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Dear Sir / Madam,

### **Shipley Neighbourhood Plan Regulation 16 Consultation**

I write in response to the Regulation 16 Neighbourhood Plan Consultation on behalf of our client, Tidey & Webb Limited.

I understand that the Neighbourhood Plan will not be allocating any sites for housing or commercial development as a result of the Parish's 'unclassified settlement' status within the Horsham District Planning Framework.

As such this representation will focus on the principles for new housing set out in draft Policy HD1 in consideration of our client's land at Greenacres, Saucelands Lane, Shipley, RH13 8PU. Greenacres is an existing builder's yard containing 400sqm of commercial buildings and structures set within the countryside, as identified on the Site Location Plan enclosed with this representation.

### **Policy HD1 – New Housing Development**

The draft policy states that applications for housing developments within Shipley and Coolham villages, and Dragons Green and Brooks Green hamlets, will be considered favourably where the proposed development is for an infill gap, or on previously developed land, within the continuity of existing buildings.

Whilst we are supportive of encouraging development on previously developed land, we feel that there is a further opportunity to make use of brownfield sites that are not located within or adjacent to the aforementioned villages and hamlets. This might include rural commercial sites that due to their size and location may not be viable to continue under a commercial use.

These sites generally do not contribute to the rural character and landscape which is prevalent throughout the parish and would be well placed to contain a new, sensitively designed housing development which contributes to the district's housing need.

Furthermore, rural commercial sites have their own noise and traffic impact which would likely be improved with a modest residential development. This means that new development would not lead to an increase in the overall activity in the local area.

We would therefore request that provision is made within Policy HD1 to enable these sites to be brought forward in exceptional circumstances, in such cases where a continued commercial use has been deemed unviable or where biodiversity net gain can be demonstrated. We consider this to enable the sustainable development of rural areas and the effective use of previously developed land in line with the draft Horsham Local Plan.

I would be very grateful if this representation would be considered in the revised draft of the Shipley Neighbourhood Plan.

Yours sincerely,

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**Senior Planner**