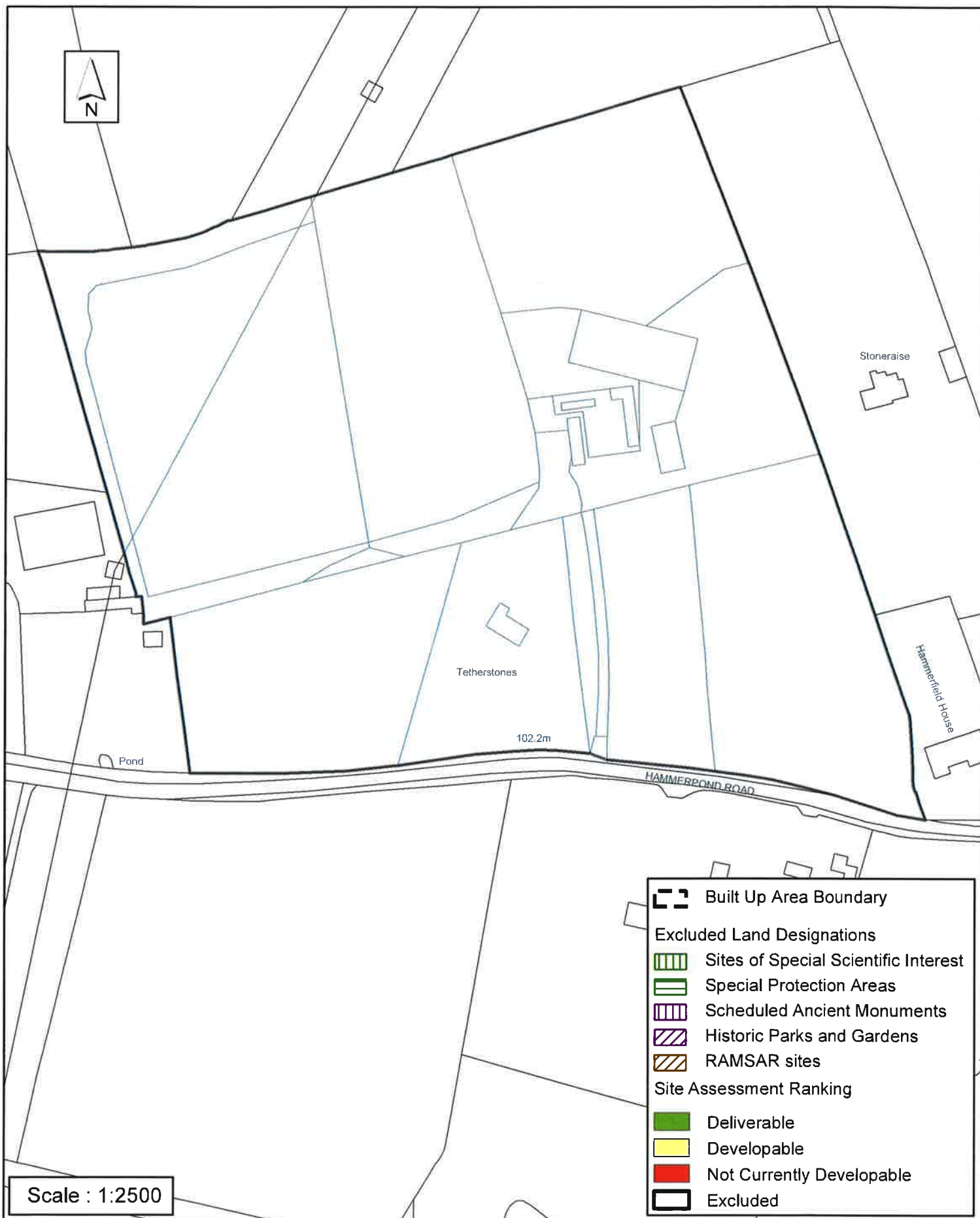
Parish	Lower Beeding
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SHLAA Reference	SA482	Site Name	Tetherstone
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Hammerpond Road, Plummers Plain		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	5.98	Suitable	<input type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/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	This site is considered for commercial use and is therefore excluded from the residential assessment
Lapsed PP	<input type="checkbox"/>	Date	

SA-482 - Tetherstone, Hammerpond Road, Forest, Lower Beeding



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Horsham District Council

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Chris Lyons : Director of Planning, Economic Development & Property