

20th October 2025

George Bramley
Rookery Farm
Pagham Road
Pagham
West Sussex
PO21 3PY

Case Officer: Harry Chalk
Telephone: 01903 737577
Email: harry.chalk@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No: P/124/25/PL
Site Address: Land to East of Commonmead Barn Pagham Road Pagham PO21 3PY
Description of works: 2 No single storey detached dwellings (with accommodation in the roof space) along with associated car and cycle parking (resubmission following P/9/24/PL).
This application is a Departure from the Development Plan and is in CIL Zone 5 and is CIL Liable as new dwellings.

Thank you for your internet representation made on 17th October 2025 which has been recorded as an objection with the comments as follows:

OWPC79355

17 October 2025

Dear Arun Council planning team

Planning application number P/124/25/PL

We are the owners of the neighbouring house, Rookery Farm (also known as Rookery Farmhouse), which is the listed building, built in 1703, to which the application site was historically part of the farm complex.

We would like to OBJECT in the strongest possible terms to the planning application /appeal. There are numerous reasons for the objection, set out below

Drainage plan

The "SUDS and draining report P2" sets out how "the foul water will be treated on site via a new package treatment plant; all treated effluent runoff will be discharged into the existing watercourse" and also makes the claim that "The existing culvert and watercourse are within the client's ownership".

What can be seen from the map however is that the source of the watercourse is our pond, and the culvert

acts as a flood prevention overflow for the pond. We are also the land owners of the watercourse further downstream (once it leaves the applicant's land).

After a history of flooding issues on this site, the applicant and the previous owners of Rookery Farm agreed an easement by which the pond within Rookery Farm is able to drain via a drainpipe going through the application site. This is vital to manage flood risk both at Rookery Farm and on the applicant site.

Clearly using this watercourse (for anything) increases the flood risk on our property and using the watercourse for foul waste creates a significant risk of pollution for our pond. This can't be allowed surely? I thought foul waste discharges to ponds was not permitted? We will also not grant Ordinary Watercourse Consent for this. I also don't see the impact of discharging treated foul water taken into consideration in the Ecological Impact Assessment or BNG metric. Are there any pollution prevention measures to be implemented?

Existing restrictive covenant

There is also no legal authority to build any dwellinghouses on the land due to restrictive covenants present on the title deeds.

The applicant, Howard Phillips, acquired this site under a transfer deed dated December 1993. This Deed (a copy of which can be supplied if required) included restrictive covenants, both of which prevent any development of this site for housing.

The first was that "not more than two private dwellinghouses may be constructed or exist on the land". Since the land was acquired, the applicant has built two dwellinghouses (Commonmead Barn and Windmill Barn) and is therefore not permitted to build any further.

Furthermore, there is a covenant that states that the owner cannot "do or allow anything at the land- - .which is or might become a nuisance annoyance or disturbance to the - ..occupiers of the adjoining land". Clearly housebuilding that ALL the adjoining land owners object to is a nuisance.

In conclusion, this application should be rejected. It is damaging to the local setting, harmful to ecology and neighbours and removed quality agricultural land from potential use for ever. It is also very close to the 24/7 operation of Barfoots which is not a sensible location for a new housing development.

Kind regards

George Bramley and Nicola Doody
Owners of Rookery Farm

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. The website is updated once a day in the evening so it may take up to 24 hours for it appear on there. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/what-happens-next>.

Some applications will be determined by the Planning Committee, and I shall write and inform you of the date

of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website <https://www.arun.gov.uk/privacy-policy/>

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to <https://www1.arun.gov.uk/planning-application-finder>