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Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Martyn White <Martyn.White@arun.gov.uk> **On Behalf Of** Conservation Officer

Sent: 02 October 2026 16:51

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Cc: Simon Davis <Simon.Davis@arun.gov.uk>

Subject: BN/73/26/OUT

Reference: BN/73/26/OUT

Proposal: Outline planning (with some matters reserved except access) for up to 190 No. dwellings including informal and formal public open space, landscaping, drainage, and other associated works. This application is a Departure from the Development Plan, affects a Public Right of Way and may affect the setting of listed buildings.

Address: Land at Sunnyside Nurseries Yaptan Road Barnham

Barnham windmill

Barnham Windmill is a Grade II Listed Building built in 1829 by the millwright Henry Martin of Bognor, replacing an earlier post mill which was blown down in October 1827. It is a tower mill faced with tarred stucco, giving it its distinctive appearance, and is characterised by a domed copper cap with lunette windows. Originally fitted with two common sails and two spring sails, these were replaced in 1890 by four patent sails carried on a cast iron wind shaft. The mill continued operating by wind power until 1926, when it was mechanised through the introduction of a gas engine.

During the Second World War, the mill was utilised by the Army as an observation post to provide warning of approaching enemy aircraft to RAF Tangmere. Milling ceased in August 1958 and the fantail and sails were subsequently removed. The mill and associated ancillary buildings have since been converted to residential use.

The building possesses a high degree of architectural interest and its prominence within the surrounding area contributes positively to its significance. Its former function as a windmill, which is distinct from the surrounding residential properties, also makes an important contribution to its significance. Externally, the building remains readily identifiable as a former windmill and the conversion to residential use has retained many of its original features without unduly affecting its significance. The significance of Barnham Windmill is therefore derived from its architectural and historic special interest, principally embodied within its surviving fabric, former use and landmark qualities.

The immediate setting of the listed building is defined by the group of surrounding buildings, including former ancillary structures associated with the operation of the mill, together with later residential development. Whilst the upper section of the windmill remains visible from a wider area, allowing it to be appreciated as a local landmark, it is not experienced in isolation within an agricultural landscape. The top of the windmill can be seen from much of the surrounding area and, consequently, its wider setting extends across parts of the surrounding countryside.

The application site forms part of the wider setting of the listed building. However, it does not form part of the immediate setting of the asset, nor does it make a meaningful contribution to the understanding or appreciation of its significance. The significance of the windmill can be readily appreciated through its surviving form, former use, landmark presence and relationship with the surrounding group of buildings.

Rose Cottage (formerly Ivy Cottage)

Rose Cottage is a Grade II listed building located on the southern side of Yapton Road, to the south of the application site. The building dates from the early nineteenth century and comprises a two-storey detached dwelling faced with flint cobbles and brick dressings, quoins and a modillion eaves cornice, all of which are painted. The building retains a tiled roof and casement windows. The principal elevation faces east, whilst the northern elevation is built close to the roadside and is relatively plain in appearance, containing only a small number of openings.

The significance of Rose Cottage is principally derived from its architectural and historic interest as a surviving early nineteenth-century vernacular building. In particular, the use of local materials, including flint cobbles, brick dressings and clay tiles, contributes positively to its character and special interest. The building also derives significance from the survival of its historic form and detailing, which illustrate traditional building techniques and materials characteristic of the local area.

The immediate setting of the listed building comprises its curtilage, including boundary walls and ancillary structures that contribute to its significance, together with Yapton Road which forms its principal public frontage. The hedgerow along the northern side of the road contributes positively to the setting by providing a soft, verdant edge to the street and reinforcing the semi-rural character of the area. Its relationship with Yapton Road also contributes positively to its significance and understanding as a historic roadside building.

The wider setting includes residential development to the east and west and agricultural land to the north and south. Whilst the wider setting has altered over time through the construction of twentieth-century housing, particularly to the west, elements of the building's historic semi-rural context remain evident. Views northwards towards the application site are limited by the roadside hedgerow, which provides a degree of visual separation between the listed building and the field beyond.

Non-designated Heritage Assets:

Sunnyside Barn

Sunnyside Barn is identified as a non-designated heritage asset. The building comprises a former agricultural barn which has been converted to residential use. Whilst altered, the building retains its simple historic form and remains readily identifiable as a former agricultural structure.

The significance of the building is derived principally from its historic and evidential interest as a surviving agricultural building. This includes its surviving form, scale and historic fabric, which contribute to an understanding of the agricultural origins of this part of the village.

The immediate setting of the building comprises its residential curtilage and neighbouring residential development. The wider setting includes agricultural land to the north and east and residential development along Yapton Road. Whilst the setting has altered through residential conversion and modern development, the agricultural origins of the building remain readily appreciable.

The Flint Barn

The Flint Barn comprises traditional flint-built former agricultural barns. Whilst converted from their original agricultural use, the buildings retain much of their historic form and character and remain readily identifiable as former farm buildings.

The significance of the asset is principally derived from its architectural and historic interest as a surviving agricultural structure. This includes its use of traditional local materials, surviving historic form and contribution to the understanding of the historic agricultural development of the area.

The immediate setting of the building comprises the adjoining converted barn and associated residential development. The wider setting includes agricultural land to the north and east, together with the neighbouring caravan site and surrounding development. Whilst the setting has altered over time, the historic agricultural origins of the building remain readily appreciable.

Vine Cottage

Vine Cottage is a historic dwelling fronting Yapton Road. Whilst altered over time, including the introduction of later extensions and replacement windows, it retains a simple traditional form and continues to contribute to the historic character of the area.

The significance of the building is principally derived from its historic and architectural interest.

The immediate setting of the building comprises its curtilage, adjoining properties and Yapton Road, with which it has a strong visual and historic relationship. The wider setting includes agricultural land to the north together with residential development to the east and west. Whilst the wider setting has changed over time through modern development, the building continues to be experienced as part of the historic frontage along Yapton Road.

Old Mill Cottage

Old Mill Cottage is identified as a non-designated heritage asset. The building comprises a traditional detached dwelling fronting Yapton Road. Whilst altered and extended over time, it retains a simple historic form. It is a two storey, rendered building with a pitched roof and brick chimney. It is enclosed by a flint and brick wall.

The significance of the building is principally derived from its architectural and historic interest.

The immediate setting of the building comprises its curtilage, boundary walls and relationship with Yapton Road. The wider setting includes surrounding residential development and the agricultural land to the north. Unlike many of the surrounding properties, the cottage retains a direct visual relationship with the open countryside to its side, which contributes to its semi-rural character and appreciation within the wider landscape. Whilst the wider setting has altered over time through modern development, this relationship with the adjacent agricultural land remains evident.

Comments:

Barnham windmill

Whilst its height allows the upper section of the windmill to be appreciated from a wider area, the immediate setting of Barnham Windmill relates most directly to the surrounding group of buildings, comprising a mixture of historic and modern development, including properties thought to date from the late nineteenth century, later twentieth-century residential development and the Windmill Shopping Village.

Barnham Windmill is principally experienced in local views, particularly when travelling along Yapton Road, where its landmark qualities allow it to be appreciated as a distinctive feature within the local landscape. It is also possible to obtain limited views of the upper section of the windmill from parts of the application site.

The site is separated from the windmill and its immediate setting by intervening buildings and open land. Furthermore, the site does not make any specific or distinctive contribution to the significance of the windmill through its setting, nor do views from the site towards the upper section of the windmill allow for any detailed appreciation of its architectural or historic interest.

As a result, it is considered that the proposed development would not materially affect the way in which the significance of Barnham Windmill is experienced, understood or appreciated. Consequently, the proposal would preserve the significance and special interest of the Grade II listed building.

Rose Cottage

Rose Cottage is a modestly sized property positioned immediately adjacent to Yapton Road, with its principal elevation facing east. As identified above, the significance of the listed building is derived, in part, from its use of local materials, including cobbled elevations and traditional architectural detailing, together with its relationship to the road.

Unlike neighbouring properties, which are generally set back from the roadside, Rose Cottage occupies a prominent position within the street scene. Combined with the hedgerow along the northern side of Yapton Road, this contributes positively to the character and setting of the listed building.

The wider setting of the property has changed over time through the introduction of modern residential development. However, the building continues to retain a degree of its historic semi-rural character. The application site forms part of the wider setting of Rose Cottage. However, the significance of the listed building is principally derived from its architectural and historic interest, its use of local materials and its prominent relationship with Yapton Road.

The field immediately to the north of the building would remain as open land, maintaining a degree of separation between the proposed development, the listed building and Yapton Road. As a result, the building's prominence within the street scene would not be materially altered by the proposed development.

Non-designated Heritage assets

The application site forms part of the wider setting of the identified non-designated heritage assets. However, the significance of these assets is derived principally from their surviving historic fabric, architectural interest, historic function and their relationship with their immediate surroundings. Whilst the proposed development would alter part of their wider setting, it would not materially affect the manner in which their significance is experienced, understood or appreciated.

In the case of Sunnyside Barn, existing vegetation and intervening development provide a degree of screening between the asset and the proposed development. I also note that planning permission has been granted for three buildings immediately to the north of the barn. If implemented, these buildings would provide a further degree of separation between the barn and the application site and would substantially reduce opportunities for intervisibility.

Similarly, the significance of The Flint Barn, Vine Cottage and Old Mill Cottage is derived principally from their surviving historic form, immediate setting and relationship with their surroundings rather than the application site itself.

Consequently, whilst the proposal would introduce development into part of the wider setting of these non-designated heritage assets, it would not result in any material harm to their significance.

Conclusion

The proposal would preserve the significance of the listed buildings, including any contribution made by their setting. The proposal would also preserve the significance of the non-designated heritage asset. The proposal is therefore considered to accord with Policies HE4, HE6 and HE7 of the National Planning Policy Framework. You will also need to have regard to the duties contained within Sections 16 and/or 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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

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