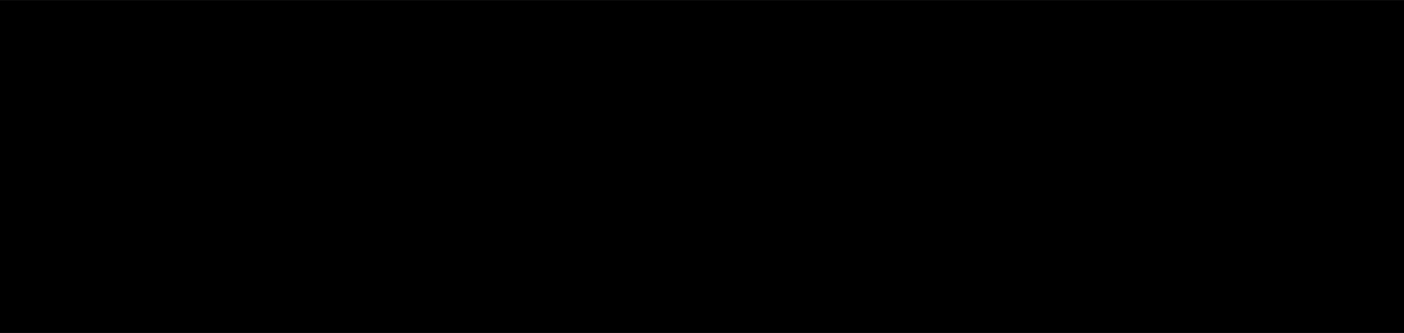




From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 06 August 2021 17:39
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: AL/87/21/PL

AL/87/21/PL

Oldlands Farm Newlands Road Bognor Regis PO22 9FJ

Erection of a warehouse (Use Class B8) with ancillary office, associated vehicle parking, van storage, plant, ancillary structures, lighting landscaping and infrastructure works including earthworks to facilitate flood compensation area. This site may affect listed buildings, may affect the character & appearance of the Shripney Conservation Area, is a Departure from the Development Plan, affects a Right of way & is in CIL Zone SP3 (Zero Rated) as other development

Whilst there are no designated heritage assets within the site, there is a conservation area to the north – west which contains a number of Listed Buildings and Locally Listed Buildings.

The conservation area (Shripney) is rural in character with built development mostly focussed on to Shripney Lane. There is an informality of layout where the space between the buildings is important. Materials reflect those found in the local area; clay tile, flint and brick. Most of the properties are modest in terms of scale except for Shripney Manor which is set within its own extensive, screened grounds. The Manor is an important historical reminder of the settlement's agricultural past. The conservation area is partly screened by mature vegetation.

It is acknowledged that the site is located in an area identified for employment uses being contained by the Bognor Regis Relief Road. Further, there has already been some large-scale development nearby (Rolls Royce/Lidl) as well as between the site and the conservation area in the 'Salt Box' Development. This has included large warehouse style buildings which accommodate uses such as retail, storage and distribution.

The presence of the existing large-scale development, along with some of the landscaping, means that there is no visibility between the site and the conservation area. Sack Lane to the north of the site is also a historic lane which includes small groupings of developments. Whilst the lane is visible from the Relief Road, the proposed development is of a scale that will clearly be visible from the surrounding countryside, including the lane, which is considered to be negative. It is assumed that the proposed landscaping will attempt to soften the impact of the development, when fully mature. However, this could take time to achieve.

Conclusion

It is considered that the proposal will not harm the significance of the conservation area. However, there will be some impact upon the immediate landscape including Hook Lane. However, on balance, it is considered that, subject to appropriate landscaping and planting, it is acceptable. As a consequence, it should be determined in accordance with the relevant policies within the Development Plan, along with these comments

You will also need to take into account the contents of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Martyn White
Principal Conservation Officer,
Planning Services



Please note: I work on Conservation for half of the working week (all day Monday and Friday and Tuesday Afternoons)

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