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From: Elaine Walby on behalf of Planning.Responses
Sent: 18 August 2026 17:41
To: Planning Scanning
Subject: FW: BE/46/26/PL

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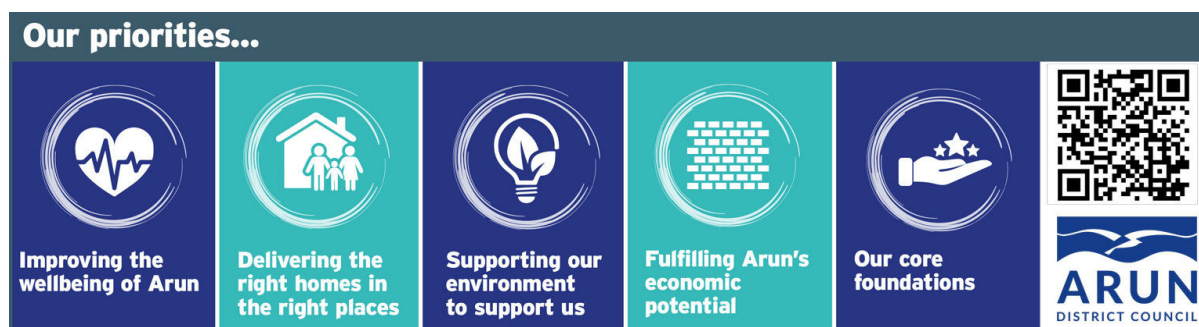
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From: Martyn White <Martyn.White@arun.gov.uk> **On Behalf Of** Conservation Officer
Sent: 14 August 2026 14:17
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Hebe Smith <Hebe.Smith@arun.gov.uk>
Subject: BE/46/26/PL

BE/46/26/PL

Address: Shripney Manor Shripney Lane Bersted PO22 9NU

Proposal: Installation of 100 No solar panels. This application may affect the Shripney Conservation Area and is in CIL Zone 3 (Zero Rated) as other development

Heritage Assets:

A map-based assessment has identified a number of heritage assets:

- Shripney Manor
- Shripney conservation area

- There are a number of listed and locally listed buildings within the conservation area to the north of the application site, including Shripney House, Walnut Tree Cottage and Old Cottage.

Shripney Manor

Shripney Manor is a manor house of early 17th-century origin which was timber framed (some of which remains - covered by later parallel out-shot aisle.). It was substantially remodelled and extended in 1675, with further later alterations.

The west wall is of flint and brick and has a chamfered plinth and string-courses at the first and second floor levels. The head is a 'Dutch' gable with ogee-curved sides with plain brick copings and a pedimental capping of moulded brick on which is carved the date 1675. The south wall is covered with a rough cast cement. There is a middle entrance and ranges of eight windows with modern sash-frames. The east wall is gabled and has an early 17th century projecting chimney stack with crowstepped sides of thin bricks and two diagonal shafts which may have been rebuilt. It derives its significance from its architectural, historical and archaeological interest.

Shripney conservation area

Shripney is a linear settlement focused on Shripney Road and retains a distinctly rural character despite its proximity to modern development on the edge of Bognor Regis. Development is generally arranged informally along the road, with gaps between buildings allowing views of mature trees, hedgerows and, in places, open fields.

Built development is concentrated within the northern part of the conservation area, whilst the southern part remains largely open paddock land, reinforcing its rural character and sense of tranquillity. A separate cluster of buildings at Old Moat Close, the Coach House and Shripney Manor forms a distinct group at the western end of the conservation area.

Mature trees, hedgerows, grass verges, and traditional boundary treatments, including flint and brick walls, contribute strongly to the area's character and sense of enclosure. Open fields to the south and west are particularly important to the setting of the conservation area, providing a visual and spatial buffer between the historic settlement and surrounding modern development.

Listed/Locally Listed Buildings

Within the conservation area close to the site are other listed/locally listed buildings including:

Shripney House (Listed Building): A house of 18th-century or earlier origin, comprising two storeys and five front-facing windows. A 19th-century red brick extension features a gabled bay, adding architectural interest. The principal elevation has been painted. The roof is tiled, and the fenestration consists of modern casement windows.

Walnut Tree Cottage (Locally Listed Building): This attractive two-storey cottage comprises a four-bay frontage with a painted, rendered elevation and traditional casement windows. It is topped with a slate roof featuring three chimneys, which add to its historic character. The property faces directly onto the lane and forms part of a cohesive group with neighbouring dwellings, contributing positively to the streetscape. Within the grounds, two ancillary structures are also visible from the lane, reinforcing the domestic scale and setting of the main house.

Old Cottage (Locally Listed Building): A detached house which comprises 2.5 storeys and three front-facing windows per floor. The principal elevation has a rough cast render which has been painted. Clay tile pitched roof with 2 pitched roof dormers. Modern multipaned casement windows. Timber front door with modern pitched roof porch.

Comments

Historic England Advice Note 18 (HEAN 18): Adapting Historic Buildings for Energy and Carbon Efficiency is of relevance to this proposal. As identified within that advice note, mounting panels on land associated with a listed building, will generally be preferable to installation on the main building, provided they are not of greater prominence. Therefore, as the solar panels are to be installed in the area of agricultural land to the east of the manor and south of the other listed/locally listed buildings, this is an issue of setting.

The assets along the lane are partly viewed, experienced and appreciated from the lane within a rural character. The lane includes a mature line of hedging and trees which forms part of the rural character, whilst also forming the northern boundary of the site. The maturity and density of the vegetation prevents intervisibility between the assets and the site. As long as this is to remain as it currently is, there will be no issues on the way in which those assets are viewed and experienced.

The solar panels are located within an area which is also separated from the manor by a line of what looks to be substantial trees which prevent any realistic chance of intervisibility.

Whilst the proposal would result in the loss of some agricultural land, it would be localised to one part of the property, and could be easily removed at some point in the future.

The advice from Historic England also states that “consideration should be given to reducing the visual impact of ground mounted panels in the setting of listed buildings, for instance using hedges to screen them and designing unobtrusive security measures”. At present, it is not clear if any form of boundary treatment will be installed to enclose the area (i.e. the other boundary treatments), nor what these would be/look like. This needs to be clarified.

It is also not clear how or where the electricity supply cable to the main listed building will be located or connected to the listed building. This needs to be clarified.

Conclusion

Whilst generally acceptable, further information is required as identified above before a conclusion can be reached.

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