

From: Elaine Walby on behalf of Planning.Responses
Sent: 23 February 2026 17:04
To: Planning Scanning
Subject: FW: P/165/25/PL

PL- Consultation- Conservation Officer response

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From: Martyn White <Martyn.White@arun.gov.uk> **On Behalf Of** Conservation Officer
Sent: 20 February 2026 17:32
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Hebe Smith <Hebe.Smith@arun.gov.uk>
Subject: P/165/25/PL

P/165/25/PL

Land to the North of Nyetimber Forge Barton Close Pagham PO21 4NH

Retention of muddy grass surface with fully permeable gravel, retention of natural drainage (no membranes or grid systems used), installation of cleft post-and-rail fencing with laurel hedge planting at the frontage and installation of replacement 1.8m wooden boundary fencing to the remaining sides for screening and security.

Heritage Assets and Significance

A maps-based assessment has identified the following heritage assets:

- Nyetimber Forge
- Barton Close Area of Character

Nyetimber Forge is a Grade II Listed Building. It is identified as dating to the C18. It is two storeys with the principal elevation having two windows per floor with a central blank window on the first floor. The elevations have a coursed ironstone with red brick dressings, quoins, flush stringcourse and eaves cornice. Hipped tiled roof with chimneys. Doorway with sloping hood on brackets and six panel door. Timber sliding sash windows with glazing bars. There are existing modern extensions which are unsympathetic to the listed building. The listed building is considered to derive its significance from its architectural and historical interest.

The listed building is also located within the Barton Close Area of Character. It has a semi-rural character with a single track lane bordered by grass verges, established hedges and cleft oak fencing. The approach to Barton Close is enhanced by The Lamb Public House which contributes greatly to the area. Both the Smithy and Nyetimber Forge form attractive entrance buildings to the Close. The pond in part of the grounds to Barton Granary (originating circa 1700) is an attractive focal point for the area.

The area includes the historically important Barton Manor and related converted farm buildings, and other attractive buildings at the western end all of which contribute to the special character of the area.

Assessment of Proposal and Impact

The proposal involves the retention of a "muddy grass surface" finished with a fully permeable gravel treatment, maintaining natural drainage with no membranes or grid systems. It also includes the installation of cleft post-and-rail fencing with laurel hedging along the frontage, and the replacement of boundary treatments with 1.8 m wooden fencing to the remaining sides.

The site forms part of the entrance into the lane and is therefore visually prominent. It also contributes to the setting of the listed building, providing the immediate foreground in which the principal elevation is experienced from a small, narrow lane. Any changes in this location must therefore be handled sensitively to ensure they preserve both the setting of the listed building and the character of the wider rural area.

While the desire to use the space for vehicle parking is understood, the approach taken still requires careful consideration in relation to design, materials, and overall presentation.

The use of this area as a small parking area could be acceptable in principle. However, the current boundary treatment is not the most appropriate. Although the lower, open post-and-rail frontage is a positive choice, the selected hedging species is not ideal. A native species mix would be more appropriate in this sensitive setting and would integrate more naturally with the character of the lane and the listed building.

Similarly, the 1.8 m timber fencing to the remaining boundaries is overly dominant in this context and would benefit from softer, more sympathetic screening. This could be either through appropriate planting or alternative boundary treatments more reflective of the rural character and the setting of the listed building.

At present, I am therefore of the view that an appropriate landscaping scheme is required in order for the parking area to sit comfortably within its sensitive context and to help soften the visual impact of the parking area. Such a scheme should accompany the application so that its effects can be fully assessed.

Conclusion

Whilst the functional use of the space is understood, the current and proposed landscaping treatments are not appropriate for a sensitive location such as this and require revision to ensure the development preserves the setting of the listed building and the rural character of the lane.

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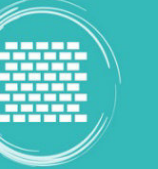
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