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Sent: 10 June 2021 16:58
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Subject: P/71/21/PL

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Church Farm Holiday Village Church Lane Pagham PO21 4NR

Installation of arrivals lodge with associated infrastructure and ancillary landscaping works. This site is in CIL Zone 4 (Zero Rated) as other development & may affect the setting of a listed building

Church Farm is an C18, farmhouse of two storeys and five windows (glazing bars intact on first floor only). It is of red brick construction with diaper pattern of grey headers in the west wall. Tiled roof. There is a large modern building in front of south front, as well as a significant number of caravans in the immediate area of the building. It is of architectural and historical significance.

Becket's Barn is also located within the Holiday Village estate, and to the west of the proposed structure. It is identified as a Medieval barn presumably once associated with the palace of the Archbishops of Canterbury that was once situated here. Stone rubble wall, tiled roof with a gable at west end. It is of architectural and historical significance.

The Proposal

The proposal is for an arrivals lodge with associated infrastructure and ancillary landscaping works. The building is small in scale and would be located around a variety of modern development and tourist accommodation. The settings of the listed buildings have already been impacted by the presence of the caravan holiday park and its associated infrastructure and landscaping. The location and presence of the existing modern development would mean that the proposed unit would not cause any further harm to the listed buildings.

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

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