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To: Planning.Responses
Cc: Michael Eastham
Subject: BE/38/19/PL

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The application relates to the creation of a temporary soil storage bund associated with development of adjoining site at Saltbox. That site 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 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.

The temporary nature of the proposal, along with the landscape/vegetation described above, will ensure that the proposal will have a neutral impact upon the heritage assets. It is therefore considered that, on balance, the proposal will not harm the individual listed buildings, or 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 sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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