

From: Elaine Walby on behalf of Planning.Responses
Sent: 23 February 2026 17:01
To: Planning Scanning
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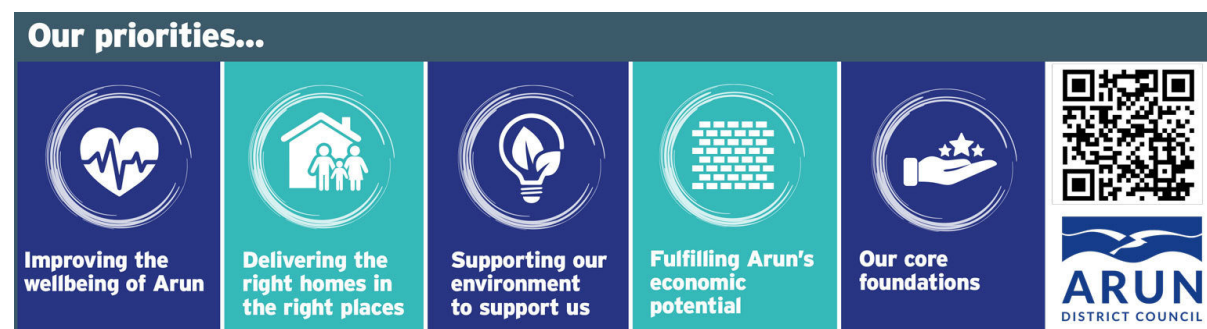
PL- Consultation- Conservation Officer response

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From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 20 February 2026 17:31
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Subject: Y/80/25/S73

Y/80/25/S73

Land West of Bilsham Road Yapton BN18 0LA

Variation of conditions 2, 14, 15, 22 and 23 imposed under Y/52/23/PL relating to approved plans condition, proposed boundary treatments, proposed cycle storage, proposed ecological mitigation/enhancement measures and proposed energy/sustainability measures.

A map-based exercise has identified that the site itself does not contain any built heritage assets, nor is it located within a conservation area. However, four Grade II listed buildings have been identified by both me and the heritage assessment with potential to be affected by the proposed development as a result of changes in their settings, these being:

- Old Bilsham Farmhouse - Grade II Listed Building
- The Chapel - Grade II Listed Building
- Bilsham Manor and Manor Cottage - Grade II Listed Building
- Hobbs Farmhouse - Grade II Listed Building

There is also an Area of character which covers the majority of Bilsham. This has been identified within the now adopted Made Yapton Neighbourhood Development Plan 2.

Old Bilsham Farmhouse

Old Bilsham Farmhouse is located to the south-west of the Site and accessed via Bilsham Lane. It is Grade II listed and is thought to be of C.18 origins. The building is L shaped in plan and two storeys and attic with the attic storey having dormer windows. It is faced with knapped flints and red brick dressings, quoins and string course. The roof is gabled and covered with plain tiles. The majority of the windows are timber casements of varying sizes. The building has been altered, remodelled, and extended during the late C.20. This included the construction of a large conservatory, conversion of some of the barn spaces, construction of a swimming pool and the loss of the courtyard into garden space. Whilst these modern alterations diminish somewhat the ability to understand the former agricultural function of the building, they do not detract from the significance of the listed building. It is considered to derive its significance from its architectural and historic interest.

The immediate setting of the building is made up of its plot and area of the lane to its immediate frontage. The wider setting of the heritage asset is made up of the surrounding agricultural landscape, as well as the other properties within the Bilsham. Visual connection between this wider setting and the asset itself is however very limited, with only glimpses of the asset possible from a small part of the site. Whilst this wider setting includes the site, it only plays a very minor role in its significance.

The Chapel

Bilsham Chapel is a Grade II listed building accessed via Bilsham Lane. Constructed in the fourteenth century as a chapel of ease, it is built of flint and sandstone with red-brick quoins and brick window dressings, beneath a tiled gabled roof. Most of the windows are modern

replacements, with the exception of the fifteenth-century east window, which is a pointed, two-light opening. The building is two storeys in height and includes dormer windows and skylights, together with a more recent extension.

The building has not functioned as a chapel since the sixteenth or seventeenth century. Following its ecclesiastical use, it served as two workers' cottages and was later used as a cow shed. It was converted into a single dwelling in the 1970s, which necessitated a number of alterations to enable residential use.

Despite this later domestic conversion, the building's original function as a fourteenth-century chapel remains legible and appreciable. As such, it is considered to be of both architectural and historical interest. It is also of historic communal interest as a former chapel of ease during the fourteenth to sixteenth centuries, with this significance deriving primarily from the surviving historic fabric.

The immediate setting of the building is made up of the garden plot, within which there are some outbuildings. This plot has been altered since its original construction, with it no longer having a churchyard but instead a residential garden. Whilst this does remove some of the ability to appreciate the building as a chapel, the garden does make an aesthetic contribution to the significance of the asset.

The wider setting consists of the neighbouring properties within Bilsham (the historical area the chapel would have served), along with the wider agricultural landscape, which "places the asset within its rural and comparatively isolated setting". The heritage assessment identifies that there are only glimpses of the roof line of the building from the site, and from here the history of the building and its former use as a Chapel of Ease is not discernible. As a result, whilst the site is a part of this wider landscape and therefore does make a small contribution to the overall significance of the asset, it makes a minor contribution towards the significance of the building.

Bilsham Manor and Manor Cottage

Bilsham Manor and Manor Cottage is a Grade II listed building which dates to the C.17/C.18: The north wing is C.17 in date and is two storeys in height with red brick walls largely obscured by ivy. The roof is tiled and hipped. To the rear of this range there are later additions and extensions. The windows are timber casements of varying sizes.

The south wing is eighteenth-century in date and is much more formal in its design. The property is stuccoed, with a hipped slate roof, timber sash windows, and a central door set beneath a flat-roofed open porch. Although also two storeys in height, it reads as a taller, more imposing elevation. This eighteenth-century range reflects a shift away from the earlier, more vernacular-influenced architecture.

The building is considered to derive its significance from its architectural and historic interest as a result the changing architectural styles. As noted in the heritage statement, the significance of the listed building is derived principally from the fabric of the building, and when viewed within its immediate setting.

The immediate setting consists of its large plot which includes a range of outbuildings (some also now converted), landscaped gardens, and other domestic features, as well as the lane to its side/front. The immediate setting therefore makes a positive contribution to the understanding of the asset as part of a range of buildings, and therefore contributes to the significance.

The wider setting is made up of the nearby properties in Bilsham, and also the wider agricultural landscape, of which the site is a part. Whilst the site is located within the wider setting of the building, and therefore makes a positive contribution to its significance, as noted in the heritage statement, there are only glimpsed views available of it with very little understanding of the scale or importance of the building.

Hobbs Farmhouse

Hobbs Farmhouse is a Grade II listed eighteenth-century double-pile detached house of two storeys. The building is stuccoed (and painted), with a tiled roof; the main wing is gabled and the rear wing is hipped. The windows are predominantly painted timber casements. The Victoria County History notes that "Hobbs Farmhouse, called Bilsham Farm c.1875 and evidently the true manor house of Bilsham manor, was erected in or shortly before 1718." The front, or principal, elevation is orientated away from the site, facing southwards.

The building is considered to be of both historical and architectural interest, and the submitted heritage statement also identifies a high degree of aesthetic interest. Its significance is principally embodied within its built form.

The immediate setting of the listed building comprises the surrounding former farm buildings and the existing garden areas, which together situate the farmhouse within its historic agricultural context. The wider setting consists of the rural agricultural fields that surround the property, including the application site.

Intervisibility between the farmhouse and the site is very limited due to both the intervening vegetation and the orientation of the building. As a result, the site makes only a very minor contribution to the asset's overall significance.

Bilsham Area of Character

Bilsham is a small hamlet of approximately 30 properties. It can be divided into two character areas: those to the west of Bilsham Road and those to the east. Collectively, the hamlet has a semi-rural character, with low-density development surrounded by countryside and substantial vegetation. Small clusters of buildings follow the road pattern, reflecting a gradual and limited evolution. Historic mapping indicates that only modest development has taken place since the nineteenth century.

To the west of the road, development consists of a small number of properties predominantly located on the northern side of Bilsham Lane. This includes Bilsham Manor, the former chapel (a fourteenth-century chapel historically used as a shed and now converted into a dwelling), Old Bilsham Farmhouse, and a handful of other buildings. The absence of features commonly associated with twentieth-century suburban development—such as street lighting and formal pavements—reinforces the rural qualities of this part of the hamlet. This character is further supported by the vernacular nature of the buildings themselves.

There is a greater concentration of development to the east of the road, extending towards the Comet Corner junction and the A259. This includes Hobbs Farmhouse—an attractive eighteenth-century farmhouse with its associated former farmyard—as well as two locally listed buildings (Nos. 84 and 85 Bilsham Road). These locally listed buildings are non-designated heritage assets that contribute to the area's character.

The hamlet is surrounded by agricultural land, which enhances its semi-rural setting. These fields also provide a degree of separation from nearby settlements, the closest being Yapton.

The Proposal

The proposals is for residential development and associated infrastructure. I note that there have been other applications which have been similar in nature to the current proposal.

The site layout and various landscape plans shows that development would be concentrated over approximately three-quarters of the site leaving the final quarter, the most southern element (that which is closest to the listed buildings) as an area of green open space, with planting.

As the proposed development would not directly affect any built historic fabric, the assessment focuses on whether the significance of the heritage assets could be harmed through changes within their settings - that is, the surroundings in which they are experienced. To avoid repetition and to ensure a clear and structured analysis, it is appropriate to group the listed buildings according to their location and assess each group collectively. The first group comprises those listed buildings located along Bilsham Lane.

Listed Buildings on Bilsham Lane

As the immediate settings for all three of the listed buildings is within their garden areas or the lane outside of this, it is considered that the proposed development (which is located to the north) would not impact upon the way in which the listed buildings are experienced or appreciated in this context.

Whilst the principal elevations of the listed buildings either front onto, or are visible from Bilsham lane, they can be viewed against the backdrop of gardens, whilst also being surrounded by wider agricultural land. This agricultural land, which can be viewed from the lane, forms the wider settings of the assets, and allows the significance of the properties to be fully appreciated and understood as historic rural buildings. Longer distance views to the north of Bilsham Lane vary along its length due to differential levels of roadside planting, but there are some glimpsed views towards the southern boundary of the site at a number of points.

A review of the site layout drawing identifies that the proposed housing would accommodates approximately 75% of the red site area (my estimate) and would be located to the north, which would leave an area of land to the southern part as green open space. This open space would include an attenuation pond and new tree and planting.

The principal changes which would be experienced within the wider settings of the listed buildings as a result of the transformation of agricultural land to the north as a modern housing estate with potential views of the new housing. Appropriate boundary planting to the site could soften the appearance of new housing as part of the wider, semi-rural surroundings of Yapton. The proposed planting would mature with time, and along with the location of the housing would mean that this would limit any intervisibility with the listed buildings in Bilsham/hamlet of Bilsham.

Subject to detailed landscaping proposals, it is considered that the minor visual changes which could arise from the proposed development to the wider settings of the listed buildings would have a neutral effect upon the settings of the listed buildings. Such changes would not affect the way in which the properties are currently experienced and understood, as a small group of historic rural properties. As a result, their significance would be maintained by the proposed development. It is suggested though, that more mature vegetation is planted so as to help speed up the impact that it would have in screening any visible elements of the development.

Hobbs Farmhouse

As identified, the wider setting of the farmhouse is made up of the agricultural landscape. These fields provide a degree of isolation and allow for an understanding of the property within its historical, rural context. Whilst the site forms part of this wider setting intervisibility between it and the listed building is very limited due to intervening vegetation and the orientation of the farmhouse.

The heritage statement identifies that the proposed development would likely result in a degree of change to the wider setting of Hobbs Farmhouse, arising from the changes brought about to the character of the previously undeveloped agricultural field which comprises the site. I see no reason to disagree with this.

The section of the site which is located closest to the farmhouse would be retained as an area of green space. The new tree and woodland planting shown in the illustrative landscape plan indicates that would be provided would mature with time and help to screen the development further. This would require the appropriate reinforcement of the boundary planting along Bilsham Road.

Subject to detailed landscaping proposals the minor visual changes which could arise from the proposed development to the wider settings of Hobbs Farmhouse, would have a neutral impact upon the setting of the listed building. The changes would not affect the way in which the building is currently experienced and understood, and such, the special interest of the listed building would be preserved by the proposed development. It is suggested that more mature vegetation is planted so as to help speed up the impact that it would have in screening any visible elements of the development.

Bilsham Area of Character

The northernmost boundary of the draft Area of Character is drawn to follow existing property boundaries, with the rural field immediately to the north forming an important part of its close setting which provides a clear separation between the Area of Character and the Site.

The principal change to the setting of the Area of Character would arise from the conversion of the fields from agricultural to a residential development and public open space. While this would introduce a change in land-use character, the separation provided by the remaining field and vegetation would help to provide the sense of rurality that makes a positive contribution to the immediate setting. This would require that appropriate vegetative screening

As such, the proposed development would maintain the rural and verdant qualities of the surroundings, preserving an understanding of the historic hamlet as a distinct settlement separate from Yapton.

SUMMARY

Subject to detailed landscaping proposals, it is considered that the minor visual changes which could arise from the proposed development to the wider settings of the listed buildings would have a neutral effect upon their settings. Such changes would not affect the way in which the properties are currently experienced and understood. As a result, their significance would be maintained by the proposed development. It is suggested though, that more mature vegetation is planted so as to help speed up the impact that it would have in screening any visible elements of the development.

Conclusion

It is concluded that the impact of the proposed development would result in no harm to the setting of the 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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