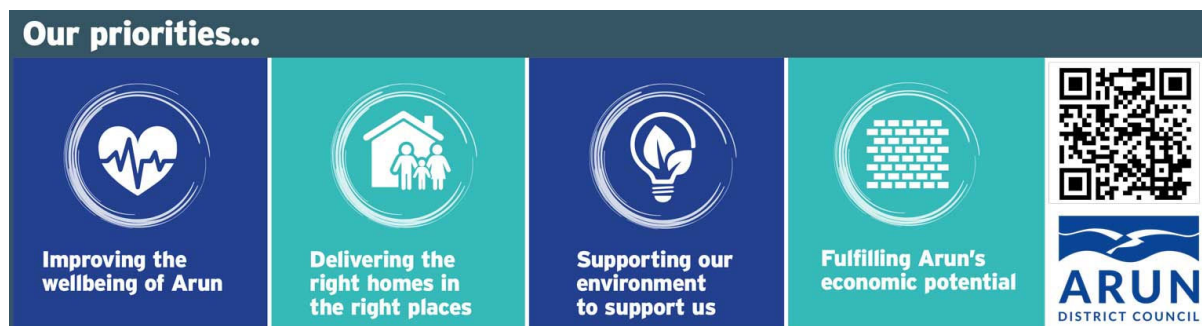


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From: Martyn White <Martyn.White@arun.gov.uk> **On Behalf Of** Conservation Officer
Sent: 21 May 2025 16:57
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: P/40/25/PL

P/40/25/PL

Sefter Farm Pagham Road Pagham PO21 3PX

Erection of warehouse extension and remodelling of existing reservoir. This application is in CIL zone 5 (zero rated) and may affect the setting of a listed building.

A map-based assessment has identified that 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 group of large 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 600m 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 an extension to one of the existing warehouses and the remodelling of an existing reservoir. The extension would be to a large industrial looking building in an existing group of similar buildings. Some of the existing buildings are close to the listed farmhouse, which along with a pair of more modern farm cottages, car parking, internal access roads within the site form the setting of the listed farmhouse. There is also some vegetation between the application building and the listed building which forms part of its immediate setting.

The extension would be located to the south of the host building and be located away from Seftor farmhouse. Whilst this is a sizable extension, it must be remembered that this building (and several others) is already located within the setting of Seftor Farmhouse. The result being that the way in which the listed building is experienced has already been impacted upon. Consequently, whilst of some size, the existing site factors mean that the proposed development would not cause further impact upon the setting of the listed farmhouse and therefore not cause harm.

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). The presence of a vegetated boundary also assists in this case. The extension would also be read as part of the existing group of largescale sheds. As a consequence, it would not be adversely impacted.

It is considered that the development will not impact the setting of both of the listed buildings, and as a consequence, there is no harm to the overall significance of the heritage asset.

Conclusion

It is concluded that the impact of the proposed development would not cause 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).

Martyn White
Principal Conservation Officer, Planning

T: 01903 737717

E: Martyn.white@arun.gov.uk

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