

Felpham Parish Council

Design Guide

Compiled by Felpham Parish Council

October 2018

1. Introduction

1.1 Purpose of the Felpham Design Guide

The Felpham Design Guide aims to give clear guidance on how to care for the qualities and characteristics that residents and visitors value. The main objective is to ensure that the landscape character and street scene is respected and enhanced in any change to roads, buildings, car parks, seafront and other open spaces. It puts forward guidance from the community on how any development or physical change to buildings and open spaces should respect or enhance the parish history and



character. This document sets out the historical evolution of the community, its setting within its landscape and the form of the settlement as a whole. It aims to describe the characteristics of the buildings and spaces within the Parish and to express the view of the community on the future development of the Parish by assisting property owners and developers in adopting design principles that are acceptable to the local community, promoting the use of appropriate building materials, ensuring that the valued physical qualities and characteristics

of the Parish and its surroundings are conserved, protected and improved. And ultimately assisting the Local Planning Authority in their determination of planning applications.

1.2 Background

The Government wishes to involve communities in maintaining their character and managing any necessary changes without altering the uniqueness of the area. To assist with this aim, the Countryside Agency established the concept of Village Design Statements. Arun District Council has encouraged communities within the area to produce Village Design Guide documents that can be adopted as material planning consideration statements.

1.3 Status of the document

The aim is for the Felpham Design Guide to be adopted by Arun District Council as part of the Revised Felpham Neighbourhood Plan and to be a material consideration in the determination of planning applications. This means that planning officers can make use of specific guidance in the Design Guide when dealing with cases and planning inspectors can refer to it when handling planning appeals. Felpham Parish Council can refer to it in any comments they make on planning applications. As a public document the Design Guide will also influence people carrying out work on their home or land, whether it needs planning permission or not.

1.4 Planning policy context

The following documents set out the policy framework within which this document is set:

The Arun District Council Local Plan 2011-2031(2018)

The Felpham Neighbourhood Plan 2019 - 2031

The Revised National Planning Policy Framework

1.5 The Development and Production of the Design Guide

The Felpham Neighbourhood Plan 2019-2031 has an objective to “ Ensure that new development is well designed, sustainable and reinforces Felpham’s character whilst ensuring that drainage issues are addressed. Felpham has a small housing allocation within the Local Plan and it recognises that small scale development on previously used land to meet specific local needs may come forward in future. By setting standards by which planning applications will be measured it is intended that the character of the parish will be maintained whilst allowing for growth and alteration. By imposing strict regulation on any development it is intended that the current drainage issues will not be exacerbated.”

Whilst Felpham does have an impressive collection of Listed Buildings and a Conservation Area, it is fair to say that there is no dominant architectural character or vernacular style to provide a reference for future development. Furthermore, given the way the Parish has evolved in waves over time from being a small hamlet in the late 1800’s to a Parish of more than 9000 residents today, there are quite distinct areas defined by the different styles of architecture – subject generally to the prevailing style at the time of construction.



Although the use of local flint is seen in some older cottage and boundary walls, the need to preserve any local context and character appears not to have been a requirement of past development. As a result the Parish has a mix of styles from traditional brick and flint cottages, to bungalows, converted railway carriages, modern town houses and rendered apartments.

Felpham’s coastal location has had no real impact on the character of previous developments.

The basic layout of the Parish is well established and the aim of this document is not to establish a grand masterplan, but to provide some practical guidance to the design of future developments and alterations. Whilst it is not possible to be too prescriptive in terms of style, the aim is to provide a reference for an approach that is appropriate to Felpham’s location and in consideration of present and future community needs.

2. About Felpham



2.1 Positioning/Location/Layout

The Parish of Felpham forms part of the greater Bognor Regis urban area and bounds the English Channel to the South, the Parish of Middleton-on-Sea to the east and its northern and western boundaries generally follow the Aldingbourne Rife and its tributaries, with views of the South Downs to the North.



2.2 Landscape History

Land use in the late 20th century was mixed. The southern part of the ancient parish was built over, and though the broad meadows backed by trees which had formerly separated Felpham from Bognor Regis had given way to Butlin's holiday camp in 1960, a gap between the two places remained further inland. Much of the north end of the parish was still farmed in 1992, though a large area in the north-west had been converted into a golf course in the 1920s.

2.3 Evolution of the Parish

The road through the village had no importance before the 19th century; hence perhaps the village's hotchpotch street pattern.

In the late 18th century and early 19th there were 25-30 dwellings, not all aligned to the roads and with much open land between them; among the larger were Church House, the Old Rectory, Turret House, and the Manor House in Limmer Lane. There had been some infilling by the 1870s, including two terraces in Waterloo Road, of which one incorporates a converted farm building faced with beach pebbles. After 1914 a large house, the Forest, later the Gateway School, was built south of the church. Until the 20th century the village was separated from the sea by fields, so that houses on its southern edge had uninterrupted coastal views.

Felpham's rural character, still unspoilt c.1917, when farms continued to abut the main street, was gradually eroded during the next 40 years, as the parish shared in Bognor Regis's growth: though in 1992 the combination of old buildings, high flint walls, trees, and the picturesque arrangement of roads, retained for it an old-fashioned air. Farm buildings northeast and east of the church were demolished after c. 1920 and replaced by shops and a garage, while a large flat-roofed block of shops with flats above, more appropriate to a London suburb, was built on a prominent site to the south. Turret House was demolished in 1961 and the former Gateway School in or after 1978, but the Old Rectory and Church House escaped that fate. Further houses, shops, and flats, some also for the elderly and some incongruous in architectural style or scale, were built in the same period.



The number of houses in the parish rose from 74 in 1801 to 208 in 1901. The history of late 19th and 20th century development, on the other hand, is of the gradual spread of houses through the south and central parts of the parish, joining Felpham to Middleton on the east and almost to Bognor Regis on the west, while leaving isolated the hamlets of Flansham and Ancton to the north and north-east. The rapidity of development was often commented on in the 1920s and was matched by large increases in population in the 1920's and 30's. Development was by individual estates, sometimes private, which often did not connect with their neighbours; their picturesque layout, with trees and grass verges that in Limmer Lane formed banks above road level, gave the southern part of the parish the appearance of a 'garden city by the sea'. Since this time numerous estates have expanded the Parish

outwards (dealt with individually later in the document) and continue to change today.

Until the mid 18th century Felpham's economy was based on agriculture and maritime activities. After that date it developed a new character as a holiday resort.

From the early 20th century Felpham maintained its dual character of a seaside resort and a place for permanent residence. Both functions were enhanced by its relative seclusion, the mild, sunny, and healthy climate, the nearness of Bognor Regis with its services and entertainments, and easy access from London.

In 1985 the Felpham Conservation Area was established, it contains one Grade 2* and twenty-two Grade 2 Listed assets. In 2015 a Conservation Area Character Appraisal was completed by ADC and put out to public consultation. This review recommended that three new areas be added to the Conservation Area (source ADC Draft Conservation Area Character Appraisal December 2015).



2.4 Felpham Today

The 2011 census showed the Parish to have a population of 9852 and an average age of 50 years. New development of over 800 homes will have increased the population by at least 1600 in the last three years.

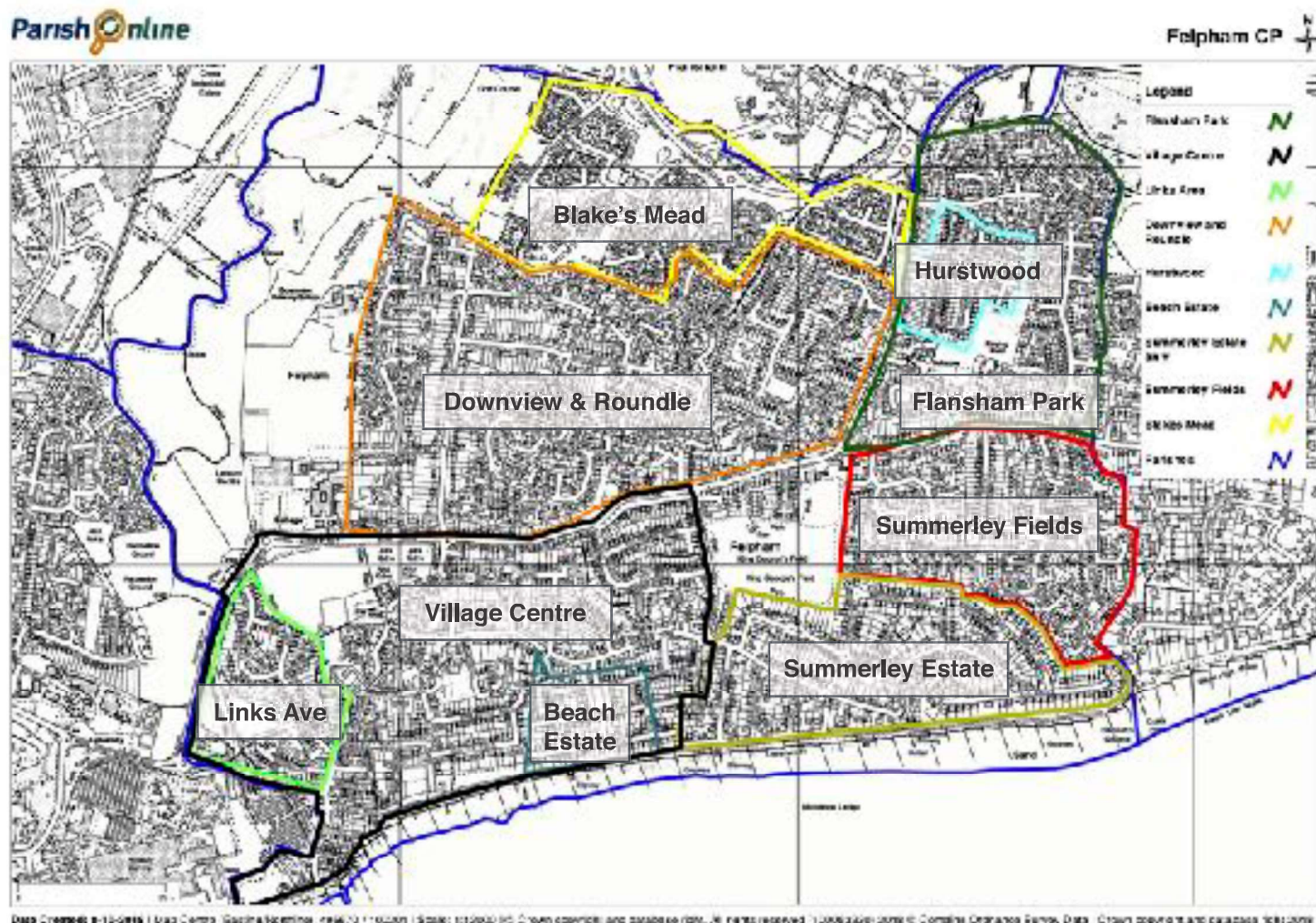
The parish includes a number of private residential estates which each have their own character and are not maintained at public expense. Some have their own covenants restricting development.

Blake's Mead, a new mixed development of over 800 dwellings located north east of the Roundle Estate has a village community centre, play areas and shop.

The parish has a number of parks and gardens as well as lanes and twittens and has an extensive seafront and beaches. Many of its trees are subject to Tree Preservation Orders. The general feel of the parish is one of openness with well ordered and maintained facilities and public places.

3. Specific Parish Locations

Due to the very specific design features of some parts of the Parish this section identifies the key features that are present in each area. The areas were chosen because each has design features and a character that is locally very recognisable.



3.1 Parish Centre Housing

Land between the coastguard station south of the Parish and the sea was offered for sale, as the Felpham Mill building estate, in 1884. The streets east of Sea Road had already been laid out, and during the next 25 years they were built up piecemeal with a mixture of chiefly small brick or rendered terraced and semi-detached houses, many of which were let as apartments in the summer. In Canning Road houses were built only on the north side, one terrace having a continuous balcony of seaside character.

Directly in front of the sea and along the west side of Sea Road a group of cheaper houses were put up in the 1910s, standing on stilts to avoid flooding; some incorporated railway carriages, and they had outdoor staircases, decorated verandas, and roof gardens. The area was separate from the village in the 1910s and 20s, when it was known as 'Felpham by the Sea'.

East and north-east of the coastguard station the 'Felpham building estate' was marked out for housing by 1904, but development seems not to have begun before c. 1910, when Admiralty Road had houses on its north side. There were at least 34 houses in Blake's Road and streets to the east by 1927; the area, described c. 1922 as a garden estate, was largely built up by 1934 and fully by 1940. This area now includes Culver Road and Bereweek Road

Blocks of flats were built in Felpham village, three were put up near the sea after the Second World War: one at the south end of Sea Road and two adjoining the promenade further east.

Design features

Dwellings are predominantly large with good sized plots and outdoor space. Many have chimneys and small balconies to the front. There are a variety of rooflines with low and overhanging eaves. Front gardens are generally well established with recognisable building lines.

3.2 Links Avenue Area

West of Felpham village, in what until 1913 was part of Bersted Parish, the lower part of Links Avenue was built around 1909-12.

Design features

A very mixed development comprising of two story dwellings, chalet bungalows and bungalows. Most plots have good outdoor space with driveways and garages. There are a variety of roof lines with low and overhanging eaves, many with chimneys. There are many mature trees on the estate on which make a positive contribution to screening the area.



3.3 Downview & Roundle Estate

By 1934 land to the north, formerly part of Bognor golf course, had also been laid out chiefly with detached houses and bungalows, the area now includes Downview & Roundle Estates. North of the Felpham-Littlehampton road, meanwhile, building had begun around Innerwick Farmhouse c. 1923. There were houses in Firs Avenue, New Barn Lane, and Outerwyke Road by 1927, and more were built in the same area before 1940.

On the Roundle Estate to the east some houses had been built by 1932 and further roads, including Roundle Square with a central open lawn, marked out, most of the area being built up by 1940. Downview Road further west, leading to the new golf course, was laid out by 1934, when some large houses had been built, others following before 1940. By 1957 there had been further development both east and west of Downview Road, and by 1980 virtually the whole area between the school playing fields on the west and Flansham Lane on the east had been built up.

Design features

The Downview Estate has approximately 250 dwellings, mostly detached with a small number of semi-detached. There are no overall covenants governing all properties but some individual properties do have restrictions. The roads mainly have grass verges and there are some communal green spaces.

The Roundle Estate has a mixture of detached and semi-detached houses and bungalows with some terraced houses. The area is made up of wide tree lined roads, grass verges and a variety of generally two storey dwellings which are set back from the road and with an established building line. Use of material is varied with no real cohesive design. There is an advisory speed limit of 20mph and no street lighting.



3.4 Beach Estate

After the First World War building development spread along the coast to the east of Felpham. There were at least four houses on the Felpham Beach estate south of Limmer Lane in 1918 and many by 1927. The streets adopted a rectangular pattern around an oblong green.

In the 19th century large parts of Felpham were owned by the Duke of Richmond. This included what we now know as Felpham Beach Estate, but was then a part of Felpham Farm. In 1912, 23 acres of Felpham Farm were sold to developers. At least four houses were reported to be on the Estate by 1918 and by 1932 there were 67 houses and in 1947 there were 85. Today, there are 122 houses on the Estate.

In 1938 the assets of Felpham Beach Estate were bought and run by resident Frederick Wagner. In 1949 Mr Wagner emigrated to South Africa, but not before appointing two directors and a Company Secretary to look after the company. Residents then and since owe Mr Wagner a great debt of gratitude for his single-handed drive to ensure the Company and its priceless assets fell into sympathetic hands.

It is important to note that in the late 1940s (before the promenade was built) an Estate Manager was appointed, who spent half his working week attempting to maintain the Beach Estate sea defences. In the 1990s, the Felpham Sea Defence Committee (instigated by the Beach Estate Committee and led by its Chairman) were instrumental in ensuring appropriate defences were put in place.

The Estate was designed in a rectangular pattern around an oblong green. Several areas of the land were reserved for a tennis court, a central green and allotments - all of which still exist today. These areas, as well as the verges, are owned by Felpham Beach Garden Estate Ltd (the Company). They are safeguarded and protected by Trustees - and cherished by residents. In addition, the roads, drains and soakaways are also owned and maintained by the Company, who raise funds from annual fees. A Committee of dedicated residents lead the organisation and running of the Estate. The tennis club organise social events throughout the year, raising funds to maintain the court.

A number of trees on the central green are protected by a Tree Preservation Order. The green is a meeting point for bowling, outdoor lunches, fayres and day-to-day children's games. From the southern end, the view extends to the sea.

With over twenty plots, the allotments is a large area on the northeast of the Estate. It is quiet and peaceful, well maintained - and an absolute treasure.

There are three twittens leading to the prom. The east twitten is a narrow paved path between two houses. The central twitten extends from the green and is beautifully maintained by the Estate horticultural manager and volunteers. The western twitten is of similar size and has a small private boat launch facility for residents' use only.

Design features

A well established Estate with a large sea frontage, there are no footways, an advisory speed limit of 20mph and no street lighting.

Dwellings are predominantly detached, many being chalet bungalows, with dormers for first floor accommodation, on good sized plots.

A characteristic of the Beach Estate is that walls are generally cement rendered and painted white. Many of the properties display a protruding narrow 'cross' feature made of clay tile on one of its walls. External window sills are sometimes brick or tile. Exposed brickwork walls are a rare feature of this estate.

Although not all houses are confined to a set of building characteristics, the design basis of two-storey, tiled roofs, white walled design and timber-effect cladding, prevails.



3.5 Summerley Estate

In the mid-19th century the former Sparkes Farm was known as Felpham Farm, part passing in 1922 to Summerley Estates Ltd. which was then laid out and was called the chief estate in the parish in 1927 and has always retained its exclusivity. Big houses were also built along Limmer Lane itself and in streets to the north.

The western part of the Summerley Estate had straight roads, but the later portion to north and east was on a more picturesque plan with curving roads and a patch of woodland in Crossbush Road. By 1934 the area described was largely built up and by 1940 wholly so, except for the eastern part of the Summerley estate which was not finished until the late 1960's.

The estate has a large beach frontage and two ramps that allow residents to launch boats. The estate itself is run by the Summerly Private Estate Residents Association, through and agreement with LE Walwin and Partners Ltd who own the roads and common areas and control covenants to which home owners are subject.

Design Features

There are approximately 344 dwellings, which are predominantly detached, of an individual design, many being two storey vernacular in style, with large roofs,

chimneys, simplicity of materials and detailing, on generous sized plots. There is a diversity of plot shapes but they are generally of a substantial area with attractive spaces between properties.



3.6 Summerley Fields

The remaining land south of Felpham Way and Middleton Road, except for that reserved for recreation, was developed for building in the 1960s and 70s with a mixture of houses and bungalows.

Design Features

The bungalows are generally detached of brick and render walls with plain clay tile roofs. Garages are linked to the dwellings which have small front gardens large enough for parking one car. The two storey 1970's dwellings many of which are of a modern uniquely individual style for the area, generally have a ground floor in facing brickwork with render or tile hanging above. Roof designs vary and are clad with concrete tiles, integrated balconies, chimneys and panel features all exist. Front gardens are generous, mostly laid to lawn with garage and parking spaces provided. Few mature trees exist.



3.7 Hurstwood Estate

East of Flansham Lane the small Hurstwood private estate was developed during the 1930s. It is a small grouping of roads with a central roundabout and roads radiating outwards.

Design features

Dwellings are predominantly detached, many being chalet bungalows with small front and larger rear gardens. Many have garages and a driveway suitable for one or two cars.

There are a variety of rooflines with low and overhanging eaves, many with chimneys. The roads are narrow with grass verges and low garden walls and minimal street lighting. There are many mature trees and hedges on the estate which play an important feature in the character of the estate. There is limited space for on-street parking.



3.8 Flansham Park

Bognor Regis Urban District Council in 1963, bought 200 acres to be sold off for residential development as needed. The large 'Flansham Park' estate was built there in the 1970s.

Design features

A mixture of terraced, detached, and semi-detached houses, and detached and semi-detached bungalows. A variety of facing brickwork is mixed at first floor level with tile hanging to the front facades. Concrete tiles to pitched roofs, no chimneys and flat roofed porches. Garages are generally grouped together with little off street

parking. Areas of shared green space are provided. Much of the estate is subject to an open plan condition restricting the enclosure of front gardens. As a consequence they remain open plan giving an unenclosed feel to the estate.

Council houses were built in the 1920s and 30s in Felpham Way and Flansham Lane.



3.9 Blake's Mead

The newest part of Felpham, this estate of some 820 dwellings, was commenced in 2010. Built on the outskirts of the established settlement it has started gradually to feel part of the Parish. It has its own facilities including a village Community Hall, play areas and shop.

Design features

The estate is a mixture of three and two story dwellings built in small groupings with largely shared car parking spaces. There are very few pavements or walkways and a number of large communal play and recreational areas. Roofs heights are mixed with concrete tiles many with small dormers or roof lights.



4. General Design Considerations

As a general reference, CABI's (Council for Architecture in the Built Environment) Design for Life 12 offers a useful twelve-point plan, which captures a number of practical ideas for building adaptable homes.

- 4a. Where there is a historic building line this should be followed.
- 4b. All developments should make good use of the available site and location. The size of any proposed development, whether of new properties or extensions to existing properties, should be appropriate to the size of the plot and the extent to which the development will 'urbanise' the street scene. Sufficient distances between properties must be maintained. The density and character of each part of the parish should be respected.
- 4c. Infill developments should only be allowed when the loss of the space would not be detrimental to the overall quality, amenity, and streetscape of the area, and where they would respect the character and appearance of the area.
- 4d. New proposals should consider and maintain views both into and out of the site.
- 4e. Balconies should be considered as an integral architectural feature, to avoid issues of retrofitting. The impact on the street scene and the privacy of others must be respected. Subject to the design and density of the site, main living rooms should not overlook or be overlooked by neighbouring properties.
- 4f. New developments should seek to incorporate elements of traditional building materials used elsewhere in the Parish such as timber-framing, brick, flint (knapped or un-knapped or cobbles), 'Bognor rock' sandstone rubble, and thatch appropriate to their location e.g. Flansham Park has tile hanging whereas the old village has flint.
- 4g. The visual impact of boundary materials, driveways and access paths should be sensitive to the location and in keeping with the character of the street scene. The use of flint with brick walls should be encouraged as well as using natural materials and native species of hedging.
- 4h. Gates should be low impact and appropriate to the adjacent boundary treatment.
- 4i. Development proposals must seek to subsume their parking requirements within the site boundary.
- 4j. Security and convenience lighting should be kept to a minimum and careful consideration given to the strength and location. In those parts of the Parish where there is currently either minimal or no street lighting this should be maintained.

- 4k. The chimney skyline should be preserved. The inclusion of chimneys in new designs and the retention of existing chimneys are encouraged.
- 4l. Alterations and extensions within the curtilage of existing houses should relate to their context and not dominate the main building. Design and materials should match or complement the existing house.
- 4m. Rainwater goods should reflect the colour, shape and form of the original, and where new, respect those of surrounding materials.
- 4n. The pattern and style of roof slopes, windows and doors should be replicated in extensions to properties. Unity of design throughout the whole property should be achieved. Pitched roofs for houses and dormers are preferred, although flat roofs would be appropriate if designed to complement an overall design style. Roofscapes should be appropriate to their location.
- 4o. Dormers should be located and designed so that they sit comfortably on the roof in scale and form and are not over dominate. Preferably pitched roof with windows of the similar or smaller size than those below.
- 4p. The existing pattern of property density and volume should be maintained, and should reflect the height of the surrounding buildings to maintain the character. New buildings and extensions should maintain the existing street front/building line.



5. Seafront and coastline

The popularity of the area should not be a reason for planning guidelines to be relaxed. The effect on the local environment and quality of space, including traffic flow and parking, should be considered when any applications are made.

The character of the village is defined by its seafront, with its impressive views over the English Channel and along the coastline. Every effort should be made to protect these and respect the important characteristic in all applications for seafront and surrounding developments.

Design Principles

- 5a. Flora and fauna of the seafront must be preserved and appropriate new planting should be encouraged.
- 5b. The present line of the foreshore must be preserved.
- 5c. Development will not be allowed on the Greensward or other seafront green spaces.
- 5d. All street furniture must comply with the design style used in the existing lamp posts and seats.
- 5e. The beach huts are a key part of the character of Felpham and its seafront and must be retained in their blue and yellow colour scheme. Any future additional beach huts must retain the colour scheme.



6. Business/Commercial

Maintaining a vibrant local economy is very important. Small local shops and businesses are at the heart of community life and must be retained and increased wherever possible.

Design Principles

- 6a. New commercial activities are encouraged provided that they have a low impact on the surrounding infrastructure, particularly in respect of heavy goods vehicle movements.
- 6b. Accommodation within residential sites for the use of working from home activities will be encouraged provided that there is no detriment to neighbouring properties through increased traffic, parking and noise.
- 6c. Shops or commercial premises must use signs in traditional style and colour appropriate to their location. Illuminated fascia signs/boards will not be permitted.



7. Environmental

Landscape

Landscaping throughout the Parish plays an important part in the character. Parks and gardens developed over the years have matured and provide a backdrop to the housing. Mature residential gardens add to the sense of a green and pleasant place with many of the private estates maintaining grass verges to property frontages.

Design Principles

- 7a. Development having a negative impact upon important trees will be discouraged. All development must assess the impact upon existing trees.
- 7b. When planting new trees and hedges, native species should be used.
- 7c. Existing roadside hedges, green spaces, trees and shrubs should be retained wherever possible.
- 7d. Verges, prolific to many of the Parish estates, should be retained and parking or other resurfacing of these areas denied.
- 7e. Nature conservation should be a significant consideration when any new development is proposed to ensure protection and enhancement of the natural environment to soften and enhance the scheme.
- 7f. Development proposals must be designed to retain wherever possible, trees and hedgerows of good arboricultural and amenity value. Where trees are lost replacement is encouraged.



8 Flood Prevention/Avoidance

As a result of the events of 2012, flooding has been highlighted as a national problem and must be addressed at the design stage, if new developments are to be genuinely sustainable. Flood risk must be assessed fully in each case and if

necessary, works carried out to ensure the site is viable and there is a clear understanding of obligations and responsibilities of neighbouring landowners. It is also necessary to understand the impact of the development on existing drainage and the existence of naturally occurring flood plains or ponds. By considering the flood risk as a condition of planning will mean that the development should aim to actively mitigate known flood risk through sound planning, good design and preventative measures.

To that end, hard surfaces should be replaced with permeable surfaces in line with SUDs (Sustainable Urban Drainage). SUD's is designed to manage water quantity (flooding) and water quality (pollution) and imitates nature to attenuate the flow of water to stop localised flooding and the concentration of water towards rivers and water courses, which in turn can cause localised flooding.

Design Principles

- 8a. Any new or replacement driveway, or area of hard landscaping of any size should be of a permeable (or porous) surfacing material.
- 8b. New development or extension of properties on land with a known flood risk should be built to be flood resistant (measures include the use of flood resistant materials, locating primary accommodation on the upper floors, integrated flood barriers, locating air-bricks and other vents and electrical installations to ensure that they are above the potential level of floodwater).



9 Transport and Infrastructure

In a typical urban setting where there are transport alternatives, policies that limit the use of the car in favour of walking and cycling can work well to improve the built environment, promote health and encourage a mix of more sustainable transport options. Where possible this approach must be applied to future developments within Felpham, although given its location and public transport provision, it is likely that families will remain car dependent for some time.

Therefore future proposals must consider the need to park vehicles whilst at the same time working towards better shared and private open spaces.

An approach promoted by CABI is to design streets as 'inclusive spaces' rather than spaces for vehicular movement alone. As such they need to consider the needs of different users.

Design Principles

- 9a. All properties (new and extended), must subsume their parking requirements on-site.
- 9b. Parking spaces and garages should be inconspicuously sited to minimise the impact on the street scene.
- 9c. Design of new developments should take into account the traffic speeds and volumes and not exacerbate existing problems.
- 9d. The footpath and footway network should be protected, maintained and improved in keeping with the surroundings.
- 9e. Street furniture designs should reflect the area in which they are sited. Conservation grade lighting columns must be used in the Felpham Conservation Area.



10 Energy Efficiency/Environmental Sustainability

It is essential that any new developments meet the highest possible standards of environmental and energy efficiency. This should include systems that minimise the wastage of water, heat and light, as well as energy self-generation through various technologies including biomass and solar capture.

Design Principles

- 10a. Solar panels mounted on a house or on a building within the grounds of a house must be sited, so far as practicable, to minimise the affect on the external appearance of the building and amenity of the area. Panels should not be installed above the highest part of the roof (excluding the chimney), should project no more than 200mm from the roof slope or wall surface and should not present and unbalanced or cluttered appearance to the roof. Solar panels will not normally be acceptable on heritage assets.
- 10b. Solar panels must not exceed 4m in height and should be 5m from the boundary of the property.
- 10c. Energy generating infrastructure must be sited to minimise its impact on streetscape and landscape character, heritage assets, views and wildlife and not adversely impact in terms of noise, vibration or electromagnetic interference.

