

PL- Consultation- Conservation Officer response

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
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From: Martyn White <Martyn.White@arun.gov.uk> **On Behalf Of** Conservation Officer
Sent: 06 July 2026 14:22
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Amber Willard <Amber.Willard@arun.gov.uk>
Subject: P/76/26/PL

P/76/26/PL

Address: Sefter Farm, Pagham Road, Pagham, PO21 3PX

Proposal: Construction of a new engineering block building and car parking areas together with a new access road, footpaths and hard standing area. This application may affect the setting of a listed building and is in CIL Zone 5 (Zero Rated) as other development.

Heritage Assets:

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 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.

Comments

The proposal is for the construction of a new engineering block building, together with car parking areas, a new access road, footpaths and areas of hardstanding. It would form part of a large, established complex of commercial buildings and associated infrastructure, some of which are already located relatively close to the listed farmhouse.

The proposed building would be approximately 150m from Sefter Farmhouse. Between the two are modern farm cottages, areas of parking, ancillary buildings, internal access roads and a well-established belt of trees and hedgerow planting. The proposed building would be positioned immediately alongside an existing large packhouse building and would therefore be viewed and experienced primarily in the context of the wider commercial complex.

There appear to be no significant views in which the proposed building and Sefter Farmhouse would be experienced together in a manner that would affect the appreciation of the listed building. Furthermore, the setting of the farmhouse has already been influenced by the existing commercial development. Given its scale relative to the adjoining buildings, location, and relationship with the established complex, the proposal would not harm the significance of Sefter Farmhouse through development within its setting.

Rookery Farm House is approximately 600m from the application site and would remain separated from it by intervening agricultural land which contributes to its rural setting and significance. Consequently, the proposal would not adversely affect its significance.

Conclusion

It is concluded that the impact of the proposed development would result in no harm to the setting of the designated heritage assets, and therefore no harm to their significance. As a consequence, the application should be determined in accordance with the relevant policies within the Development Plan, along with these comments.

In determining the application, regard should also be had to the provisions 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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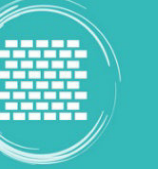
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