

Lower Beeding Parish

Lower 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 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, Lower Beeding	Yellow (6-10 Years Developable)	8
SA575	Land North of Sandygate Lane	Land North of Sandygate Lane, West Sussex	Yellow (6-10 Years Developable)	20
SA584	Land south of Church Farm House	Church Farm House, Lower Beeding	Yellow (11+ Years Developable)	6
SA090	Limekiln Copse	Winterpit Lane, Lower Beeding	Not Currently Developable	0
SA369	Land Adjoining Cisswood House Hotel	Sandygate Lane, Lower Beeding	Not Currently Developable	0
SA532	The Wheatsheaf PH	Handcross Road, Plummers Plain	Not Currently Developable	0
SA657	Land at Cedar Cottage	Sandygate Lane, Lower Beeding	Not Currently Developable	0
SA663	Plot Between Foresters and Rowans	Handford Way Plummers Plain	Not Currently Developable	0
SA700	Land North of Brighton Road Monk's Gate	Brighton Road Monk's Gate	Not Currently Developable	0
SA729	Land at Sandygate	Sandygate Lane Lower Beeding	Not Currently Developable	0

This page is intentionally blank

Parish Lower Beeding

SHLAA Reference SA567 **Site Name** Land at Glayde Farm, West of Church Lane

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 type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input checked="" type="checkbox"/>
		Site Total	8	Achievable	<input type="checkbox"/>

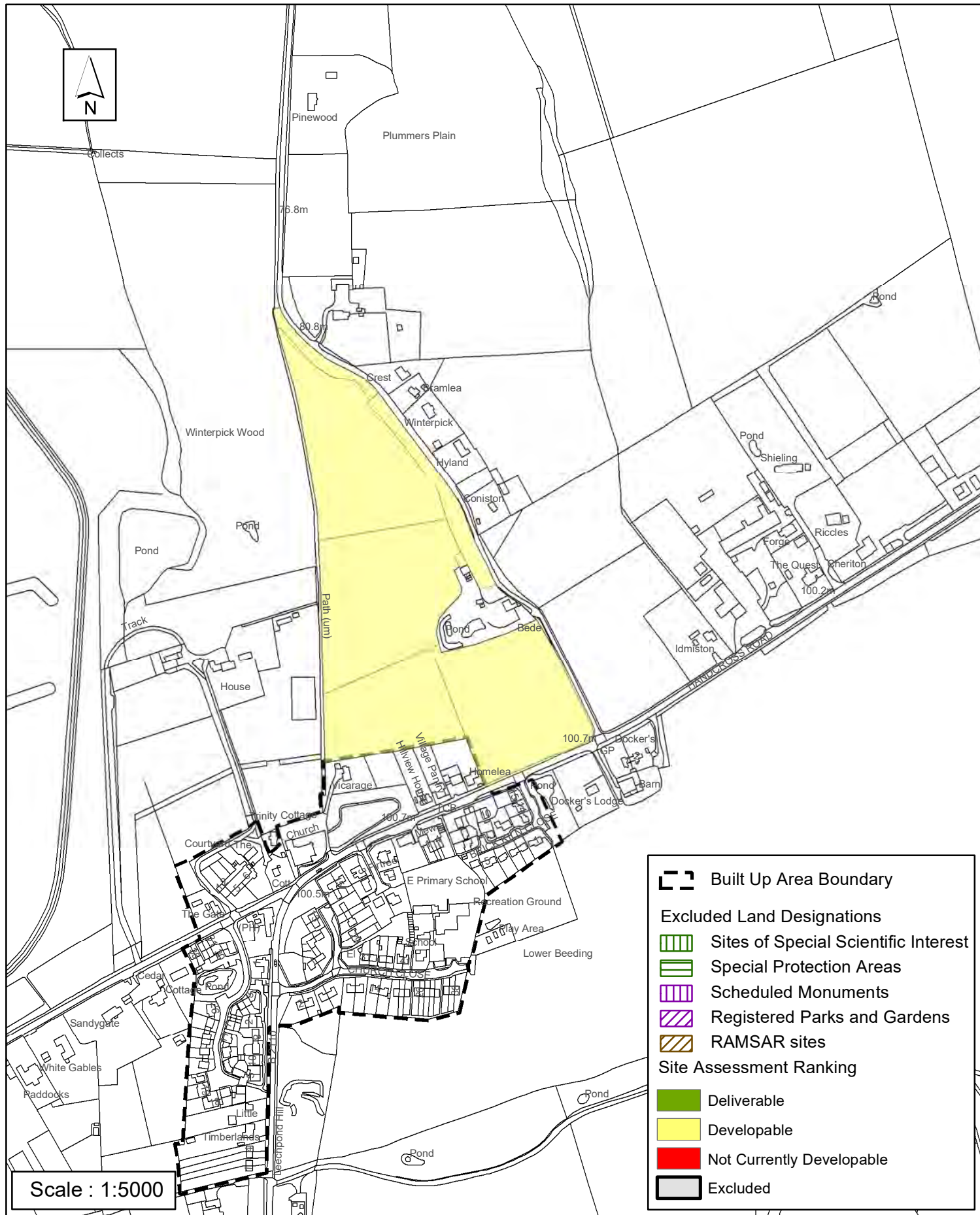
Justification

The landowner has expressed an interest to develop the site meaning it is 'available'. The site is located in the countryside adjoining the built up area boundary of Lower Beeding, which is a Smaller Village as defined by Policy 3 of the Horsham District Planning Framework 2015 (HDPF), having limited services facilities and social networks. 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.

The settlement hierarchy and current planned development approach set out in the HDPF therefore impacts upon suitability and achievability. The HDPF is however under review and additional site allocations will need to be considered through this process. In addition, Lower Beeding Parish is preparing a Neighbourhood Plan. There may be potential for a small amount of linear development or a 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. On this basis, recognising that the SHELAA is a high level assessment, the site is assessed as 6-10 years developable for 8 units taking into account its proximity to the built up area boundary. A scheme of this size would likely be delivered in a single phase.

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

SA - 567 : Land at Glayde Farm West of Church Lane, Lower Beeding



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 Lower Beeding

SHLAA Reference SA575 **Site Name** Land North of Sandygate Lane

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)	1.1	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"/>

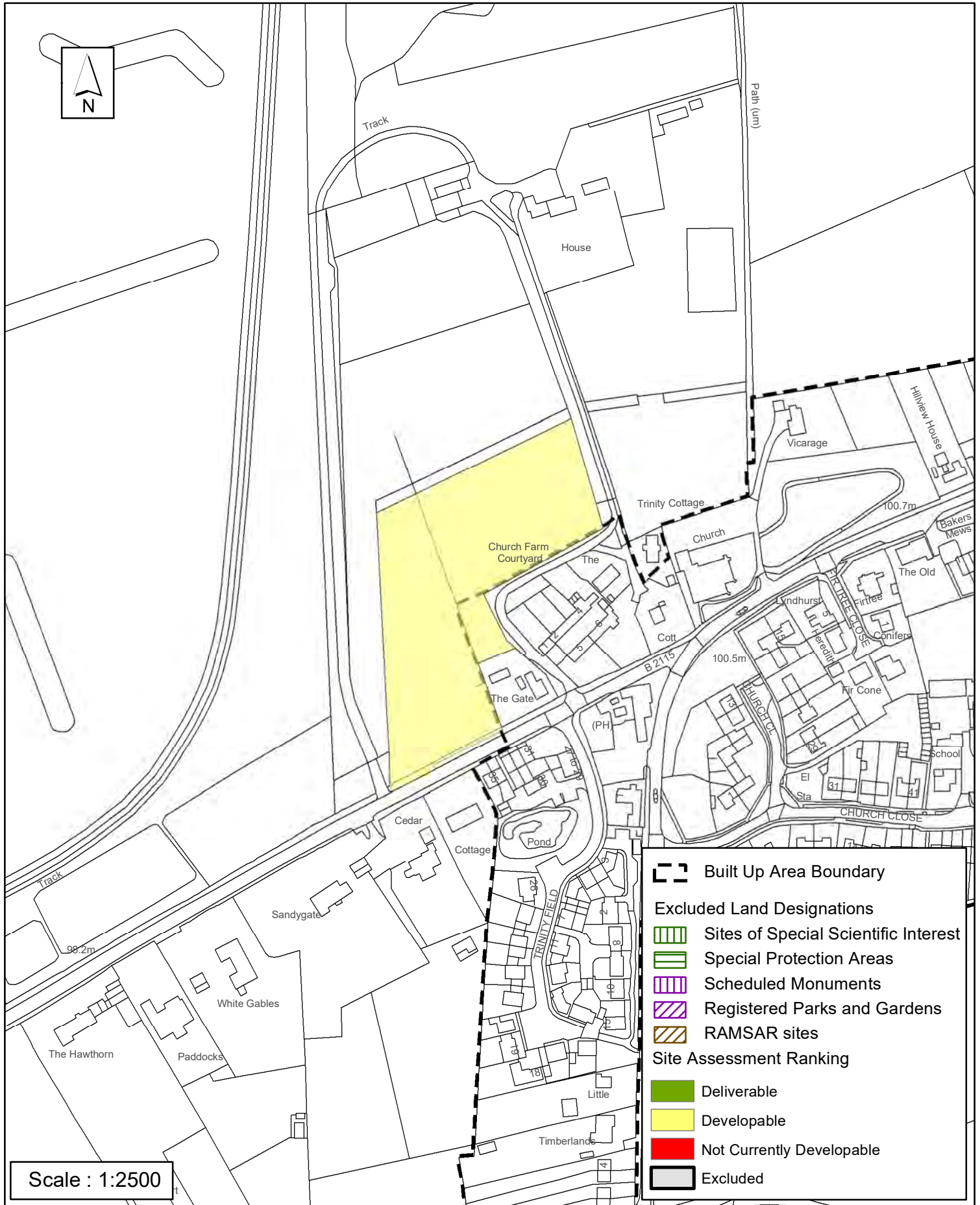
Justification

The landowner has expressed an interest to develop the site meaning it is 'available'. The site abuts the built up area of Lower Beeding, which is a Smaller Village as defined by Policy 3 of the Horsham District Planning Framework 2015 (HDPF), having limited services and facilities. 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 settlement hierarchy and current planned development approach set out in the HDPF therefore impacts upon suitability and achievability. The HDPF is however under review and additional site allocations will need to be considered through this process. In addition, Lower Beeding Parish is preparing a Neighbourhood Plan. On this basis, recognising that the SHELAA is a high level assessment, the site is assessed as 6-10 years developable for 20 units taking into account its proximity to the built up area boundary.

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

SA - 575 : Land North of Sandygate Lane, Lower Beeding



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 Lower Beeding

SHLAA Reference SA584 **Site Name** Land south of Church Farm House

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 type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input checked="" type="checkbox"/>
		Site Total	6	Achievable	<input type="checkbox"/>

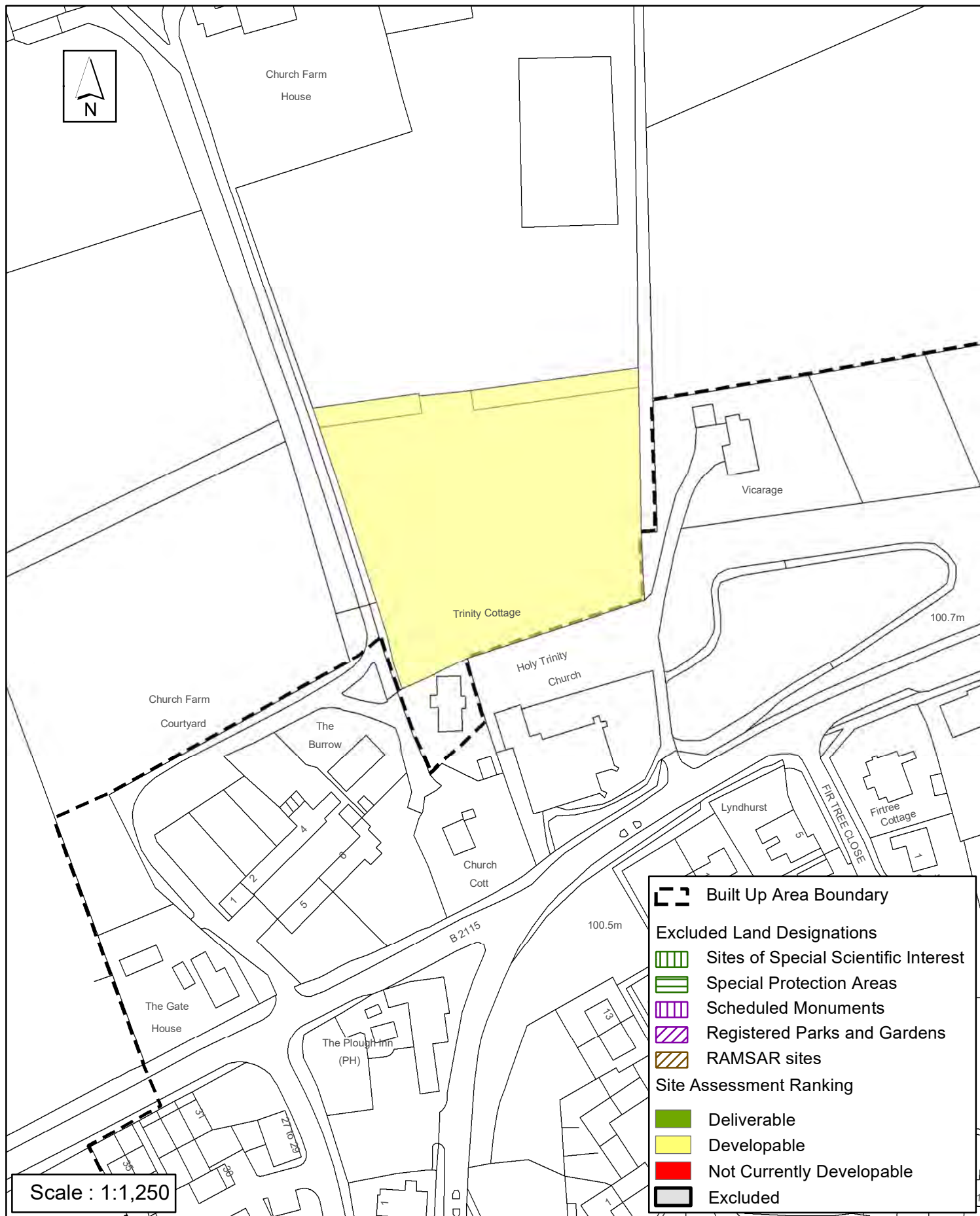
Justification

The landowner has expressed an interest to develop the site meaning it is 'available'. The site is located in the countryside but adjoins the built up area boundary of Lower Beeding, which is a Smaller Village as defined by Policy 3 of the Horsham District Planning Framework 2015 (HDPF), having limited services and facilities. The site is relatively unconstrained but the impact of any development on the Grade II listed Holy Trinity Church would require further consideration. 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 settlement hierarchy and current planned development approach set out in the HDPF therefore impacts upon suitability and achievability. The HDPF is however under review and additional site allocations are being considered. On this basis, recognising that the SHLAA is a high level assessment, the site is assessed as 11+ years developable for 6 units taking into account its proximity to the built up area boundary and proportionate high level regard to the constraints. A scheme of this size would likely be delivered in a single phase.

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

SA-584 : Land south of Church Farm House, Lower Beeding



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 Lower Beeding

SHLAA Reference SA090 **Site Name** Limekiln Copse

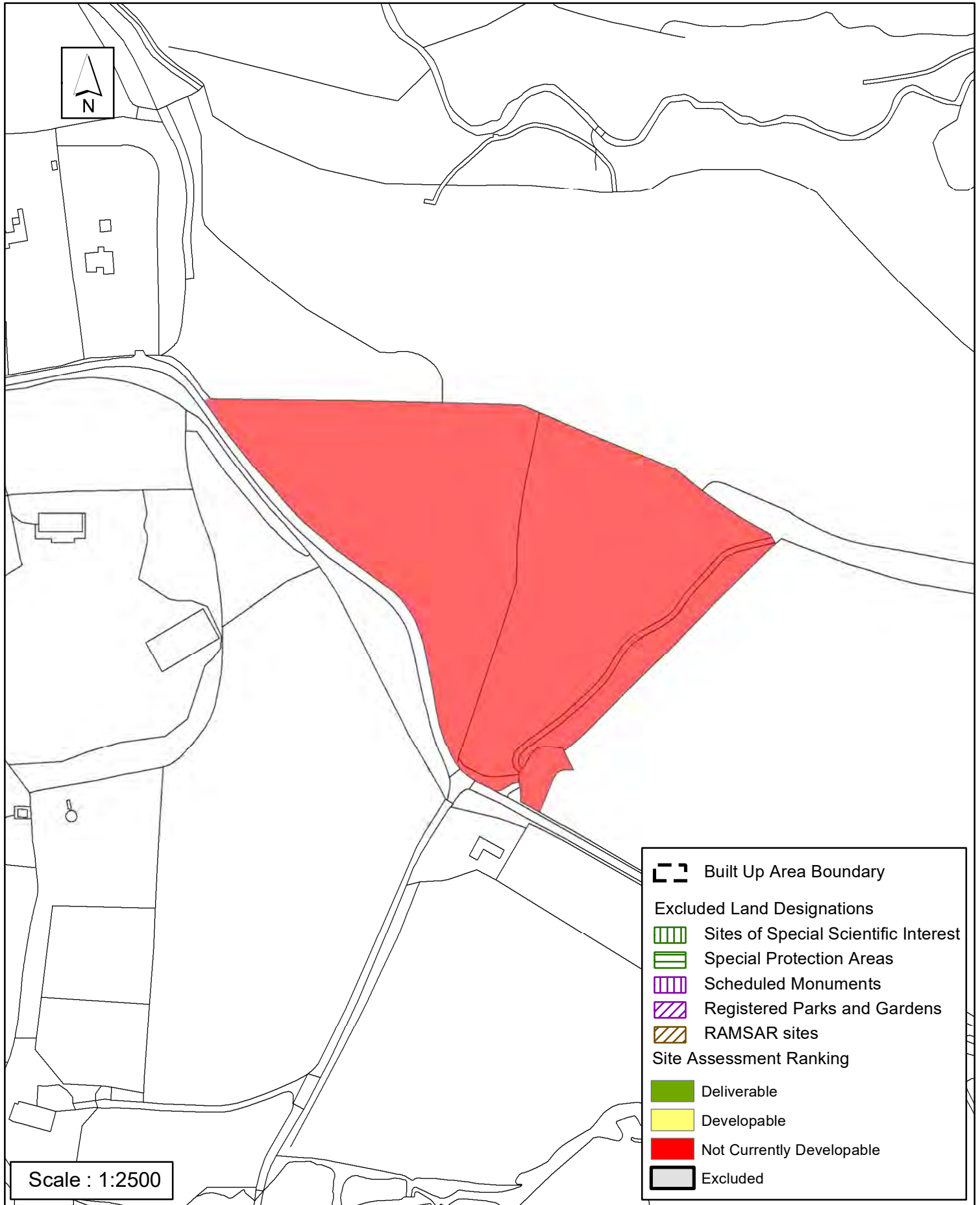
Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Winterpit Lane, Lower Beeding		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	2.9	Suitable	<input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>

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 is in an isolated rural location and unrelated to any settlement boundary. It is therefore assessed as 'Not Currently Developable'.

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

SA - 090 : Limekiln Copse, Winterpit Lane, Lower Beeding



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 Lower Beeding

SHLAA Reference SA369 **Site Name** Land Adjoining Cisswood House Hotel

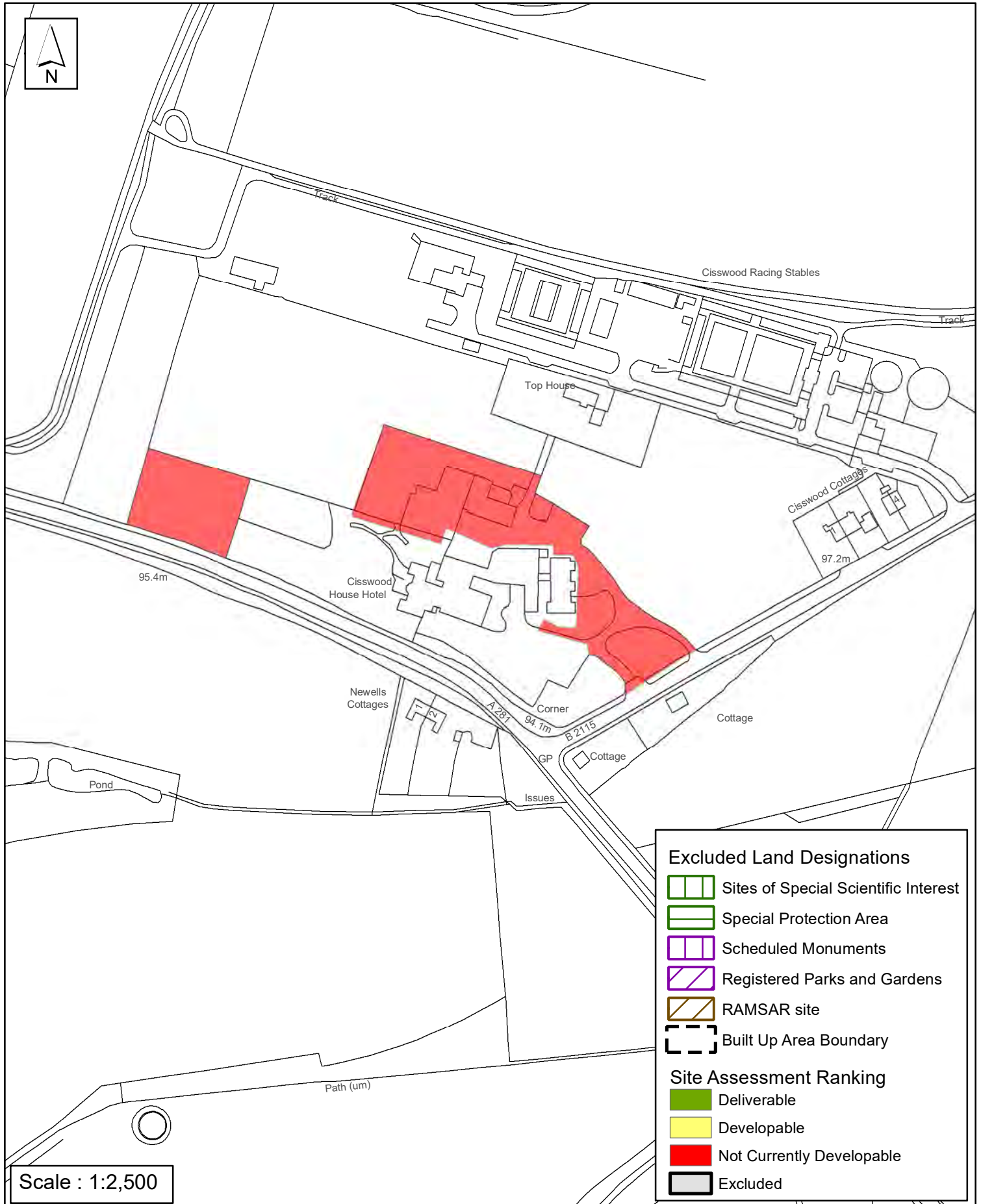
Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Sandygate Lane, Lower Beeding		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	2.5	Suitable	<input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	PDL	Available	<input checked="" type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>

Justification

The landowner has expressed an interest in developing this site meaning it is 'available'. The site is located in the countryside remote from the built up area boundary of any settlement. It is considered that 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 - 369: Land Adjoining Cisswood House Hotel, Lower Beeding



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

Date: 26/11/2013

Revision: 29/10/2018

Horsham District Council

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

Parish Lower Beeding

SHLAA Reference SA532 **Site Name** The Wheatsheaf

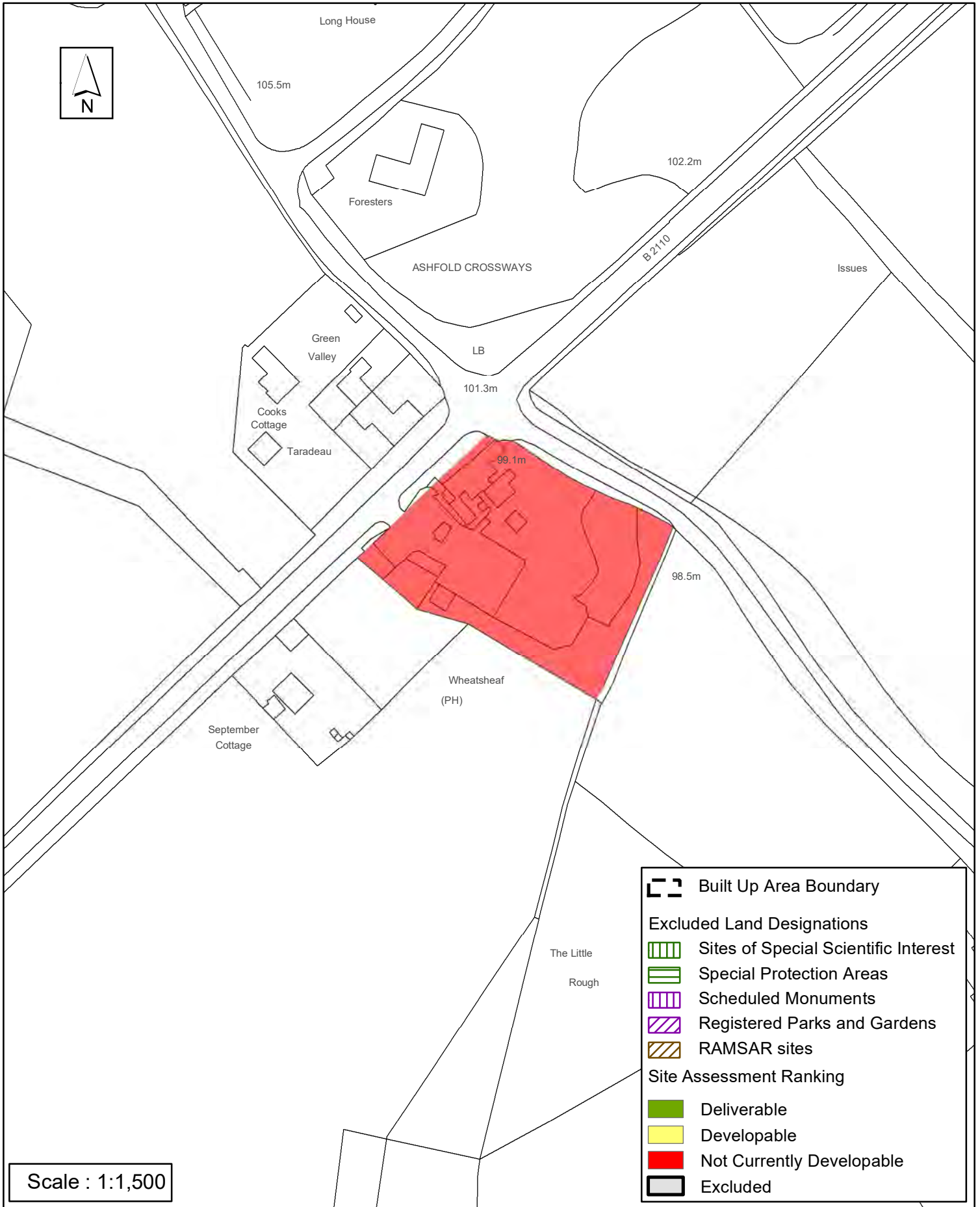
Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Land at The Wheatsheaf PH, Handcross Road, Plummers Plain		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.42	Suitable	<input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	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 is located in an isolated rural location, unrelated to any settlement boundary and is wholly located within the High Weald Area of Outstanding Natural Beauty. It is therefore assessed as 'Not Currently Developable'.

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

SA - 532 : The Wheatsheaf, Lower Beeding



Scale : 1:1,500

-  Built Up Area Boundary
- Excluded Land Designations**
-  Sites of Special Scientific Interest
-  Special Protection Areas
-  Scheduled Monuments
-  Registered Parks and Gardens
-  RAMSAR sites
- Site Assessment Ranking**
-  Deliverable
-  Developable
-  Not Currently Developable
-  Excluded

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 Lower Beeding

SHLAA Reference SA657 **Site Name** Land at Cedar Cottage

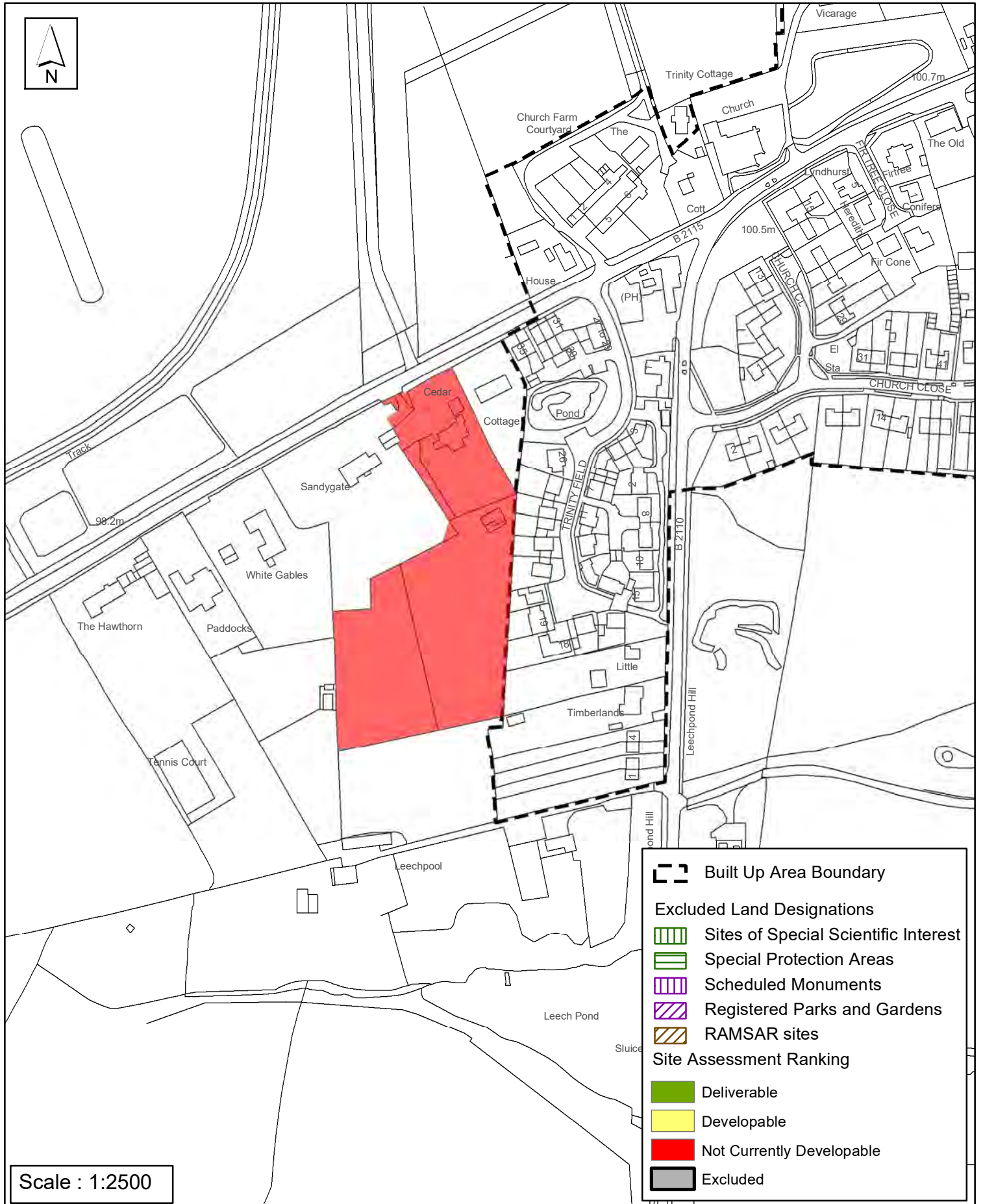
Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Sandygate Lane, Lower Beeding		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	1.1	Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	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 outside but adjoining the western built up area boundary (BUAB) of Lower Beeding which is classified as a smaller village in Policy 3 of the Horsham District Planning Framework 2015 (HDPF), having a limited level of services and facilities. The Local Plan Review Issues & Options (April 2018) proposed an extension to the built up area boundary of Lower Beeding. The proposed boundary partially includes the site (Cedar Cottage and residential curtilage). However the Issues & Options document is an early stage of the local plan review and holds little weight. Unless allocated for development or similar 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 - 657: Land at Cedar Cottage, Lower Beeding



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 Lower Beeding

SHLAA Reference SA663 **Site Name** Plot Between Foresters and Rowans

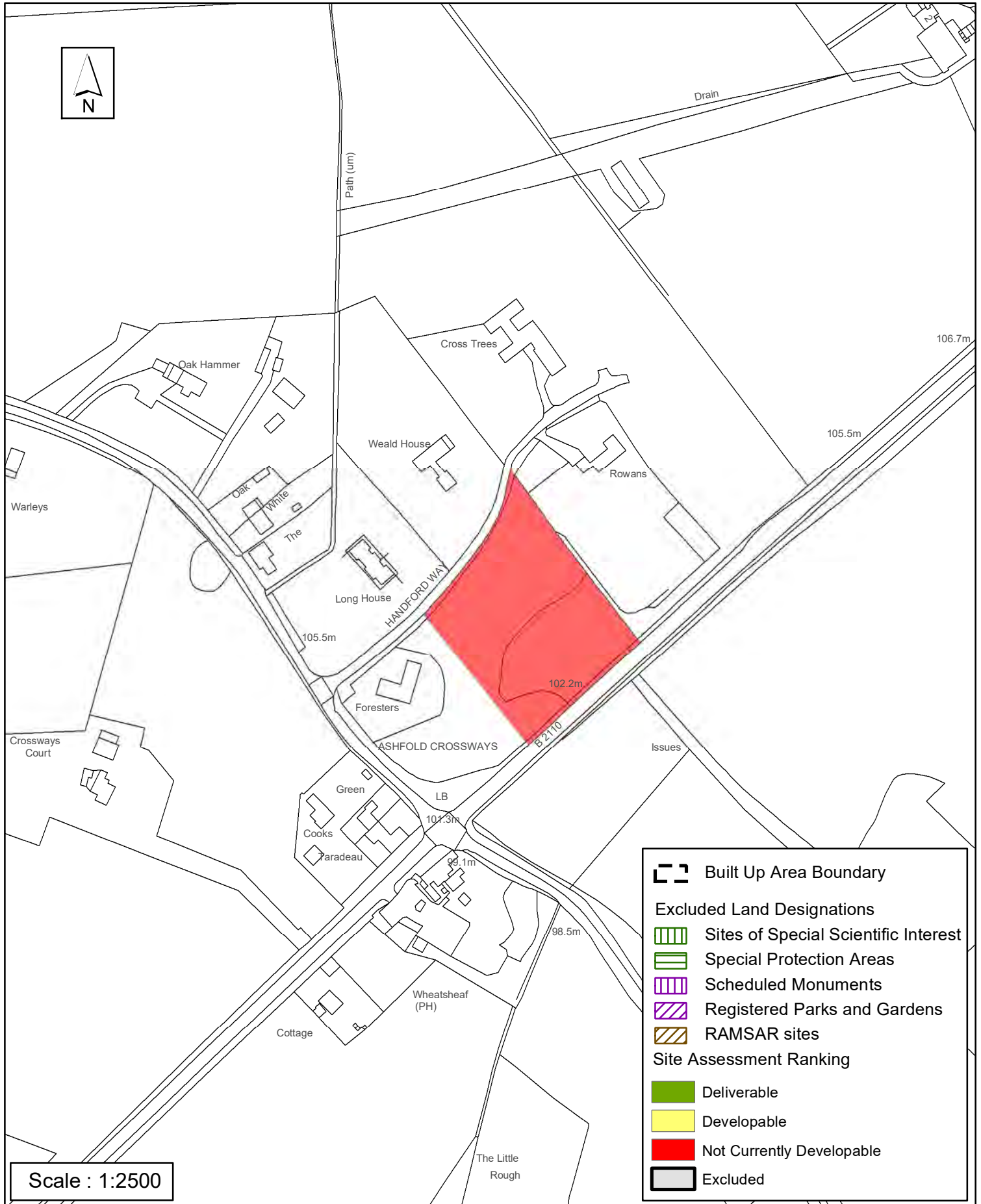
Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Handford Way Plummers Plain		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.65	Suitable	<input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	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 lies within the countryside, in the High Weald Area of Outstanding Natural Beauty and in a remote area unrelated to any settlement edge. Half the site lies within a Tree Preservation Order. As such it is considered development would be in conflict with the adopted development plan and is assessed to be 'Not Currently Developable'.

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

SA - 663: Plot Between Foresters and Rowans, Lower Beeding



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 Lower Beeding

SHLAA Reference SA700 **Site Name** Land North of Brighton Road Monk's Gate

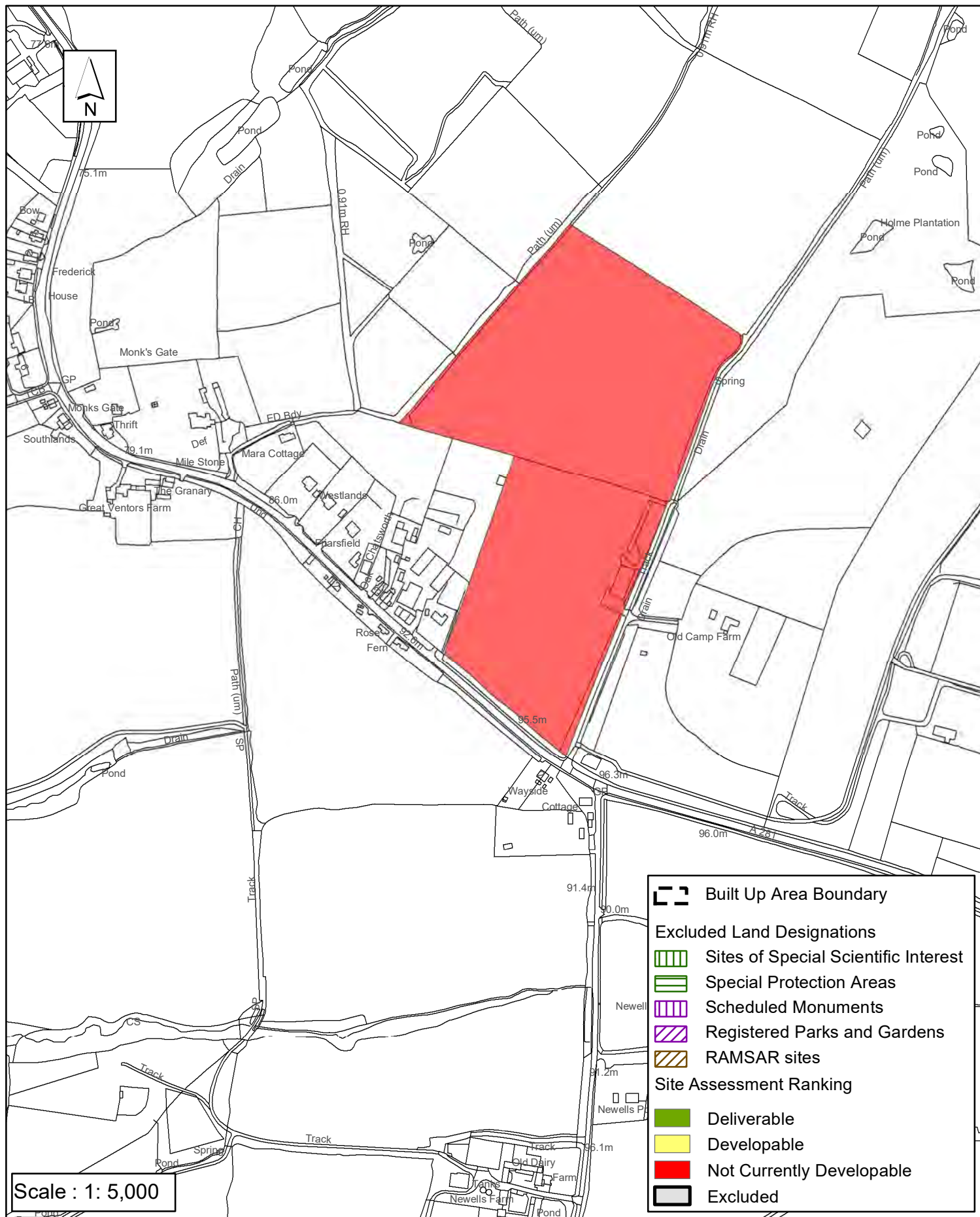
Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Brighton Road Monk's Gate		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	9.2	Suitable	<input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	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 lies within the countryside remote from any built up area boundary. 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 - 700: Land North of Brighton Road, Monks Gate



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 Lower Beeding

SHLAA Reference SA729 **Site Name** Land at Sandygate Lower Beeding

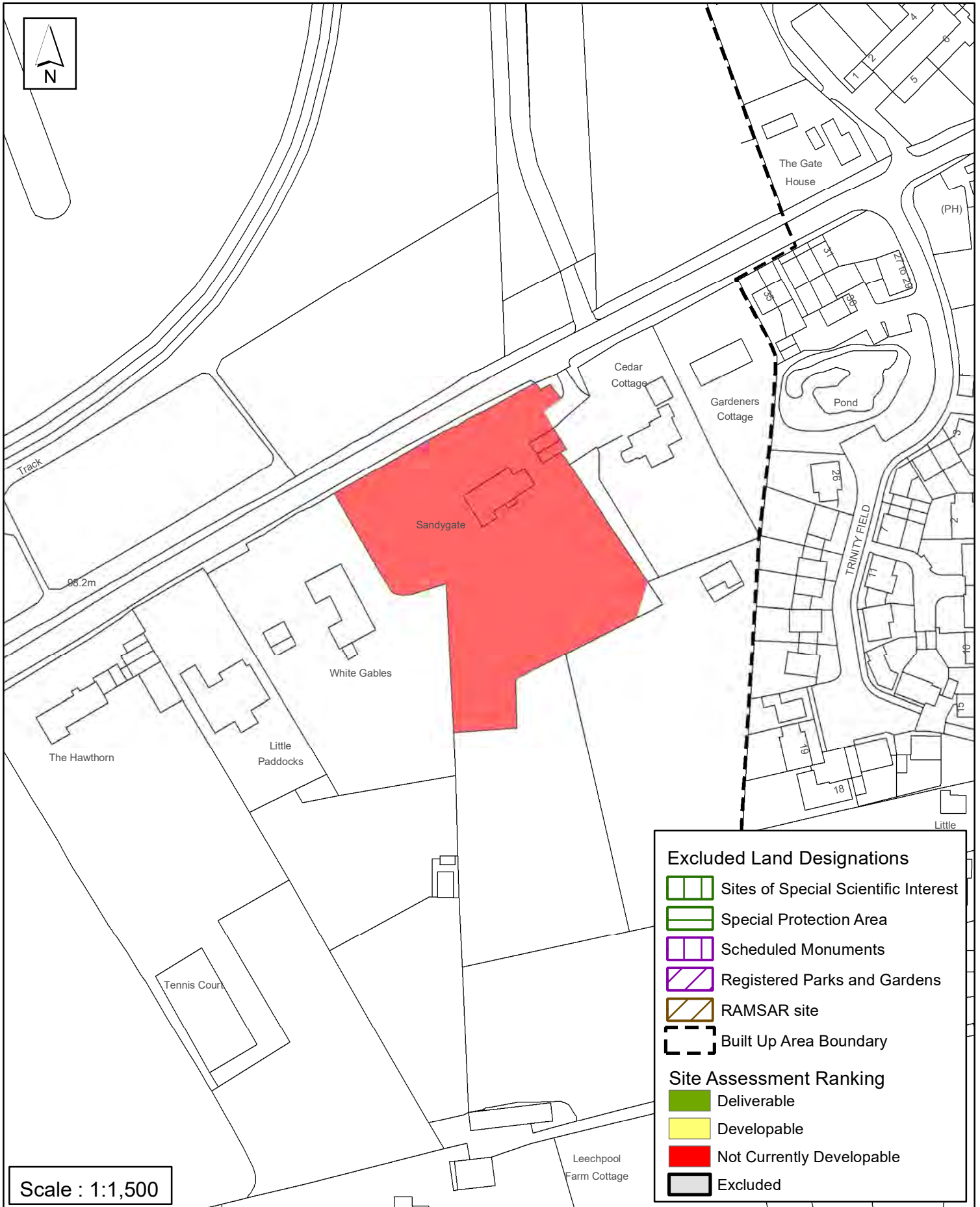
Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Sandygate Lane Lower Beeding		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.54	Suitable	<input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	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 lies in the countryside outside and to the west of the built up area boundary (BUAB) of Lower Beeding which is classified as a smaller village in Policy 3 of the Horsham District Planning Framework 2015 (HDPF), having a limited level of services and facilities. The Local Plan Review Issues & Options (April 2018) proposed an extension to the built up area boundary of Lower Beeding. The proposed boundary adjoins the site which was excluded on the basis that it, along with other dwellings to the west, had characteristics of ribbon development. The Issues & Options document is an early stage of the local plan review and 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 - 729: Land at Sandygate Lower Beeding



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

Date: 31/10/2018

Revision:

Horsham District Council

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