

**APPLICATION FOR OUTLINE PLANNING PERMISSION FOR THE
ERECTION OF TWO DWELLINGS FOLLOWING DEMOLITION OF EXISTING
STORAGE BUILDING (ALL MATTERS RESERVED EXCEPT FOR ACCESS)**

AT

HELFORD BARN, SINCOX LANE, SHIPLEY, RH13 8PT

SUPPORTING PLANNING STATEMENT

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1. Introduction

- 1.1 This report supports an application for outline planning permission for the erection of two detached dwellings following demolition of existing storage buildings at Helford Barn, Sincox Lane, Shipley, RH13 8PT.
- 1.2 This supporting planning statement sets out why the proposed development is acceptable having regard to the policies of Horsham District Council in addition to national planning policy and guidance as set out in the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG).
- 1.3 This application is made on an outline basis, with all matters reserved except for details of access. As such, this application should be assessed on the principle of providing two residential dwellings at the site following the demolition of the existing barn. Detailed design matters are to be addressed at a later reserved matters stage. This statement should be read in conjunction with the other supporting documents and planning drawings.

2. Site Description and review of planning history

- 2.1 The application site measures approximately 0.237 acres in size and is located to the west of Sincox Lane, which until recently formed part of a wider holding known as Nightingale Farm, located approximately 2 miles south of Coolham.
- 2.2 The site consists of a single storey portal framed building, which is used for storage, with a gravelled driveway used for access. To the west of the site are a number of commercial equine facilities, including an office building, storage, stabling, sand-school and associated residential dwelling. Externally the frontage of the building consists of a mixture of wooden cladding at low level, with further corrugated iron panelling and roofing. When viewed from Sincox Lane, the building is largely set behind a mature hedgerow, with further trees located on the southern boundary of the site. The access is currently shared between the application site and Helford Barn, which are both under the same ownership.
- 2.3 A Certificate of Lawfulness was granted by the Council in September 2023 (LPA Ref: 23/1194) to confirm that the building had lawfully been in use for storage (B8) purposes for a period in excess of ten years. As such, the current lawful use of the building and associated land is B8 – storage.
- 2.4 Directly to the north of the application site is Helford, a residential dwelling. Helford was granted planning permission for use as a single residential dwelling following the granting of planning permission in June 2020 (LPA Ref: DC/20/0757). Prior to this, the planning history of the site indicates that workshops were located to the north of the application site used for hosting video-production facilities.
- 2.5 Directly to the south of the application site is a commercial storage building, with a large, detached dwelling and garage located further south. Collectively these buildings form a cluster of development to the west of Sincox Lane. All other buildings within the area, apart from Helford directly to the north of the application site, are accessed via different access points.
- 2.6 A short distance to the north-east of the application site is the Former Arun Feedmills Site which was granted planning permission in April 2024 for the erection of 8 dwellings (LPA Ref: DC/23/2278). The granting of planning permission at that site demonstrates the general sustainability of the area for residential development.

- 2.7 The Council's Policies Map confirms that the site is not located within a Conservation Area, nor are any statutorily listed buildings located within close proximity to the site. Furthermore, the site is located within Flood Zone 1 – the lowest risk of flooding from the rivers and the sea.

3. Description of development proposed

- 3.1 This application seeks outline planning permission for the erection of two dwellings following the demolition of the existing barn.
- 3.2 The proposal is made in outline form, and as such the exact layout, orientation, and design of the proposed dwellings will be addressed at a later reserved matters stage. However, this application is supported by illustrative plans that identify that it is wholly possible to provide two residential dwellings at the site which comply with the relevant standards for amenity as well as car parking.
- 3.3 The illustrative layouts illustrate that there is sufficient space within the application site to provide two dwellings measuring approximately 80.5sqm in size, with a paved driveway providing off-street parking to the front of the properties. At this stage it is proposed that the new dwellings would be accessed via the existing access to Helford Barn / the existing barns. Boundary treatments, and any relevant landscaping matters can be addressed at a later reserved matters stage, as can any details relating to the external materials of the properties.

4. Summary of relevant planning policies

- 4.1 When considering the merits of development that requires a planning application the Council, in its function as the local planning authority, has a requirement to determine that application in accordance with the policies of its Development Plan unless material considerations indicate otherwise¹.
- 4.2 Therefore, in preparing this planning statement consideration has been had to relevant policies of Horsham District Council's Planning Framework and the Shipley Neighbourhood Plan. The following local and national policies are relevant to this proposed development.

Horsham District Planning Framework 2015

- 4.3 The Horsham District Planning Framework (HDPF) was adopted by the Council in November 2015. The Inspector that examined the HDPF stated that the Council must commence an early review of the Local Plan within 3 years of adoption.
- 4.4 **Policy 1 – Strategic Policy: Sustainable Development.** Policy 1 of the Local Plan largely replicates paragraph 11 of the NPPF in that it states that the Council will take a positive approach to determining planning applications that reflects the presumption in favour of sustainable development contained within the NPPF.
- 4.5 **Policy 2 – Strategic Development.** This policy seeks to maintain the rural character of the district whilst ensuring that the needs of the community are met through sustainable growth and sustainable access to services. Part 1 of the Policy seeks to focus development in and around the key settlement of Horsham, and allow growth in the rest of the district in accordance with the identified settlement hierarchy. Of particular relevance to this proposal is part 8 of the policy which seeks to:

“Encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value.”

¹ Planning and Compulsory Purchase Act 2004, section 38(6).

- 4.6 Policy 3 – Strategic Policy: Development Hierarchy.** Policy 3 of the Local Plan identifies the development hierarchy for the area. The site is not located within a defined settlement for the purposes of Policy 3.
- 4.7 Policy 4 – Strategic Policy: Settlement Expansion.** Policy 4 of the Local Plan states that outside of built-up area boundaries, the expansion of settlements will be supported where:
1. The site is allocated in the Local Plan or in a Neighbourhood Plan and adjoins an existing settlement edge.
 2. The level of expansion is appropriate to the scale and function of the settlement type.
 3. The development is demonstrated to meet the identified local housing needs and/or employment needs or will assist the retention and enhancement of community facilities and services.
 4. The impact of the development individually or cumulatively does not prejudice comprehensive long term development, in order not to conflict with the development strategy; and
 5. The development is contained within an existing defensible boundary and the landscape and townscape character features are maintained and enhanced.
- 4.8 Policy 7 – Strategic Policy: Economic Growth.** This policy seeks to provide sustainable employment development in Horsham through a variety of measures including allocating land, redeveloping sites, and the retention of Key Employment Area. The policy also encourages sustainable local employment growth to be achieved through Neighbourhood Plans. The site is not allocated for employment purposes within the Local Plan or Neighbourhood Plan.
- 4.9 Policy 10 – Rural Economic Development.** Policy 10 of the Local Plan seeks to encourage and promote new sustainable rural economic development, however it does not restrict the loss of existing commercial uses.
- 4.10 Policy 15 – Strategic Policy: Housing Provision.** This policy seeks to provide at least 16,000 new homes across the district between 2011 – 2031 (800 dwellings per annum).
- 4.11 Policy 16 – Strategic Policy: Meeting Local Housing Needs.** Policy 16 seeks to ensure that development provides a mix of housing sizes, types and tenures to meet housing needs of the district's communities.

- 4.12 **Policy 24 – Strategic Policy: Environmental Protection.** The high quality of the district’s environment will be protected through the planning process and the provision of local guidance documents.
- 4.13 **Policy 25 – Strategic Policy: The Natural Environment and Landscape Character.** This policy states that the natural environment and landscape character of the District will be protected against inappropriate development.
- 4.14 **Policy 26 – Strategic Policy: Countryside Protection.** Outside built-up areas the rural character of the countryside will be protected against inappropriate development. Proposals must be of a scale appropriate to its countryside location.
- 4.15 **Policy 32 – Strategic Policy: The Quality of New Development.** High quality and inclusive design will be required for all new development, which should also provide an attractive, functional and accessible environment.
- 4.16 **Policy 33: Development Principles.** In order to conserve the built environment, developments are required to meet various criteria including making efficient use of land and prioritising previously developed land and buildings.

Shipley Neighbourhood Plan

- 4.17 The Shipley Parish Neighbourhood Plan was adopted on 23rd June 2021 and as such forms part of the development plan for the parish.
- 4.18 The Neighbourhood Plan sets out four objectives which are as follows:
1. To ensure that all new development is of a high quality of design and is located within the existing villages and hamlets.
 2. To maintain the rural setting and character of the Parish, and enhance access to and enjoyment of green space for the benefit of all.
 3. To enhance accessibility and traffic safety for all across the Parish, including the slowing of traffic speeds.
 4. To deliver infrastructure that provides for the day-to-day needs of residents and businesses.

- 4.19 **Policy Ship HD1: New Housing Development.** This policy states that applications for housing development within Shipley and Coolham villages and Dragons Green and Brooks Green hamlets will be considered favourably where the proposals:
1. Are infill development, or on previously developed land;
 2. Will not result in the outward extension of villages or hamlets onto greenfield land;
 3. The proposed development delivers new affordable housing;
 4. The proposed development reflects the scale and density of existing development in the village or hamlet;
 5. The proposed development responds positively to Shipley Parish Design Guidance.
- 4.20 **Policy Ship HD3: High quality design.** This policy states that development within the parish will be expected to respond positively to local design characteristics and features as set out in the Shipley Parish Design Guidance. It also states that new development should be of a size and scale which respects and, where possible, enhances the character of the area or locality, using materials typical of the area.
- 4.21 **Policy Ship CO2: Employment.** This policy states that proposals that include units for start-up businesses, small scale employment units and other businesses will be supported. The policy does not seek to resist proposals for the loss of current employment sites or buildings.

Horsham DC – Facilitating Appropriate Development

- 4.22 As a consequence of the Inspectors instruction to the Council commenced a review of the HDPF in 2018, consulting on a Local Plan Review: Issues and Options document and subsequently consulted on a draft local plan between February and March 2020. A draft version of a Regulation 19 plan was delayed following legal advice obtained in light of changes to the NPPF in July 2021, and thus a consultation was delayed.
- 4.23 In the interim, the Council produced a Facilitating Appropriate Development Document, which does not form part of the development plan. This document was endorsed by the Council in October 2022.
- 4.24 Paragraph 5.7 of the FAD states that the Council will consider positively applications outside of built up area boundaries (BUAB) that:

- Adjoin the existing settlement edge as defined by the BUAB;
- The level of expansion is appropriate to the scale and function of the settlement the proposal relates to;
- The proposal demonstrates that it meets local housing needs;
- The impact of the development individually or cumulatively does not prejudice comprehensive long-term development; and
- The development is contained within an existing defensible boundary and the landscape character features are maintained and enhanced.

4.25 Paragraph 5.9 of the FAD states that the Council is conscious of the need to approve sites that are defined within the NPPF as being ‘deliverable’ and therefore capable of being included in housing land supply calculations.

4.26 The document sets out the weight to be attributed to the Council’s emerging Local Plan. The Council’s emerging Local Plan was submitted for Examination in July 2024, and the Inspector wrote to the Council on 23rd August 2024 seeking clarification on when outstanding evidence would be submitted and drawing attention to a letter from Matthew Pennycook MP’s letter to the Planning Inspectorate dated 30 July 2024 which set out an expectation from Government that Local Plan examinations should only take 6 months.

4.27 A further letter from the Inspector dated April 2025 set out failures in respects of the Duty to Cooperate, which cannot be rectified during the Examination process. At paragraph 95 of the letter, the Inspector states that they recommend that the Council withdraw the Local Plan from examination, with paragraph 96 of the letter identifying that if the Council refuse to withdraw the plan the Inspector will conclude that the Plan is not legally compliant, and thus cannot be adopted.

4.28 Due to the concerns raised by the Inspector, it is clear that in all likelihood the Local Plan will not be adopted, and the Council will be required to commence work on a new Local Plan. A new Local Plan is likely to be produced under a new plan-making system, of which details and regulations are currently unknown. This adds great uncertainty over plan-making in the District. However it is likely that a new Local Plan is likely to be some years away.

National Planning Policy Framework (NPPF)

4.29 The Government’s national planning policies are set out in the ‘National Planning Policy Framework’ (NPPF). The NPPF was revised in December 2024, with a much greater emphasis on the delivery of new housing, particularly in areas of increased demand. The NPPF is a material consideration in planning decisions.

- 4.30 Paragraph 7 establishes the overriding principle that the planning system is to contribute towards sustainable development. Paragraph 8 explains that there are 3 strands to sustainable development - economic, social and environmental. In relation to social it includes the following reference to housing:

“...– to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being...”

- 4.31 Paragraph 11 identifies the importance of the concept of ‘sustainable development’. For decision-taking this means that where the policies which are most important for determining the application are ‘out-of-date’, planning permission should be granted unless:
- i. The application of policies in the NPPF that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or
 - ii. Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.
- 4.32 Footnote 8 confirms that policies can be out of date where the local planning authority cannot demonstrate a five-year supply of deliverable housing sites or where the Housing Delivery Test indicates that the delivery of housing was substantially below the housing requirements.
- 4.33 In respects of Neighbourhood Plans, paragraph 14 of the NPPF states that paragraph 11 of the NPPF is not triggered where:
- a) The neighbourhood plan became part of the development plan five years or less; and
 - b) The neighbourhood plan contains policies and allocations to meet its identified housing requirement.
- 4.34 In relation to applications for planning permission, paragraph 39 states that local planning authorities should approach decisions in a positive and creative way, with paragraph 47 refers to these being determined in accordance with the development plan unless material considerations indicate otherwise.

- 4.35 Paragraph 61 of the NPPF states that to support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. The overall aim should be to meet an area’s identified housing need, including with an appropriate mix of housing types for the local community.
- 4.36 Paragraph 72 of the NPPF requires local planning authorities

5. Acceptability of development proposed

5.1 Having regard to development proposed and the Council's planning policies, the main planning consideration in relation to this proposed development are:

- Principle of development;
- design and residential amenity;
- Biodiversity Net Gain (BNG);
- highways.

Principle of development

5.2 The site is located outside of a defined Built-Up Area Boundary (BUAB) as defined by the Local Plan, and therefore for planning policy purposes is located within the countryside. Policies 3 and 4 of the HDPF seeks to direct new development to the BUAB, or in and around Horsham. It is acknowledged that the site is located outside of the BUAB and therefore the proposal does not meet this requirement of the policies. However, it is considered that there are significant material considerations that weigh heavily in favour of the proposal.

5.3 The Council's Local Plan is now more than 5 years old, and the Council is currently unable to demonstrate a five year housing land supply. The latest published position according to the AMR (published in April 2025) is that the Council can only demonstrate a land supply position of 1 year – substantially below the required 5 years. Furthermore, the Council's Housing Delivery Test results indicate that over the past 3 years housing delivery has only equated to 62% of the number of houses required. As such, the presumption in favour of sustainable development (paragraph 11d of the NPPF) is engaged due to a lack of land supply and delivery. Owing to the significance of the land supply issue in the District, restrictive policies such as Policies 3 and 4 of the HDPF and the Neighbourhood Plan should be given substantially reduced weight, whereas the delivery of new housing through this proposal should be afforded substantial weight.

5.4 Similarly, the Shipley Neighbourhood Plan has not established a housing target nor allocated sites for housing development. As such, the provisions of paragraph 14 of the NPPF are not

engaged, and the weight attributed to Policies Ship HD1, Ship HD2 and Ship HD3 are of reduced weight.

- 5.5 Notwithstanding the above, it is noted that Policy 2 of the HDPF provides explicit support for the redevelopment of brownfield sites. Furthermore, paragraph 124 of the NPPF states that planning decision should give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively. Support is also provided for the re-use of brownfield sites within the Neighbourhood Plan. Furthermore, as previously noted the acceptability of the general area for residential development has been established through the granting of planning permission at the Former Arun Feedmills Site (LPA Ref: DC/23/2278).
- 5.6 Furthermore, paragraph 83 of the NPPF seeks to promote development in rural areas that will enhance or maintain the vitality of rural communities, and that where there are groups of smaller settlements, development in one village may support services in a village nearby.
- 5.7 Paragraph 84 of the NPPF seeks to avoid the development of ‘isolated’ homes in the countryside unless it meets one or more of the examples provided within the NPPF. In the *Braintree* judgement it was concluded that a settlement would not necessarily exclude a cluster of dwellings. The application site has built form on three sides, with the existing commercial buildings and residential dwellings forming a cluster of development. As such, it is not considered that the proposal is isolated in respects of paragraph 84. The same conclusion was reached by the Council in the Former Arun Feedmills Site located a short distance away from the site.
- 5.8 We consider that the Former Arun Feedmills Site is a significant material consideration for the determination of this application. Paragraph 6.56 – 6.58 of the Officer Report (Appendix A) states that:

*“The proposal would provide 8no. residential dwellings, where **given that the Council cannot currently demonstrate a five-year housing land supply**, the contribution to the housing supply would be moderate and would be of **significant weight in the planning balance**. The proposed development would also provide associated **socio-economic benefits** in the form of short term construction employment and increased*

local spend. These benefits are also considered to be of some weight in the overall assessment.

*The proposed development would **not result in visual harm or harm to the landscape character of the countryside location**, with the proposal **not considered to result in harm to the amenities of nearby residential properties or users of land**. The proposal would benefit from **safe and adequate access** and suitable parking arrangements, where with mitigation, the proposed development would not result in a likely significant effect on the protected Arun Valley sites.*

*Considering the application as a whole in the context of the Paragraph 11d 'tilted balance', and given the particular circumstances specific to this site, it is **not considered that the harm afforded by the conflict with Policies 2, 4, 26 of the HDPF and Policy Ship HD1 and HD2 (which must be afforded reduced weight applying Paragraph 11d of the NPPF) significantly and demonstrably outweighs the benefit of a new dwellings in this location**. It is therefore recommended that planning permission be granted, subject to conditions."*

- 5.9 It is noted that since granting planning permission at the Former Arun Mills site the Council's land supply position has reduced further. As such, the weight attributed to policies of the development plan should be reduced further, and the weight attributed to the provision of new housing should be increased further.

Design and Residential Amenity

- 5.10 This application is submitted in outline form, with all matters reserved. As such, many of the detailed matters relating to design and layout of the proposal cannot be assessed or considered until a subsequent Reserved Matters application. However, this application is supported by an indicative layout plan which illustrates that there is sufficient space within the development plot to provide 2 residential dwellings with the appropriate amenity space without negatively impacting upon the character of the area. Furthermore, it also demonstrates that the site can be accessed via an existing access to the site, and that sufficient car parking provision can be provided within the development plot.

- 5.11 Owing to the layout and orientation of neighbouring buildings and properties it is not considered that the proposal will give rise to any negative impacts in relation to overlooking or a loss of privacy.
- 5.12 Further information on the design and character of the area is provided within the accompanying Design and Access Statement produced by Inception Planning.

Biodiversity Net Gain (BNG)

- 5.13 The application site comprises of an existing building uses for commercial storage uses, with areas of hardstanding to the front of the plot. There is a hedgerow which separates the application site from the public highway with a further recently planted hedgerow on the northern boundary of the site.
- 5.14 The Biodiversity Gain Requirements (Exemptions) Regulations 2024 provides a list of developments which are exempt from requiring Biodiversity Net Gain requirements. Regulation 4 of the Regulations provides an exemption for 'de-minimis' development where an application does not impact an onsite priority habitat, and the proposal affects less than 25m² of onsite habitat that has biodiversity value greater than zero, and less than 5 metres in length of onsite linear habitat. As set out above, and demonstrated by the image below, the application site comprises of a building and hardstanding, as such we consider that the de-minimis exemption applies to this application.



Image 1: Site viewed from Sincox Lane (June 2024)

- 5.15 Notwithstanding the above, we note that paragraph 019 of the Biodiversity Net Gain PPG states that:

“For some planning applications (for instance, applications for outline planning permission where landscaping and layout are reserved matters), the implications for existing onsite habitats and the contribution to onsite gains may be uncertain at the time of the determination of the application. In these cases, decision makers may want to consider what subsequent approvals will be necessary to ensure significant onsite habitat enhancements are appropriately secured.”

- 5.16 As such, we consider that if the Council were to consider that the de-minimis exemption does not apply, detailed matters relating to BNG should be addressed through a subsequent Reserved Matters application.

Highways

- 5.17 Policies 40 and 41 of the HDPF promote development that provides safe and adequate access, suitable for all users. Paragraph 116 of the NPPF states that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.

- 5.18 The existing lawful use of the site has been confirmed by a Certificate of Lawfulness granted by the Council to be within Use Class B8 – storage uses (LPA Ref: DC/23/1194). Such uses are commonly associated with the movement of Heavy Goods Vehicles (HGVs) and commercial vans, and the applicant has used this space for the storage of large-scale items such as marquees, partitioning for exhibition stands, flagpoles, signage and tables and chairs. As a Certificate of Lawfulness has been granted by the Council, there are no planning reasons that the building could not be used by an array of B8 uses, all of which could provide a high number of vehicle movements – particularly of larger vehicles. We consider that the highways demands of the proposal should be assessed in the context of the existing lawful use of the site. In its place, the proposal seeks to provide a small-scale residential development, which is considered to be more appropriate for this location.
- 5.19 We note that the principle of using Sincox Lane for additional residential development has already found to be acceptable by the Council in granting planning permission at the Former Arun Feedmills site for 8 residential dwellings. We do not consider that the highways demands of an additional 2 residential dwellings at this application site would cause any harm to the highway capacity or safety of the area. As previously stated, this is an outline application, and detailed matters relating to access will be considered as part of a subsequent Reserved Matters application.

Water Neutrality

- 5.20 It is acknowledged that the application site is located within an area of ‘serious water stress’ as identified by the Environment Agency. On 14 September 2021, Horsham Council received a Position Statement from Natural England, which states that water abstraction for drinking water supplies is having a negative impact on the wildlife sites in the Arun Valley. They have advised that any new development that takes place must not add to this negative impact.
- 5.21 The position statement sets out that development must be ‘water neutral’ which Natural England define as *“the use of water in the supply area before the development is the same or lower after the development is in place.”* As previously stated, the existing site is lawfully in use within Use Class B8 – storage uses, which can result in water demands associated with equipment or goods being stored, as well as for staff. We consider that this establishes the ‘baseline’ against which the development should be assessed. In order to reduce the water

demands of the development measures can be secured via suitably worded planning conditions which would require the development to be built to high water efficiency standards, such as the use of water efficient appliances. These measures would ensure that the development would not have a negative impact upon wildlife sites in the Arun Valley.

6. Conclusion

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that “*where in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material consideration indicates otherwise”.* (*emphasis added*).
- 6.2 This report has highlighted that whilst the proposal does not comply with Policies 2, 3 and 4 of the HDPF, there are significant material considerations that weigh in favour of the proposal, and justify a departure from the Local Plan.
- 6.3 As previously stated, the Council’s Local Plan is more than 5 years old, and the Council are currently unable to demonstrate a sufficient supply of land, and have been unable to do so for some time. Furthermore, it is highly likely that the Council’s emerging Local Plan will **not** be adopted owing to significant Duty to Cooperate / soundness concerns raised by the Inspector. As such, a new Local Plan is likely to be some time away, and the land supply situation is unlikely to improve in the short term. In such circumstances, the weight attributed to restrictive policies of the Local Plan should be significantly reduced.
- 6.4 At just 1.0 years of housing land supply, it is clear that paragraph 11d of the NPPF is engaged, and that there are no assets of importance that would be impacted by the proposal. As such, in accordance with paragraph 11d)ii. of the NPPF planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits of doing so.
- 6.5 The status of the Shipley Neighbourhood Plan is acknowledged, however, as the NP has not established a housing target for the Parish nor allocated sites for housing development the provisions of paragraph 14 of the NPPF does not apply.
- 6.6 The proposal would provide 2 new residential dwellings, where given the significant and prolonged housing delivery challenges in the District, its contribution to the housing supply would be of significant weight. The proposed development would also make an efficient use of land by re-using a brownfield site. This should also be afforded significant weight.
- 6.7 This application is made in outline form, with detailed matters relating to design, access and landscaping to be addressed through a subsequent Reserved Matters application. Notwithstanding this, it is considered that it is wholly possible to provide two residential dwellings at the site which would not result in visual harm or harm to the landscape character of the countryside location, with the proposal not considered to result in harm to the

amenities of nearby residential properties or users of land. Suitable parking arrangements can be provided within the site, and the suitability of access will be assessed at a later stage. With mitigation secured via suitably worded planning conditions, the proposed development would not result in a likely significant effect on the protected Arun Valley sites.

- 6.8 Having regard to the above, it is considered that any harms associated with the development do **not** significantly and demonstrably outweigh the benefits of granting planning permission. As such, in accordance with paragraph 11 of the NPPF planning permission should be granted.