

From: Amanda Scholes on behalf of Planning.Responses
Sent: 21 December 2021 08:16
To: Planning Scanning
Subject: FW: P/117/21/PL

AMANDA SCHOLES
PLANNING RECEPTIONIST



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From: Martyn White
Sent: 20 December 2021 17:46
To: Planning.Responses; Simon Davis
Subject: FW: P/117/21/PL

P/117/21/PL

Sefter Farm Pagham Road Pagham PO21 3PX

Construction of a new packhouse including relocation of staff parking area and landscaping. This site may affect the setting of a listed building and is in CIL Zone 5 (Zero Rated) as other development.

To the north of the application site is Sefter Farmhouse which is a Grade II Listed Building. It is identified as 'Sefter Farmhouse and Sefter Granary: One building. C18. Two storeys. Four windows. Stuccoed. Tiled roof. Vertical glazing bars only intact. C19 castellated porch. Modern addition behind. It is of architectural and historical significance.

The farmhouse sits alongside a large group of industrial/agricultural type buildings used for the cleaning, preparation, packaging and distribution of vegetable and salad products, along with ancillary office and other accommodation.

Further to the south (some 500m or so) is Rookery Farmhouse, which is identified as being a C18, detached house of two storeys and attic. It is faced with cement. Doorway with pilasters and pediment. It is of architectural and historical significance.

The Proposal

The proposal is for a new packhouse which will require the relocation of an existing staff parking area and provision of associated landscaping. The new building will be located closer to the main road and form an additional large building in an existing group of large industrial looking buildings, some of which are already close to the listed farmhouse (Sefter).

The proposed new building is identified as being some 80m from the farmhouse in which there is a pair of more modern farm cottages, car park, other buildings and two internal access roads as well as a well-established hedge and tree belt in the intervening space.

It would appear that there are no obvious viewpoints where the listed building (Sefter Farmhouse) and the new build would be viewed together in such a way which might impact upon its setting. Further, the presence of the existing development means that the way in which the listed building is experienced has already been impacted upon to some degree. Consequently, whilst of some size, the existing site factors mean that the proposed development would not impact upon the setting of the listed farmhouse and therefore not cause harm.

The proposed development would form part of a large, pre-existing development of larger commercial units and associated infrastructure. Rookery Farm House is some 500m away from the application site, which would remain separate from it by surrounding agricultural land (which helps to inform how it is understood). As a consequence, it would not be adversely impacted.

Conclusion

The application is considered to not cause harm to the significance of the heritage asset or its setting. As a consequence, it 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).

Martyn White
Principal Conservation Officer,
Planning Services



Please note: I work on Conservation for half of the working week (all day Monday and Friday and Tuesday Afternoons)



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