

Steypning Parish

Steyping Parish

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

SHELAA Reference	Site Name	Site Address	Outcome of Assessment	Total Units
SA608	Land at Kings Barn Farm	Kings Barn Farm Steyping	Not currently developable	0

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

SHELAA Reference	Site Name	Site Address	Outcome of Assessment
SA046	Land at Horsham Road,	Steyping	Site is within the South Downs National Park.
SA237	Watersmead	Watersmead	Site is within the South Downs National Park. NO MAP
SA244	K Johnston Ltd.	K Johnston Ltd. Tanyard Lane	The potential yield of the site falls below the required SHELAA threshold of 6 dwellings
SA264	Clovelly	Clovelly, College Hill	The potential yield of the site falls below the required SHELAA threshold of 6 dwellings
SA276	119 High Street	Steyping	The potential yield of the site falls below the required SHELAA threshold of 6 dwellings
SA288	99 High Street		The potential yield of the site falls below the required SHELAA threshold of 6 dwellings
SA474	Britons Croft Charlton Street	Charlton Street Steyping	COMPLETE
SA573	Sweetlands	Sweetlands, Newham Lane,	The site is within South Downs National Park
SA592	The Old Tannery	Tanyard Lane Steyping	COMPLETE

Parish**Steyping**

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

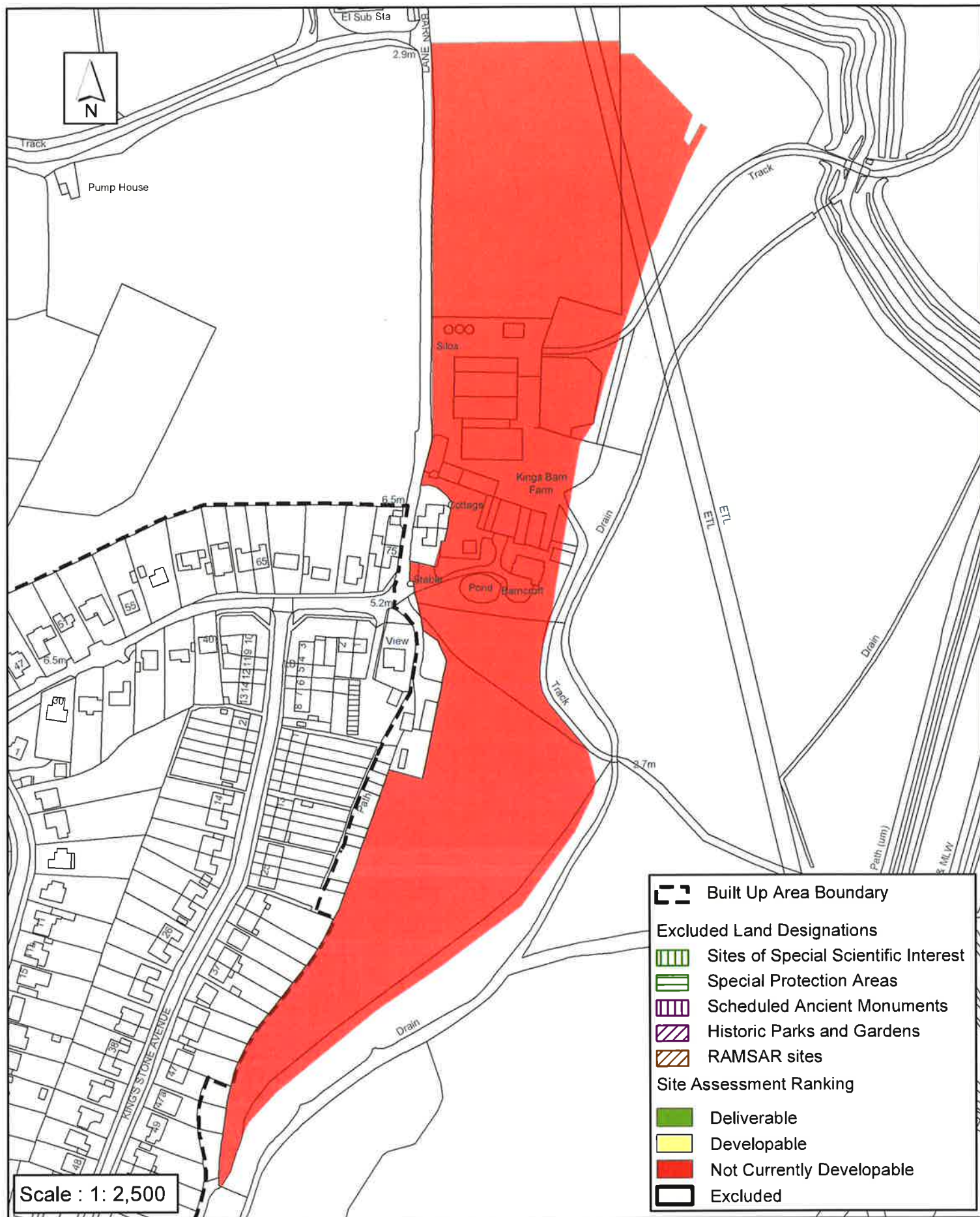
Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Steyping, West Sussex		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	4.5	Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL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

Justification

The landowner has expressed an interest in developing the site, meaning the land is available. However the site lies beyond the BUAB of Steyping and as such would conflict with Policy 4 of the HDPF unless allocated. Access to the site would also involve building on the SNCI. The site is very rural in nature and includes a listed building, development may also impact the setting of the village. Land from the farm to the north of the site does also not relate well to the existing settlement. On this basis the site is considered 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 (2016).
Ordnance Survey Licence.100023865

Date: 20/04/2016

Revision:

Horsham District Council

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

Chris Lyons : Director of Planning, Economic Development & Property

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

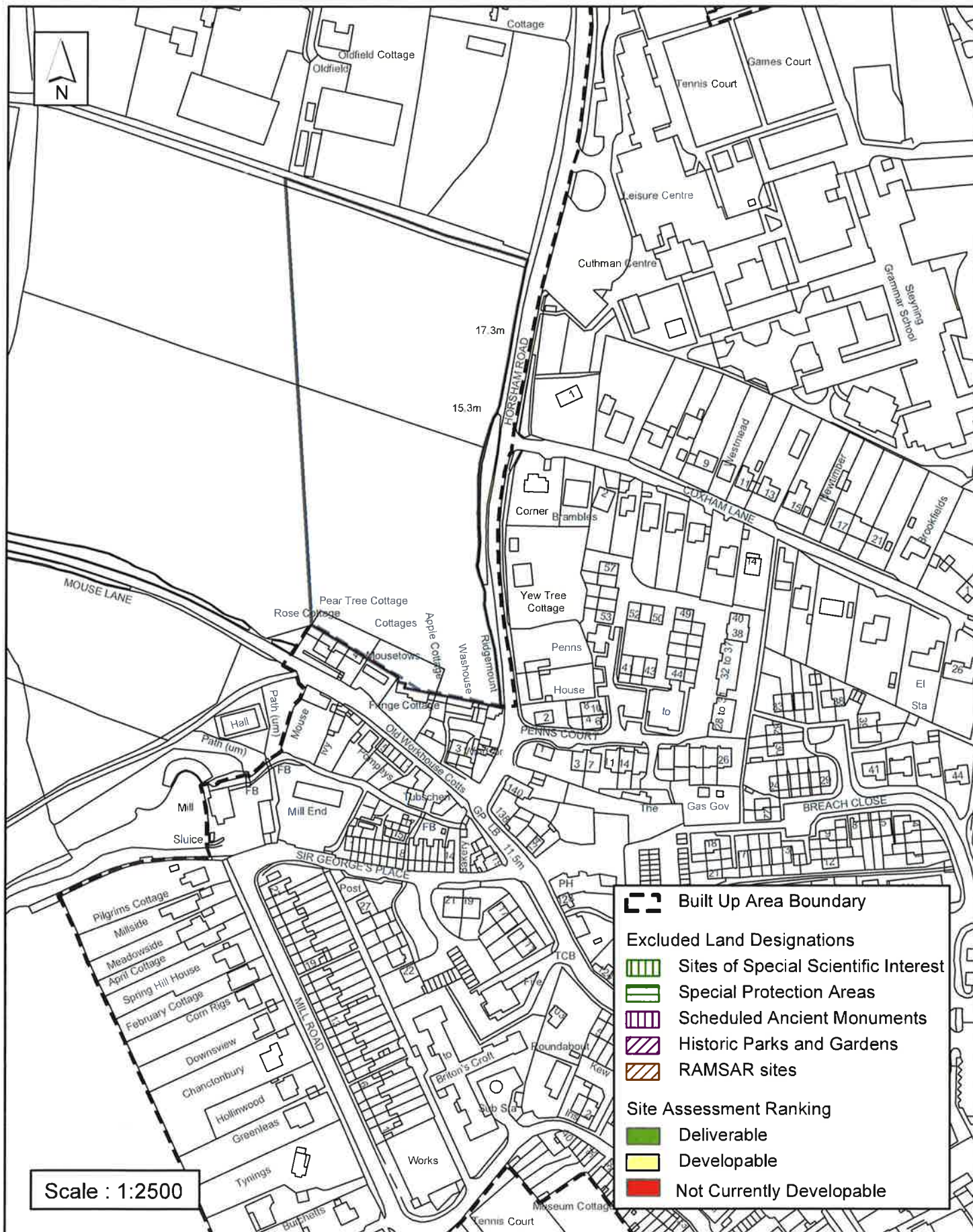
SHLAA Reference	SA046	Site Name	Land at Horsham Road, Steyning
------------------------	-------	------------------	--------------------------------

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address			
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 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	Site is within the South Downs National Park.
----------------------	-------------------------------------	-------------------------	---

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

SA - 046 : Land at Horsham Road, Steyning



Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2013).
Ordnance Survey Licence.100023865

Horsham District Council

Park North, North Street, Horsham,
West Sussex. RH12 1RL
Head of Strategic & Community Planning, Jill Scarfield

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

SHLAA Reference	SA237	Site Name	Watersmead
------------------------	--------------	------------------	-------------------

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Watersmead		
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	No map available, site is excluded from the residential assessment
Lapsed PP	<input type="checkbox"/>	Date	

Parish**Steyping**

SHLAA Reference SA244 **Site Name** K Johnston Ltd.

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address K Johnston Ltd. Tanyard Lane	
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 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	

SA - 244: K Johnson Ltd, Tanyard Lane, Steyning



Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2013).
Ordnance Survey Licence.100023865

Horsham District Council

Park North, North Street, Horsham,
West Sussex. RH12 1RL
Head of Strategic & Community Planning, Jill Scarfield

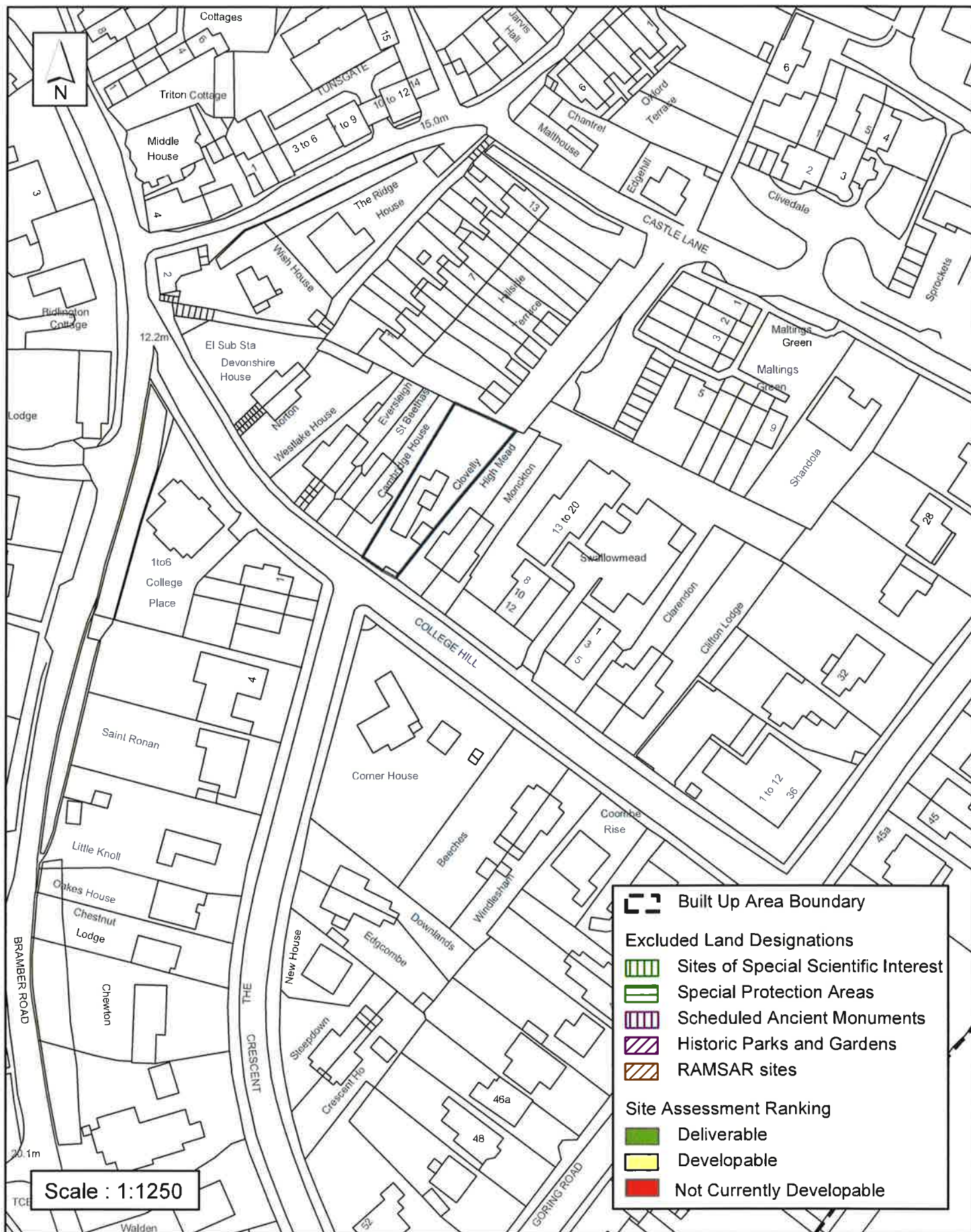
Parish**Steypning**

SHLAA Reference SA264 **Site Name** Clovelly

Years 1-5 Deliverable☐**Site Address** Clovelly, College Hill**Years 6-10 Developable**☐**Years 11+**☐**Site Area (ha)** 0.2**Suitable**☐**Not Currently Developable**☐**Greenfield/PDL** PDL**Available**☐**Site Total** 0**Achievable**☐**Viable**☐**Justification**

Excluded Site☒**Exclusion Reason**The potential yield of the site falls below the required
SHELAA threshold of 6 dwellings**Lapsed PP**☐**Date**

SA - 264: Clovelly, College Hill, Steyning



Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2013).
Ordnance Survey Licence.100023865

Horsham District Council

Park North, North Street, Horsham,
West Sussex. RH12 1RL
Head of Strategic & Community Planning, Jill Scarfield

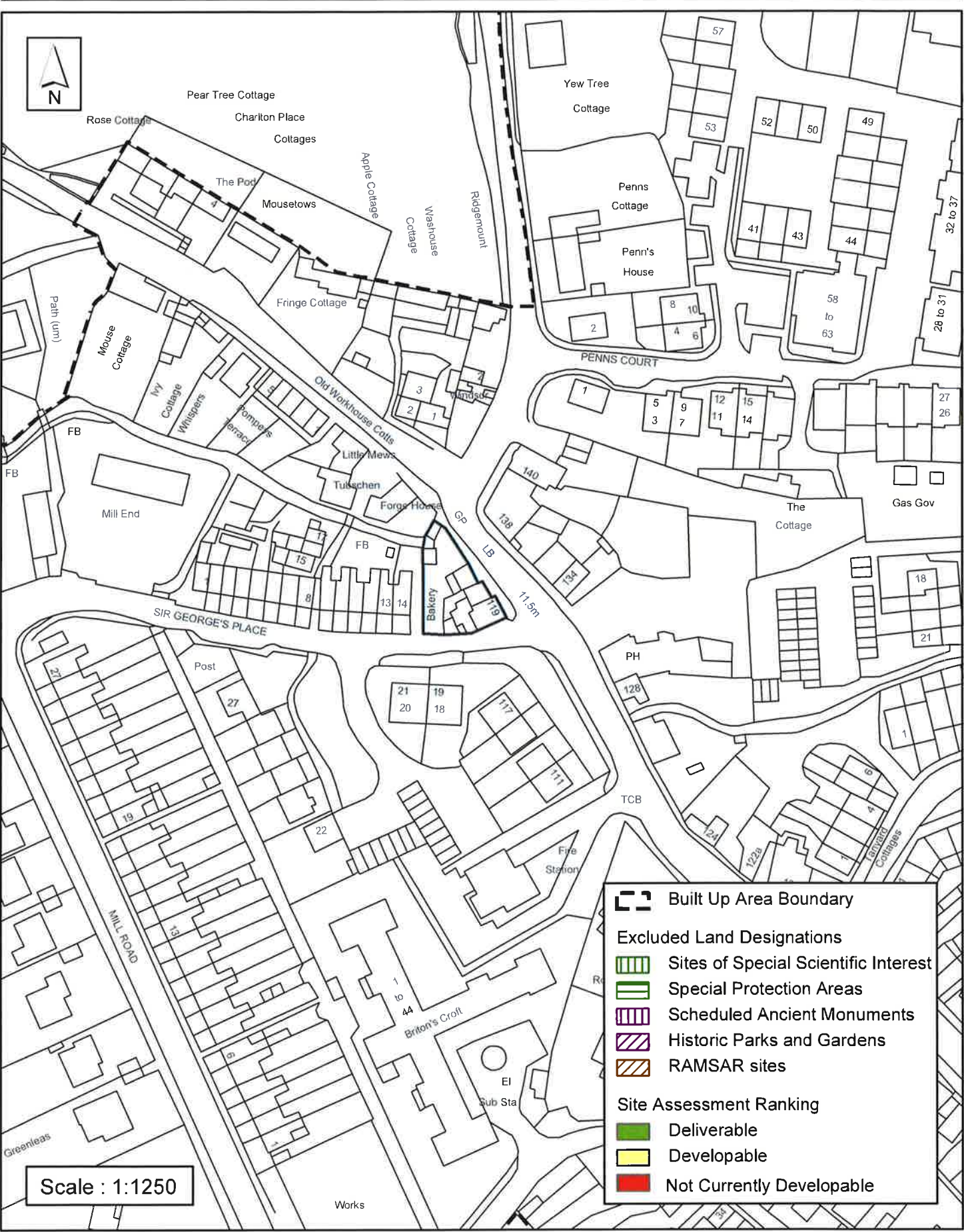
Parish	Steypning
---------------	------------------

SHLAA Reference	SA276	Site Name	119 High Street
------------------------	-------	------------------	-----------------

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Steypning		
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	

SA - 276: 119 High Street, Steyning



Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2013). Ordnance Survey Licence.100023865

Horsham District Council
Park North, North Street, Horsham,
West Sussex. RH12 1RL
Head of Strategic & Community Planning, Jill Scarfield

Parish	Steypning
---------------	------------------

SHLAA Reference	SA288	Site Name	99 High Street
------------------------	-------	------------------	----------------

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address		
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	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	

SA - 288: 99 High Street, Steyning



Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2013).
Ordnance Survey Licence.100023865

Horsham District Council

Horsham District Council
Park North, North Street, Horsham,
West Sussex. RH12 1RL
Head of Strategic & Community Planning, Jill Scarfield

Parish	Steypning
---------------	------------------

SHLAA Reference	SA474	Site Name	Britons Croft Charlton Street
------------------------	--------------	------------------	--------------------------------------

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Charlton Street, Steypning		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.34	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	COMPLETE
----------------------	-------------------------------------	-------------------------	----------

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

Horsham District Council

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

Chris Lyons : Director of Planning, Economic Development & Property

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

SHLAA Reference	SA573	Site Name	Sweetlands
------------------------	--------------	------------------	-------------------

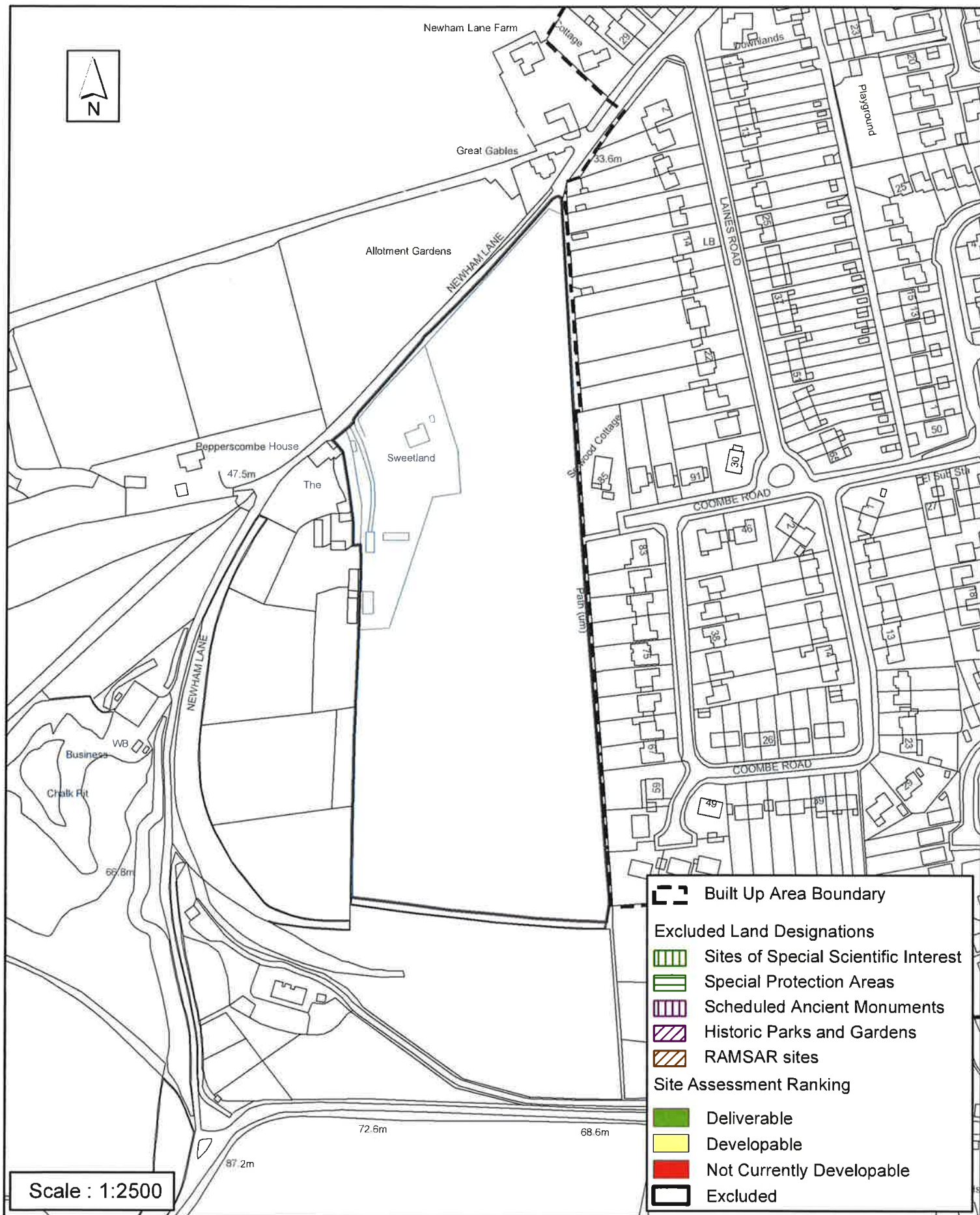
Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Sweetlands, Newham Lane, Steyning	
Years 6-10 Developable	<input type="checkbox"/>			
Years 11+	<input type="checkbox"/>	Site Area (ha)	3.9	Suitable <input type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	PDL	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 site is within SDNP
----------------------	-------------------------------------	-------------------------	-------------------------

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

SA - 573 : Sweetlands, Newham Lane, Steyning



Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2015).
Ordnance Survey Licence.100023865

Date: 04/11/2015

Revision:

Horsham District Council

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

Chris Lyons : Director of Planning, Economic Development & Property

Parish**Steypning**

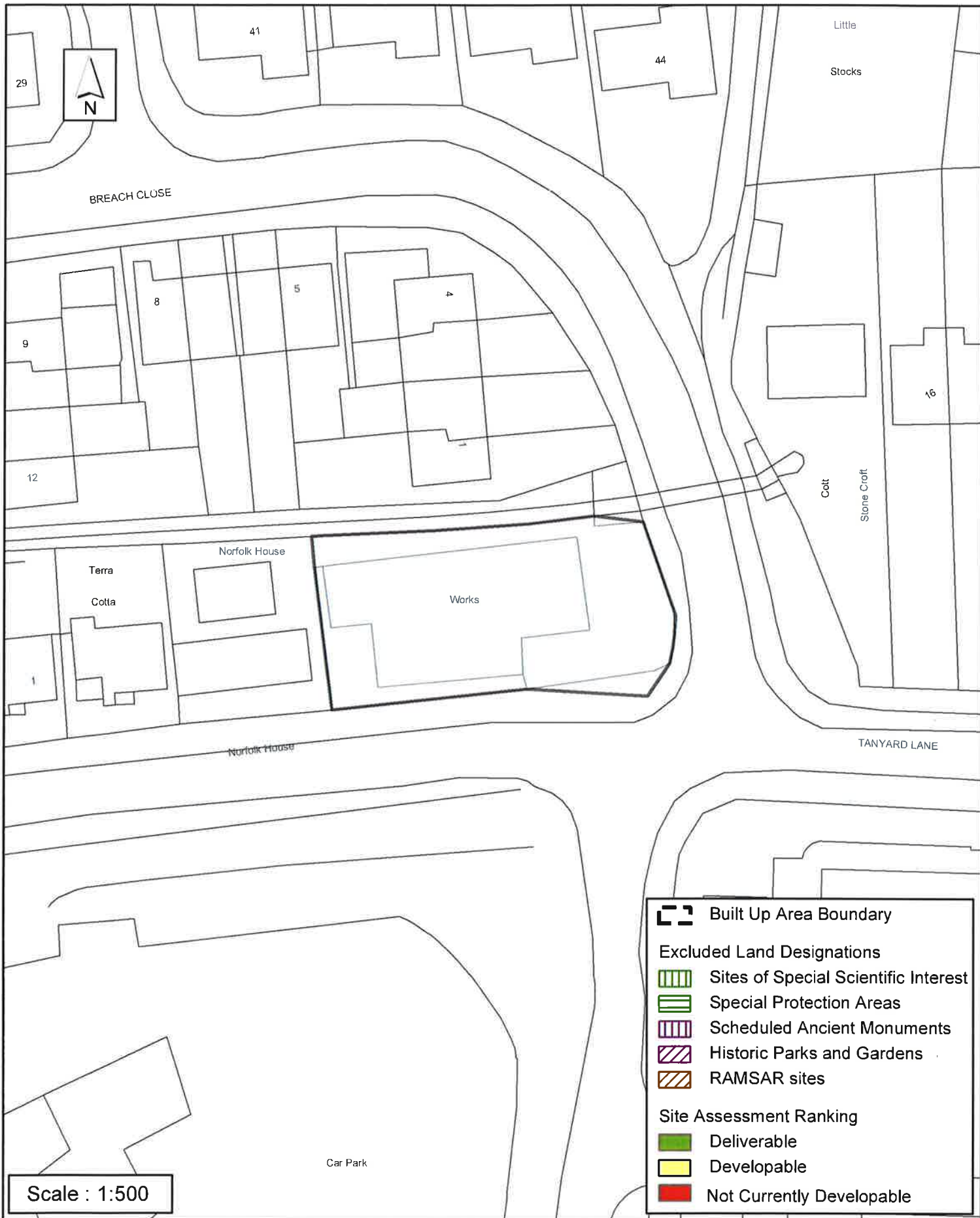
SHLAA Reference SA592 **Site Name** The Old Tannery

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	The Old Tannery, Tanyard Lane, Steypning	
Years 6-10 Developable	<input type="checkbox"/>			
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.06	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 ☒ **Exclusion Reason** COMPLETE**Lapsed PP** ☐ **Date**

SA592 : The Old Tannery Tanyard Lane Steyning



Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2015).
Ordnance Survey Licence.100023865

Date: 17/06/2015

Revision: 27/06/2016

Horsham District Council

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

Chris Lyons : Director of Planning, Economic Development & Property