

Harry Chalk
Senior Planning Officer
Development Management
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

13 May 2026

Your reference P/35/26/PL
Our reference: 342001

Verve Planning

www.verveplanning.com

Dear Harry

**Land East of Commonmead Barn, Pagham Road, Pagham, West Sussex,
PO21 3PY**

We have reviewed the consultation responses and representations received to date in respect of the above planning application.

We would like to make the following comments in response to the comments received from consultees:

ADC Engineers Response

You will have already received by separate email the updated drainage information, prepared by cgs civils to address the outstanding matter raised by the council's drainage engineer.

Environmental Health

The applicant has no objection to recommended condition ENV5: unexpected contamination and recommended condition EHN23: Building Services.

As confirmed in the Design and Access Statement, the scheme includes EVCP for each new dwelling, full details of which can be secured by the Environmental Health Officer's suggested EVCP condition.

West Sussex County Council Highways

The Applicant is happy with the two conditions suggested by the CHA relating to cycle parking and vehicle parking and turning.

Southern Water

Tree Planting

Paragraph 2.9 of the AIA confirms that planting near water mains or sewers will be carried out in accordance with Southern Water guidance. The applicant

is willing to accept the landscaping condition recommended by Southern Water.

Wastewater Treatment Plant

Para 5.5.2 of the SWDS confirms that proposed foul water discharge does not require Environment Agency approval as it adheres to the general binding rules for small discharge to surface water. This is because the proposed discharge:

- Is less than 5m³ a day
- Utilises a sufficient treatment system
- Is not causing pollution
- Is not within 500 meters of a protected site
- Is not within 50m of any other exempt discharge

SUDS features

As confirmed in the surface water drainage strategy, no soakaways are proposed. The Surface Water Drainage Strategy (SWDS) also assesses the SUDs hierarchy at Section 5.1.

Rainwater Harvesting

As confirmed in the SWDS, each plot will have a rainwater harvesting tank installed which will allow the reuse of rainwater within the gardens and external areas of each property, further details of which can be secured by the condition recommended by Southern Water.

Surface Water discharge proposed to existing watercourse

West Sussex County Council has previously confirmed to the applicant's drainage consultant and the council's Principal Drainage Engineer that any connecting structure to a culverted ordinary watercourse will require ordinary watercourse approval from WSCC and not Southern Water. The watercourse is not one of Southern Water's assets.

Natural England

The signed and completed S106 Unilateral Undertaking will deliver measures to avoid, or mitigate to an acceptable level, the harm caused to Pagham Harbour by the proposed development.

Ecology

The applicant is willing to accept the two conditions recommended by the council's ecology officer to ensure that ecological/biodiversity enhancements are achieved.

We would like to make the following points in response to the representations from adjoining properties (Rookery Farm and Farmgate Cottage).

Foul Water Treatment

The foul water discharge scheme adheres to the general binding rules set out by the Environment Agency for small discharge to surface water. Please see para 5.5.2 of the SWDS for more detail. All treated water will flow in the other direction from the neighbour's pond as indicated on the surface water drainage plan prepared by CGS Civils.

The Watercourse

The culvert was installed by the applicant across his own land to resolve historic issues of flooding on neighbouring land brought about by some neighbours filling in their ditches thereby meaning the adjacent pond at Rookery Farm flooded onto neighbouring properties. The culvert is the responsibility of the applicant as landowner.

We have been advised by the applicant's drainage consultant that Rookery Farmhouse is the Riparian owner of the watercourse which runs through their land.

West Sussex County Council has previously confirmed to the applicant's drainage consultant and the council's Principal Drainage Engineer that any connecting structure to a culverted ordinary watercourse will require ordinary watercourse approval from WSCC and not the neighbouring property or Southern Water.

As mentioned above, the water flows from the pond within the curtilage of Rookery Farmhouse, through the application site to another watercourse within the applicant's ownership.

Flood Risk

The UNDA Flood Risk Assessment is based on NPPF and EA Guidance using the most up to date information available. It assesses current Flood Risk with recognised allowances for climate change in line with the Guidance.

The updated surface water drainage strategy has been carefully designed to ensure that there will not be any increase in flood risk from the development, either on the application site itself or elsewhere.

Restrictive Covenants

As confirmed in the council's delegated report for the previous planning application reference P/124/25/PL, restrictive covenants are not a planning matter.

Impact on local setting

The two dwellings proposed are a simple design and constructed from a limited palette of high-quality materials, reflective of the local vernacular and to

ensure they integrate successfully into their surroundings. The barn conversion style scheme reflects the form, vernacular character and materiality of Commonmead Barn and Windmill Barn, to the west.

The houses would be set back informally behind the proposed driveway off Pagham Road to reflect the semi-rural setting. The informal arrangement of the new builds would mirror the layout of buildings at Commonmead Barn to the west, thereby retaining the character of the historic farmstead.

Overall, the proposal for two 'barn style' detached dwellings presents a sympathetic scheme which is reflective of the existing rural pattern of development in the immediate area.

Ecology

The council's ecology officer has reviewed the ecological information accompanying the planning application and raises no objection subject to conditions.

Impact on Neighbours

The proposal, due to the sympathetic design approach adopted and the separation to neighbouring properties, would not result in a harmful impact on the residential amenity of neighbouring properties in accordance with ALP Policy D DM1 and QE SP1.

Loss of Agricultural land

The council has accepted that there is no immediate prospect of agricultural use taking place on this limited parcel of land, especially given its segregation from the more substantial area of farmland.

Loss of Property Value

As confirmed in the council's delegated report for the previous planning application reference P/124/25/PL, property values are not a material planning consideration.

Impact on local facilities

Financial contributions secured through Community Infrastructure (CIL) would fund local services and facilities required for the small increase in the local population arising from the development.

Location of the site

The council have not previously refused planning permission for residential development because of the location of the site. The proposed development of this current application site would be seen very much in the context of the existing and emerging pattern of development in the area.

Impact on Listed Rookery Farm

The application is accompanied by a detailed Heritage Statement which concludes that the proposals would not have any impact on the four criteria, namely historical interest, architectural interest, archaeological interest and artistic interest, which constitute the heritage significance of Rookery Farmhouse nor would they impact negatively on the elements of setting which contribute positively to that significance.

We would be grateful if the above comments could be fully considered prior to a decision being made on the planning application.

Yours sincerely

A large black rectangular box redacting the signature of Tania Tindale.

Tania Tindale

cc – Mr Howard Phillips