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From: Martyn White <Martyn.White@arun.gov.uk> **On Behalf Of** Conservation Officer
Sent: 22 May 2026 12:59
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Kathryn Welch <Kathryn.Welch@arun.gov.uk>
Subject: R/63/26/PL

R/63/26/PL

Address: The Windmill Inn and 34 Mill Lane Rustington BN16 3JN

Proposal: Demolition of existing Public House and 1 No dwelling and redevelopment for retirement living accommodation comprising 28 No retirement living apartments and 3 No retirement living cottages, including communal facilities, access, car parking and landscaping (resubmission following R/143/24/PL).

The heritage Assets:

A map-based assessment has identified that immediately to the north of the site are 44 and 46 Mill Lane, which have been identified by the Local Planning Authority (LPA) as Locally Listed Buildings which are therefore non-designated heritage assets.

44-46 Mill Lane form one building likely to date from the first half of the nineteenth century and is first depicted on the 1839 Tithe map where it is named as The Windmill Inn within the accompanying apportionment. It is a two-storey building which is rectangular in plan, with a double-pitched roof at its western end (46 Mill Lane). The majority of the building has slate tiled roofs with one element having clay tiles. The building has a mixture of rendered and some painted flint/brick elevations and what appears to be replacement casement windows. There is also a single storey element to the side of number 44, as well as various out buildings including a garage to no. 46. Of note is the attractive flint walling which faces onto the lane.

The significance of the non-designated heritage asset is principally derived from its historic and architectural interests. As identified in the heritage statement, architecturally, the building stands in marked contrast to the surrounding townscape which is principally modern suburban. The building contains a range of building materials which are characteristic of the local vernacular. Further, based on its age, it is illustrative of the agricultural character of the area prior to the expansion of Rustington during the first half of the twentieth century.

It is also interesting to note that the building had a former function as a public house, which contributes towards its historic interest. Although, as stated within the heritage statement, this previous use is not readily identifiable through the fabric or design. This is better appreciated through historic sources and mapping.

The setting of the building is defined by its location on Mill Lane, where it is surrounded by suburban development which was constructed during the twentieth century. It is experienced both within the curtilage and from Mill Lane, with some views of the public house.

Whilst we are aware from the heritage statement that the northern portion of the site formed part of the land associated with the locally listed building during the nineteenth century, this ceased with the construction of the 'new' public house in what looks to be the early twentieth century. The result of this was that it separated the ownership and relationship between the two buildings/land. A site visit has already determined that the historic association between the locally listed building and the public house is not discernible on the ground. The function of the current public house makes a very limited contribution to the building as it is the successor to the former use of 44-46 Mill Lane.

Comments:

The Proposal is for the demolition of the Public House and 1 dwelling and for the redevelopment of the site for retirement living accommodation. This will comprise 28 retirement apartments and 3 retirement cottages. The proposal also includes details of access, car parking and landscaping.

The heritage statement considers that the public house does not warrant identification as a non-designated heritage asset due to the level of alteration which they consider has taken place to the building. I am inclined to agree with this. It is also clear that the neighbouring bungalow, which is also to be demolished, is also of no heritage significance.

The gardens of the locally listed building and the stretch of road to its side form the immediate setting. The buildings around the locally listed building are modern and do not have a positive impact upon its setting.

The loss of the existing public house should offer the opportunity for new development within the setting of heritage assets to enhance or better reveal their significance. However, whilst it attempts to reflect the characteristics of the locality and the height of the existing public house, the new building is essentially a standard design with a much larger building, larger footprint and front elevation. Although, it is clear that the design does create the impression of two buildings through the use of the recessed central element.

It would appear that the replacement building will maintain the existing building line and therefore maintain the ability to view part of the locally listed building from the road. Such a view maintains some appreciation of the architectural interest of the building. Further, the new building is set back from the boundary with the locally listed building, which is itself set back further as a result of the presence of the gardens and ancillary small structures i.e. a small garage building. This helps to maintain some separation.

I am also aware that a previous planning application was approved for a substantial extension which would extend closer to, and around the gardens of the locally listed building.

Therefore, on balance, it is considered that the development will not impact the setting of the locally listed buildings, and as a consequence, there is no harm to the overall significance of the heritage assets. The success of a scheme such as this will ultimately depend upon the materials and details included within the buildings.

Conclusion

On balance, it is concluded that the impact of the proposed development would result in no harm to the setting of the non-designated heritage assets, and therefore not harm their significance. As a consequence, 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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Principal Conservation Officer, Planning

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