

From: Elaine Walby on behalf of Planning.Responses
Sent: 10 March 2026 11:17
To: Planning Scanning
Subject: FW: AL/11/24/OUT

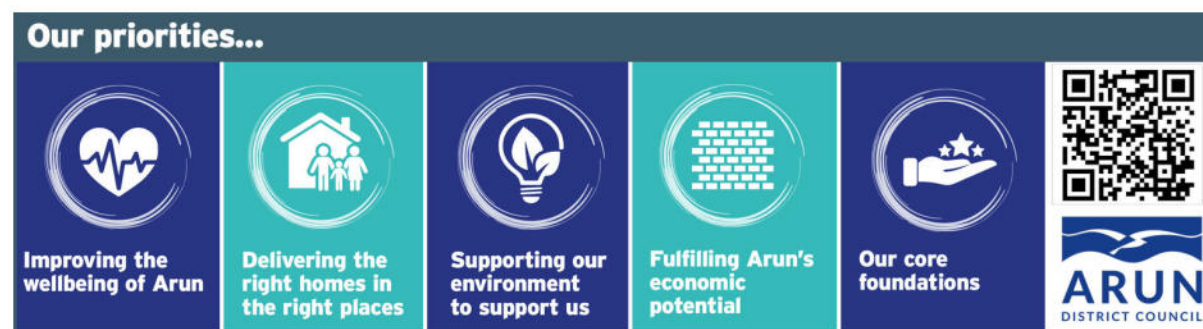
PL- Consultation- Conservation Officer response

Elaine Walby
Technical Support Assistant
Planning Services

T: 01903 737 904
E: elaine.walby@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

To register to receive notification of planning applications in your area please go to <https://www1.arun.gov.uk/planning-application-finder>



Connect with us: [Facebook](#) | [X](#) | [Instagram](#)

From: Hannah Kersley <Hannah.Kersley@arun.gov.uk>
Sent: 10 March 2026 10:49
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Fw: AL/11/24/OUT

Hi,

Please could this consultation response from Martyn be uploaded to AL/11/24/OUT.

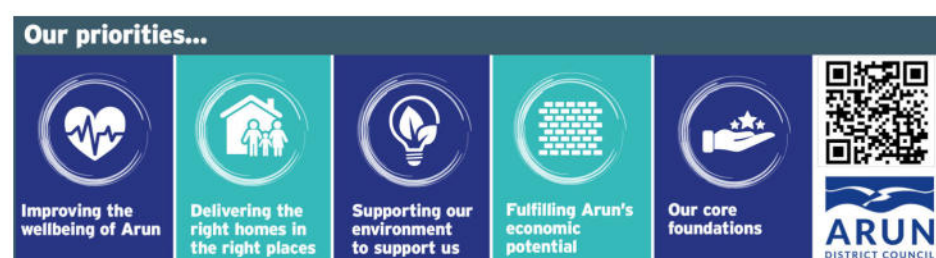
Many thanks

Hannah Kersley (she/her)
Principal Planning Officer, Strategic Development

T: 01903 737856
E: hannah.kersley@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

To register to receive notification of planning applications in your area please go to [Planning application finder \(arun.gov.uk\)](http://Planning.application.finder(arun.gov.uk))



From: Martyn White <Martyn.White@arun.gov.uk> on behalf of Conservation Officer <Conservation.Officer@arun.gov.uk>
Sent: 13 February 2026 15:08
To: Hannah Kersley <Hannah.Kersley@arun.gov.uk>
Subject: AL/11/24/OUT

AL/11/24/OUT

Land East of Westergate, Westergate

Hybrid application consisting of: 1) Outline permission for all matters reserved (except access) for up to 400 No. dwellings and associated works and 2) Full planning permission for alterations to site access off Westergate Street and through Pine Close and east-west link road including a bridge over the Lidsey Rife. This application also lies within the parish of Barnham, falls within Strategic Site SD5, CIL Zone 1 (Zero Rated), affects the setting of listed buildings, affects the character and appearance of the Eastergate Church Lane Conservation Area, affects public rights of way. This application is the subject of an Environmental Statement.

Eastergate – Church Lane Conservation Area

The Eastergate Church Lane Conservation Area consists of the historic core of Eastergate, centred around a small group of historic buildings including Manor Farm and the Parish Church of St George. Historically, the area was a rural settlement with key buildings including the Norman-period church, the 16th-century Manor Farmhouse, and associated farm buildings. Historic maps show gradual development from the late 19th century, with significant expansion by the mid-20th century.

The conservation area retains a distinctly rural and traditional character, focused along the southern stretch of Church Lane. Manor Farm and the church form its focal points, with grass verges, hedging, and low brick and flint walls reinforcing its agricultural feel. Buildings are generally two storeys, constructed of red brick and flint, with gabled or hipped clay-tiled or slate roofs. Development is loosely spaced, with most properties set back in their own plots, except for the Wilkes Head Inn, which sits prominently on the western edge. The northern boundary is tightly defined due to surrounding modern development, though open fields to the south still allow rural views.

The application site lies to the south-west of the conservation area. Dense boundary foliage and topography restrict inter-visibility, and the site now reads as the edge of Westergate rather than part of the historic rural setting. While its proximity and open character provide a minor contribution, the adjacent fields directly south of the conservation area make a much stronger contribution to its significance.

The conservation area's significance lies in its rural, historic character, centred on the church and Manor Farm complex. Views south over adjoining fields reinforce its historic setting, despite modern development to the north, east, and west.

Parish Church of St George

The Parish Church of St George is a Grade II* listed building, originally constructed during the Norman period and retaining significant fabric from that time. Later alterations include a 19th-century vestry. Architecturally, the church is built of rubble stone with quoins and a tiled roof. Its most distinctive external feature is the western bell turret, which is slate tile-hung and topped with a pyramidal roof. The building contains a variety of window styles, including two 13th-century lancet windows and a small Saxon window, as well as a blocked stone-arched doorway on the north elevation.

Historically, the church has been a focal point for the local community since its construction and is associated with Reverend Yoward, a well-regarded rector who served between 1906 and 1926. The building derives its significance from its architectural, historic, communal and archaeological interest.

The immediate setting comprises a tranquil churchyard enclosed by hedging, with gravestones, monuments, and mature trees contributing to its secluded character. The wider setting includes Manor Farm and Church Lane, which have historically provided a rural backdrop. While development in Eastergate and Westergate has altered the extended setting to the north, east, and west, the southern fields continue to preserve the historic rural character.

The site lies south-south-west of the church but is visually separated by hedging, topography, and intervening fields. It makes only a minor contribution to the church's setting, mainly evident in aerial views, as inter-visibility is limited.

Manor Farmhouse

Manor Farmhouse is a Grade II listed building which dates from the 16th century. It is a two-storey, H-shaped timber-framed property with red brick and flint facing, and steeply pitched hipped and gabled clay-tiled roofs. Casement windows are present throughout, and a modern extension has been added to the west end of the south wing. The building derives its significance from its architectural and historical interest.

Its immediate setting includes a walled plot with gardens to the south and east, and the wider historic farmstead with barns, a granary, and other outbuildings. This farmstead setting provides a high contribution to its significance, alongside its close physical and historic relationship with the Parish Church of St George, reflecting its role at the nucleus of the Eastergate settlement. While development in Eastergate and Westergate has eroded the formerly open setting to the north, east, and west, rural fields to the south and southeast still allow some appreciation of its historic context, though views are limited by intervening buildings and vegetation.

The application site lies beyond these fields and is visually and physically separated by the church, farm buildings, and dense boundary foliage. It now reads as the edge of modern Westergate rather than part of the historic agricultural landscape, and therefore makes no contribution to the farmhouse's significance.

Barn and Cart Shed at Manor Farm

The barn and cart shed at Manor dates from the 17th century and was historically part of the Manor Farm complex. It is a single-storey rectangular structure built of red brick with grey headers in a diaper pattern on the eastern elevation, with the remainder faced in flint. The building has a gabled corrugated iron roof. The western half forms the cart shed, with an open lower section and weatherboarding above. Its original form and function remain appreciable.

The barn's significance is strongly linked to its relationship with the wider historic farmstead and its proximity to the Church of St George. Modern barns and outbuildings now surround it to the south and west, reinforcing its agricultural character but limiting views to the rural land directly south. While the historic open setting has been reduced by development in Eastergate and Westergate, open fields to the south still contribute to its rural context. It is considered to derive its significance from its architectural and historical interest.

The application site lies within the extended setting but is visually and physically separated by intervening fields, hedging, and modern farm structures. It therefore makes little to no contribution to the barn's significance.

Granary/Outbuilding at Manor Farm

The granary at Manor Farm is a small timber-framed structure with red brick infill, raised on stone staddles, and accessed by a timber stair leading to a timber door. The building has a half-hipped clay-tiled roof. Dating from the 17th century, the granary formed part of the historic Manor Farm complex and has remained associated with the farmstead throughout its history.

Its significance is primarily derived from its close physical and historic relationship with the other buildings in the farmstead, including the farmhouse, barn, and outbuildings. Positioned at the centre of the farmstead, its wider setting is less appreciable, though Church Lane to the north has historically formed part of its context. It therefore derives its significance from its historic and architectural interest.

The application site does not contribute to the granary's significance, as there is no inter-visibility and its setting value is focused on the farmstead itself.

Eastergate House

Eastergate House dates from the late 18th to early 19th century. It is a two-storey property faced with flint and red brick dressings and quoins, with a gabled tiled roof and brick chimney stacks. The front elevation features two curved bay windows on the ground and first floors with glazing bars. The eastern section is recessed, with two window bays and a half-hipped gable roof. The building's significance is derived from its architectural and historical interest.

Eastergate House itself is set back from Church Lane behind a high hedge within its own generous plot, a configuration that has changed little since the late nineteenth century. This enclosed, inward-looking character forms an important part of its significance, reinforcing the historic form and status of the property.

The building's wider historic setting has been substantially altered to the north and east as Eastergate has expanded, diminishing the rural character it once possessed in those directions. However, its relationship with the historic route of Church Lane, and its visual and historic connection to Manor Farm and the church to the south, has been retained and continues to contribute positively to its significance through setting.

The application site lies approximately 200 metres away and has no historic connection to Eastergate House. While there may be slight inter-visibility in views south from Church Lane, dense boundary foliage and topography largely obscure the site. It therefore makes no contribution to the building's significance.

Wilkes Head Inn

The Wilkes Head Inn dates from around 1763. It is a two-storey building with an attic, constructed of red brick under a gabled clay-tiled roof, with symmetrical brick chimneys at each gable end. The front elevation is three bays wide, featuring 8-pane side-hung casement windows and two dormer windows. It derives its significance from its architectural, historical and communal interest.

The building occupies a prominent position on the bend of Church Lane, forming a focal point within Eastergate. Its immediate setting includes the road, car park, and an ancillary outbuilding to the north. The construction of modern buildings, especially the school immediately to the south, has reshaped the building's once open surroundings. However, the southward aspect along Church Lane still allows the historic layout to be read. The wider residential setting contributes to its significance through the continued function of the pub as an element of village life.

The application site lies near the northern corner of the pub's setting but has no historic connection to the building. The pub was always intended to relate to the surrounding built form rather than rural space, and therefore the site provides no contribution to its significance.

The Old House

Dating from the 18th century, The Old House is a two-storey building with an attic, featuring a hipped thatched roof and flint-faced walls with red brick dressings and quoins. The front elevation includes casement windows and a door with red brick surrounds. The property has been divided and now forms two homes. It derives its significance from its architectural and historical interest.

The Old House is set slightly back from Church Lane behind a low brick and flint wall, with driveways on either side and small garden spaces to the east. Its setting is relatively limited due to the curve of the road, which restricts long-range views from the south, but it remains a prominent feature in its immediate area. The building retains a strong visual connection with the Grade II Wilkes Head Inn, and the surrounding area maintains a quiet, semi-rural character that contributes to its significance.

The application site has no inter-visibility with the Old House and does not contribute to its significance, which is derived from its position on Church Lane and its relationship with nearby historic buildings.

Miliards Manor Farmhouse

Miliards Manor Farmhouse is a Grade II listed building. The building dates from the 18th century, with later alterations including the addition of the 19th-century porch. It is a two-storey stuccoed farmhouse with a tiled roof and two chimney stacks. The front elevation is symmetrical, featuring 8-over-8 and 10-over-10 sash windows with glazing bars and a central protruding entrance porch with a gabled tiled roof. It derives its significance from its architectural and historical interest.

The farmhouse now sits within a small plot, much reduced from its historic setting, which has been largely lost to surrounding 20th- and 21st-century residential development. Its only meaningful visual relationship is with the Grade II listed Timbers to the north, which forms the key element of its extended setting. The building is best appreciated from within its plot or alongside Timbers, as its wider setting no longer contributes to its significance.

While the site once formed part of the open land surrounding the farmhouse, but this connection has been severed by modern development. It therefore makes no contribution to the significance of the listed building.

Timbers

Timbers is a Grade II listed cottage which dates from the 16th century. It is a small, two-storey timber-framed building with flint infill, whitewashed walls, and a thatched roof. The northern elevation features a brick chimney stack with a clay pot, and there is a smaller central brick stack. Casement windows are set beneath eyebrow detailing in the thatched roof. It derives its significance from its architectural and historical interest.

Timbers occupies a very small plot adjacent to the A29 (Westergate Street), with a driveway to the north. Its wider setting has been significantly altered by modern development and increased traffic, which have eroded its historic rural character. The building retains only a limited visual relationship with other historic properties, notably the Grade II listed Miliards Manor Farmhouse nearby. These two buildings together represent remnants of the historic streetscape. Beyond this, the setting makes little contribution to its significance.

The site under consideration once formed part of the historic open land east of Timbers, but modern development has severed this connection. It therefore provides no contribution to the building's significance.

The Old Manor House

Dating from the 17th century, The Old Manor House is a Grade II listed building. It is a two-storey rectangular property constructed of red brick with grey headers and flint, under a steeply pitched tiled gabled roof with two brick chimney stacks. The front façade features casement windows on both floors. It derives its significance from its architectural and historical interest.

The building is set back from Westergate Street within a well-defined plot. It retains prominence in views along the street, but its wider setting has been substantially altered by later residential development, which has eroded its historic rural character. As a result, the building is best appreciated from within its own plot, and the surrounding area no longer contributes to its significance.

The application site is physically and visually separated from the Old Manor House by modern streets and development and therefore makes no contribution to its significance.

In summary, the Old Manor House is a good example of a 17th-century manor house constructed of brick and flint with a steeply pitched tiled roof. Its significance now derives primarily from its architectural qualities and immediate plot, as its historic setting has been lost.

The Proposal

The proposal is for a hybrid application consisting of:

1. Outline permission for all matters reserved (except access) for up to 400 No. dwellings and associated works and
2. Full planning permission for alterations to site access off Westergate Street and through Pine Close and east-west link road including a bridge over the Lidsey Rife.

As with the heritage statement I have decided to group the heritage assets as this will enable the assets to be assessed together based on their location which will reduce the need for repetition.

Parish Church of St George

The Site lies around 250m from the church, with the fields directly surrounding the church to the south lying in between. This open space around the church contributes to its significance through 'allowing the continuation of the quiet, and tranquil nature of the churchyard'. Another key element of setting is the Manor Farm complex and the rest of the historic built form around Church Lane, which would remain unaffected by the proposed development.

Whilst the landscaping approach to the northern portion of the Site will be considered in detail as part of a subsequent Reserved Matters application, it appears that the development will continue the use of hedging as green buffering along the eastern boundary, and this will help to reduce any visibility of the proposed dwellings in important views of the church, which are those from the open fields to its south and from within the Manor Farm complex.

I am of the opinion that, subject to a comprehensive landscaping scheme along the eastern side of the Site to ensure the presence of the development is both limited and softened, the proposals would not affect those elements of the church's setting. It is also clear, as noted in the heritage statement, that the important views of the church will remain unchanged due to the planned landscaping and the retention of the surrounding fields. Accordingly, subject to an appropriate scheme of landscaping along the eastern side of the Site, the significance of the Parish Church of St George would be preserved.

The Eastergate Conservation Area (including the listed buildings of Manor Farm and Eastergate House)

It has been identified that the development will utilise existing hedging and further soft landscaping in order to provide a buffer at the eastern boundary. This will help to ensure that the open space to the south of the conservation area and Manor Farm complex in particular will remain the same in terms of their established character. The result is that this will help to reduce any inter-visibility of the new dwellings and the heritage assets, and they will generally retain their rural, agricultural character and setting.

It is recommended that the landscaping proposals for the eastern side of the site are enhanced so as to ensure that the presence of the development is both limited and softened.

As such, subject to a clear and comprehensive landscaping scheme, the significance of Eastergate Conservation Area, Manor Farmhouse, the Barn and Cart Shed, and the Granary/Outbuilding would be preserved.

Wilkes Head Inn and The Old House

There will be minimal if any inter-visibility between the assets and the development. As noted in the heritage statement, their connection to each other and the other heritage assets along the lane will be retained, and as such their significance will be preserved.

Miliards Manor Farmhouse, Timbers and the Old Manor House

The location of these heritage assets means that the main impact would be as a result of any highways alterations etc. As identified in the heritage statement the new road access onto Westergate Street would create potential for some increased traffic along this road in proximity to the listed buildings.

However, it is acknowledged that not only is the road already busy, but that the setting of the buildings has been substantially eroded due to the numerous residential developments that have been constructed around them.

As a result I am of the opinion that the development will have no further impact on the buildings, and their significance will be preserved.

Conclusion

The acceptability of the development is contingent upon the delivery of enhanced landscaping along the eastern side of the Site. With this in place, the proposal would have a neutral impact on the settings of the listed buildings, ensuring that their significance continues to be experienced and understood. As such, the special interest of the listed buildings would be preserved by the proposed development.

Martyn White
Principal Conservation Officer, Planning

T: 01903 737717
E: Martyn.white@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk



Our priorities...



Improving the wellbeing of Arun



Delivering the right homes in the right places



Supporting our environment to support us



Fulfilling Arun's economic potential

