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To: Michael Eastham <Michael.Eastham@arun.gov.uk>
Subject: BE/121/21/RES

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Unit 3 Land at Salt Box West of Shripney Road Bognor Regis PO22 9NW

Approval of reserved matters following BE/135/18/PL for appearance, landscaping and layout of Unit 3. This application may affect the character & appearance of the Shripney Conservation Area & is in CIL Zone 2 (Zero Rated) as other development

The application relates to a number of employment related buildings in an area of land identified within the Local Plan for such uses.

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

Apart from Shripney Manor, the other listed buildings are located to the north of the lane. They form a tight group of cottages and reflect the rural character of the local area.

The Proposal

The proposal is for the approval of reserved matters for unit three of the 'Salt Box' Development. Outline consent was previously granted for this unit along with a number of others, and this application relates to the appearance, landscaping and layout of Unit 3. I am also aware that the site is part of an employment allocation identified in the adopted Arun Local Plan 2018. Development has already commenced on other parts of the allocation and the proposed unit will form part of a comprehensive group of large buildings.

Unit three, along with its neighbour unit two are the closest to the boundary of the conservation area. Of note in this particular application are the fields between the southern boundary of the Conservation Area and the application site, along with tree screening which is provided by extensive vegetation along the southern edge of the village, the grounds of Shripney Manor and the 'village buffer area'. Such features reduce the impact of the development upon the assets and should be retained and enhanced.

Whilst the vegetation has a positive impact, it is considered that there is potential for the area south of the conservation area to be perceived as less rural in character due to the increased proximity of the new development, and the potentially increased amount of traffic using the nearby road network. Such an impact is partially mitigated through the provision of a village buffer zone, which will maintain a sense of separation between the development and the village/conservation area. It is further mitigated through the use of additional structural planting along the northern and north eastern site boundaries.

As the concept of development in this location has already been accepted and screening is to be provided as part of the larger development, it is considered that, on balance, the proposal will not harm the heritage assets.

Conclusion

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 section 66/72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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

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