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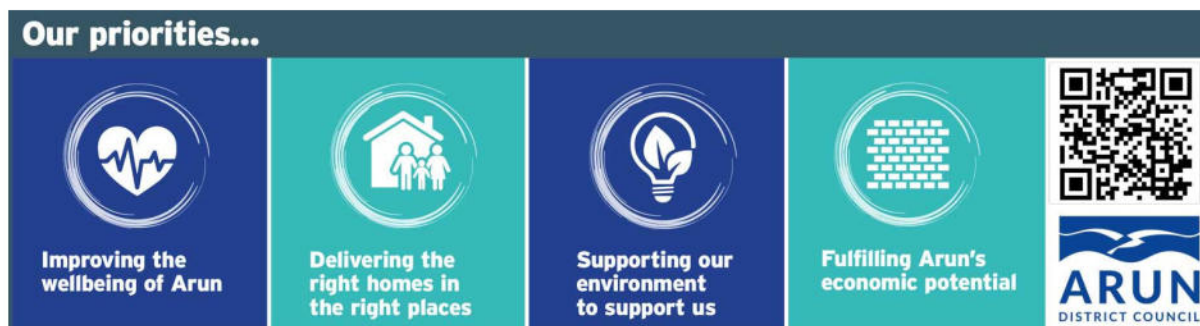
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From: Martyn White <Martyn.White@arun.gov.uk> **On Behalf Of** Conservation Officer
Sent: 21 November 2025 16:30
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Harry Chalk <Harry.Chalk@arun.gov.uk>
Subject: P/124/25/PL

P/124/25/PL

Land to East of Commonmead Barn Pagham Road Pagham PO21 3PY

2 No single storey detached dwellings (with accommodation in the roof space) along with associated car and cycle parking (resubmission following P/9/24/PL).

A map-based assessment has identified that the following two assets are located closest to the application site,

- Rookery Farmhouse
- Nyetimber Windmill

In reviewing a heritage statement I am not sure why text and information from a heritage statement for another site has been extensively quoted. This site is clearly different and in a different location to the current site and set of proposals. It is clearly irrelevant to this case!

Rookery Farmhouse

Rookery Farmhouse is a Grade II listed building located to the north of the site's north-western boundary. It is set back from Pagham Road, along a private track in a small group of buildings. The listing describes the farmhouse as 'C18. Two storeys and attic. Three windows. One dormer. Faced with cement. Tiled roof. Glazing bars intact. Doorway with pilasters and pediment'.

It would appear that the site was in the ownership of the farmhouse at some point, and therefore there is some form of historic ownership link between the two. The house is considered to be of architectural and historic significance as an 18th century vernacular farmhouse.

There are other historic farm buildings to the south and south-east of the listed farm house. The heritage statement helpfully identifies that Rookery Farm has been identified as a Historic Farmstead as part of the "Historic Farmsteads and Landscape Character in West Sussex" Project. It has been identified as an 18th century dispersed multi-yard farmstead which has suffered partial loss. The other historic farm buildings form part of the historic farmstead and can be considered to be non-designated heritage assets.

The application site is shown on the Tithe map as part of a larger land parcel which also contains what is now the garden of the converted Commonmead Barn. Historic mapping included within the heritage statement also identifies that the site was covered by trees. Although, the heritage statement considers that as this was covered by trees in the 1930's it also considers that it was 'distinctly separate from the farmhouse'. Whilst it may have been covered by trees, it would appear that this could have read as part of the farmstead, as opposed to a completely separate parcel of land as implied.

The setting of the farmhouse appears to be formed by its garden and the collection of buildings to the east and south and their gardens as well as the immediate field to the north and west of the farmhouse. There is a view of the application site and the farmhouse from the field to the north, but it is a glimpsed one with trees present. Although it is identified that these trees appear to be deciduous, which means that there will be times when the site is more visible than others.

As noted in the heritage statement, the application site contextually and historically forms part of the setting of the listed building. This is despite the fact that the site and the boundaries were created in the late 20th century.

The application site, therefore, makes some contribution to the setting of the listed building, and in its current condition, as an area of un-developed land is of relevance.

Nyetimber Windmill

Nyetimber Windmill is a Grade II listed building, which is located to the south of the site. The listing describes the windmill as 'Built about 1840. Tower mill, built of brick, tarred, but now entirely engulfed in ivy. Cap, sweeps and fantail all missing'.

Whilst the building was listed in 1975, development took place to its immediate east, south and west in the 1980s/90's. The result is that the original setting has been altered very significantly so that the immediate setting consists of modern, higher density development which is not necessarily positive. However, due to its height the windmill's upper section is visible from Pagham Road when approaching from the north which means that it acts as a local landmark.

The building is of architectural and historical significance as a 19th century mill.

The Proposal

The application seeks permission for two single detached dwellings with associated car and cycle parking. This is a resubmission of a previous scheme that proposed four detached dwellings.

The site, surroundings and visual relationship

As previously identified the application site contextually and historically forms part of the setting of the listed building. This is despite the fact that the site and the boundaries were created in the late 20th century. Whilst reference is made to the fact that the former trees formed a sense of tangible separation, both physically and visually, between the area of proposed development and the listed building, the historic mapping appears to identify that the trees were part of a larger site which included the farmstead and not separated from it. The historic maps do not appear to show features which would physically separate it from the Listed Building. The site was therefore potentially part of a larger farm development, which was then surrounded by fields.

Whilst the site has been separated from the listed farmhouse by modern hedging and deciduous trees, it helps to maintain a semi-rural (low density) character to this cluster of houses, which at present, are separated from the nearby settlement of Pagham.

The site currently maintains a semi-rural character, with modern hedging and deciduous trees separating it from the listed building. During my site previous visit, glimpses of the farmhouse's side elevation were visible from the northeast corner, and views are likely to increase in winter months when foliage is reduced. While the existing evergreen hedge provides screening, its height may not fully obscure views of the proposed dwellings from the listed building or adjacent barns. Intervisibility between the two is therefore probable.

From the adjacent northern field, the principal elevation of the listed building is currently dominant. The introduction of new dwellings, particularly the one closest to the farmhouse, could alter this view, reducing the prominence of the heritage asset.

Design of the Houses

The applicant states that the design of the proposed dwellings draws inspiration from the neighbouring former farm buildings to the north. The intention is for the houses to adopt a simple, rural character and read as agricultural barn conversions rather than domestic cottages, as previously suggested. While the concept is understood and could help integrate the development into its historic context, its success is entirely dependent on the execution of detailing and materials.

The use of high-quality, traditional materials, such as flint cobbles (rather than modern flint blocks), timber-framed windows, and handmade clay roof tiles, is essential to achieve the intended aesthetic. These elements would help the buildings appear as part of the loose arrangement of former barns within the historic farmstead, rather than as suburban infill. Conversely, failure to secure these details would undermine the design approach and weaken its ability to mitigate harm to the setting of the listed building.

If approval is recommended, it is imperative that conditions are imposed requiring full details of all external materials, finishes, and construction techniques. This should include sample panels for flintwork, specifications for joinery, and roofing materials. Without such controls, there is a significant risk that the development will not deliver the rural character claimed and will instead introduce an incongruous suburban form into a sensitive historic setting. It should also be acknowledged that, regardless of material quality, the design will never match the architectural or historic significance of the heritage asset.

Mitigation Measures

Further to the above, the proposed development includes measures to reduce its impact on the setting of the listed building:

- Retention and enhancement of boundary planting.
- Additional hedging and buffer zone at the northeastern edges.
- Building placement to maximize distance from the listed building.

Additional planting is proposed in the form of new hedging to the northern part of the site. However, hedging alone may not provide effective long-term screening unless allowed to grow to a significant height, and its impact is therefore uncertain. Furthermore, there is no clear mechanism to ensure the retention of both existing and proposed boundary vegetation in perpetuity. Future occupiers could remove planting and replace it with fencing or other boundary treatments under permitted development rights, which would undermine the intended mitigation.

On balance, I am of the opinion that the development, whilst a reduction compared to the previously refused scheme would still result in some minor impact to the setting of listed building, and as a consequence, there is some harm to its overall significance. Although such harm would be *very much* on the lower end of the spectrum if the mitigation measures and materials/design of the houses be of high quality.

Impact on Nyetimber Windmill

Nyetimber Windmill is located c.200m southwest of the application site. The immediate setting of the windmill has already been impacted upon as a result of the surrounding modern development. However, it is experienced from within its own curtilage and, due to its height, it acts as a local landmark. It is also suggested in the heritage statement that there is also some very limited intervisibility between Rookery Farmhouse and the windmill. However, the location of the site in relation to the windmill means that I am of the opinion that the development will not impact the setting of the listed windmill, and as a consequence, there is no harm to the overall significance of the heritage asset.

Conclusion

It is considered that the development will not impact the setting of the listed windmill, and as a consequence, there is no harm to the overall significance of that heritage asset. However, It is considered that the development will impact the setting of the listed farm house, and as a consequence there is some harm to the overall significance of the heritage asset. The impact can be described as causing less than substantial harm in accordance with paragraph 202 of the NPPF (2023). The level of harm is considered to be on the lower end of the scale.

The application 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 the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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