



From: Martyn White
Sent: 14 May 2019 15:15
To: Planning.Responses
Cc: Michael Eastham
Subject: FW: BE/135/18 consultation Comments

BE/135/18

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. A heritage statement is provided, but this is dated 'June 2017', whereas the current application was submitted during 2018. In light of this I provide the following comments:

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 settlements 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.

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 and the grounds of Shripney Manor. 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. This area will have structural planting along the northern and north eastern site boundaries, and compliment that which already exists.

It is recommended that a detailed landscaping scheme which provides for native trees/vegetation should be prepared for the buffer zone in order to ensure that it reflects the local area. Details of how the timber acoustic fence (near unit 2) is to be treated should also be provided to the council.

It is considered that, on balance, the proposal will not harm the individual listed buildings, nor the conservation area.

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).