

Ref: 6807b

5th December 2014

Planning Department
Arun District Council
Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Dear Sirs

Application P/105/14

**Extension to Agricultural Building and Demolition of Agricultural Store
Sefter Farm, Pagham Road, Pagham, W Sussex, PO21 3PX**

Thank you for e-mailing your thoughts on the advice received from Ian Wightman on Friday 27th November.

It is helpful to know that Ian does not object to the proposals in application P/99/14 and does not disagree with the analysis of Sefter Farmhouse's curtilage contained on pages 4,5,6 & 7 of the Heritage Setting Assessment that accompanied the application.

Barfoots are significant contributors to the health of the rural economy of Arun District and a major employer. From the outset of applications at Sefter Farm, they have been aware of their duty to protect the listed farmhouse, retaining the heritage assets use as the family home for the director of the farming operations and the granary as a home for horticultural students, representing the optimum use for these buildings that safeguards their historic value and upkeep with the related environmental setting a fundamental part of the decision to relocate the main farm access further to the south and provide tree screens to the main activities of the farmbase.

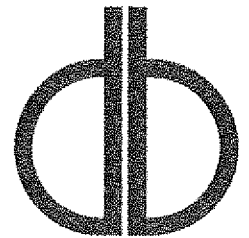
These actions are the most obvious demonstration of the applicant's awareness of the need to protect the heritage asset. At the same time as protecting the heritage asset, the natural resources of the farm are utilised to produce food for the UK and reduce the need for imports that have seen this innovative enterprise grow into the successful business it is today.

If it was practically possible for Barfoots to take up the compromise suggested by Ian Wightman, there would be no need for this letter.

However, this application is for part of an operational plan for improvements to the handling of produce at Sefter Farm, that was established in earlier applications and necessary for the continued success of the business.

The challenges of the recent economic situation prevented the commencement of the previously approved buildings that occupied this area of the farm but the need for improvements in the operation of the site has remained.

During the recession, Barfoots undertook a reorganization of their operational processes to prepare for the approved extension and the current application, to replace the previously approved extension, with an extension precisely designed to meet their operational needs.



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Therefore, all of the proposed building is required to meet Barfoot's operational requirements and removing a significant part of the proposed floorspace would break the chain of functions necessary for processes within the building.

The loss of 275m² of the building in this location would be severely disruptive to the applicant's plans and threaten the efficiency and future prosperity of the business.

As the previous planning approvals shaped Barfoot's use and layout of the existing buildings and plans for expansion, turning the clock back on what was approved would be substantially harmful to the operational efficiency and competitiveness of the business.

Striking an appropriate planning balance might, as you take in the information above, require the potentially broader terms of paragraph 134 of the NPPF to be considered. The balance referred to in paragraph 135 of the NPPF also requires a fair assessment of the scale of harm, and the significance of the heritage asset.

Barfoot's proposals have been careful to protect the wall along the historic cartilage of the Farmhouse, including the lengths of wall from B to C and C to D indicated on the attached drawing 101E, that unquestionably form part of the cartilage of the heritage asset.

The applicant is very pleased to take up your suggestion to look at paragraph 137 of the NPPF for guidance in repairing the existing historic wall around the parking area, using stone recovered from the removed section of wall as the car park is used by visitors to the applicant's business and this would assist in the appreciation of the heritage asset, remove unsightly repairs and overcoating with cement render.

The applicant's response to your suggestion is to embrace the constructive conservation principles described by English Heritage in their 2008 guidance 'Conservation Principles, Policies and Guidance' 2008 paragraph 25.

In their amended proposals (attached) the repaired wall would "enhance and add value to" Sefton Farmhouse and further "protect its established (Identified) heritage value", where Barfoot's "aspire to enrich the historic environment" by replacing / restoring the walls forming the South Western boundary of the listed Farmhouse.

The wall from B to C and C to D on drawing 101E have unsympathetic brick repairs and cement overcoating, it is proposed that these are removed and replaced with stone and brick recovered from parts of the existing wall A to B to be removed.

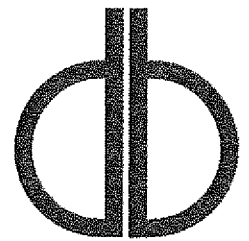
The resources first directed into the wall from B to Y have been diverted into the parts that can be most easily appreciated by the public visitor and the boundary from B to Y will allow for a graded bank to retain the existing ground level of the garden and repositioning of the existing close boarded fence as indicated.

We look forward to hearing your response to the applicant's amended proposals.

Yours sincerely,

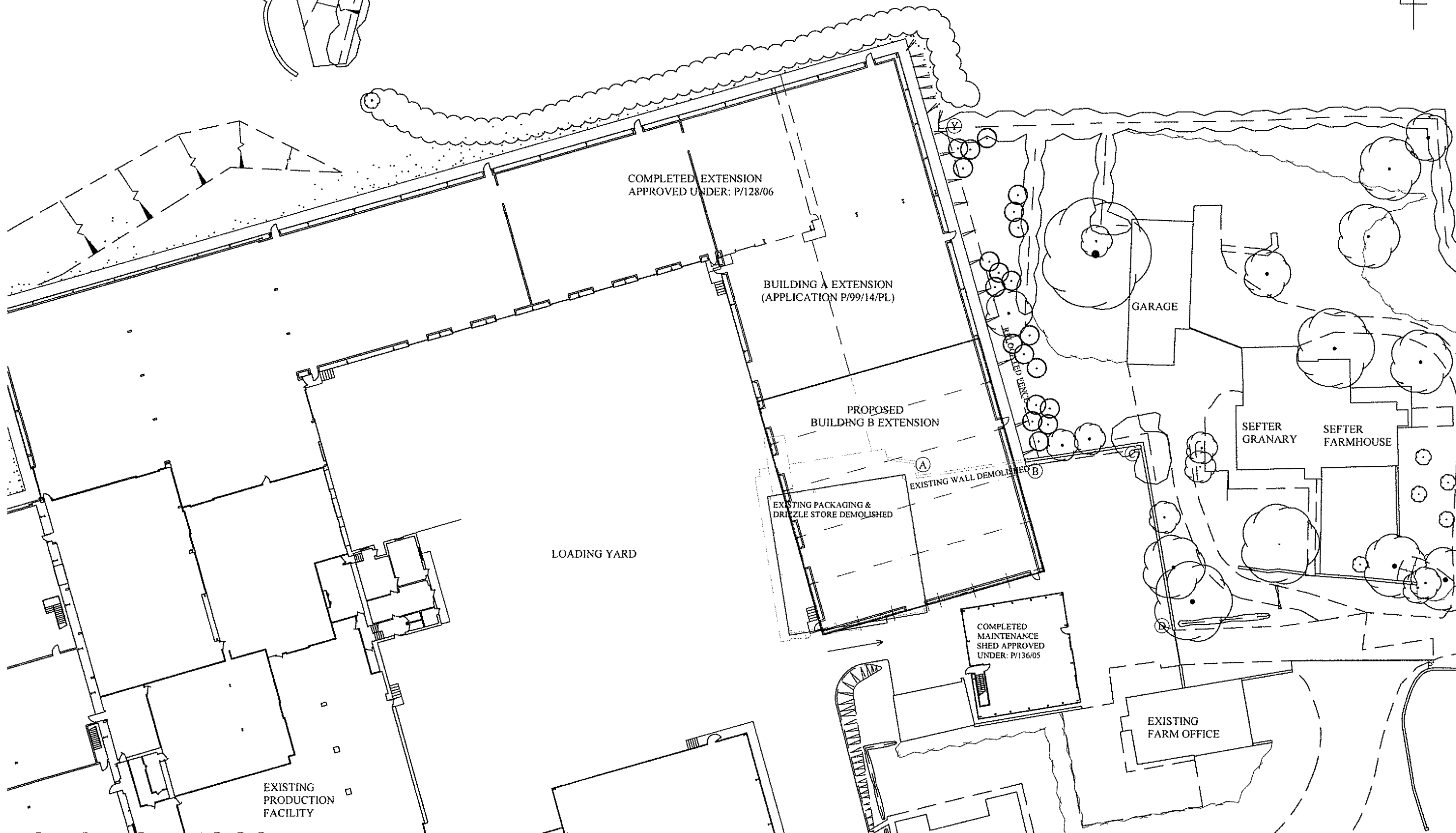
Paul Hughes

Copy to: Client,
Enc.



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SEFTER FARM
PAGHAM ROAD, PAGHAM
EXTENSION TO PACKAGING STORE

Proposed
Site Block Plan
July 2007
6807b-101E
1:500@A3

