

Environmental Health Consultation Response

To	Amber Willard
Date	19-12-2025
Planning Ref	P/151/25/PD
Site Description	Morrells Farm Lower Bognor Road Lagness Chichester West Sussex PO20 1LR
Date of Application	2025-12-01 00:00:00
Category	Permitted Development
Recommendation	No Objection No Objection – with conditions Objection Holding Objection

EH Comments:

I have considered the above application, and while I have no objections in principle, looking at the existing use, I would recommend the following conditions.

Conditions Recommended:

ENV5 : Unexpected contamination (precautionary condition)

If during development, any visible contaminated or odorous material (for example, asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified is found to be present on the site, no further development (unless otherwise expressly agreed in writing with the Local Planning Authority) shall be carried out until it has been fully investigated using suitably qualified, independent consultant(s). The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unexpected contamination shall be dealt with must be submitted to the Local Planning Authority for approval in writing before being implemented.

If no such contaminated material is identified during the development, a statement to this effect must be submitted in writing to the Local Planning Authority.

Reason:

To protect the amenity of local residents in accordance with the Arun Local Plan policy QE DM4.

Electric Vehicle Charging Points

Prior to the use of the accommodation, a scheme for the provision of facilities to enable the charging of electric vehicles to serve the approved development shall be submitted to the local planning authority for approval and thereafter implemented in accordance with the approved details and the charge points shall thereafter be retained and maintained in good working condition.

Reason: New petrol and diesel cars/vans will not be sold beyond 2030, and to mitigate against any potential adverse impact of the development on local air quality, in accordance with policy QE DM3 (c) of the Arun Local Plan, the Arun District Council Electric Vehicle Infrastructure Study (November 2017) and the National Planning Policy Framework (NPPF).

From: Nicola Spencer on behalf of Planning.Responses
Sent: 19 December 2025 20:11
To: Planning Scanning
Subject: FW: Planning Response P-151-25-PD - Morrells Farm, Lower Bognor Road, Lagness, Chichester, West Sussex, PO20 1LR
Attachments: communication.pdf

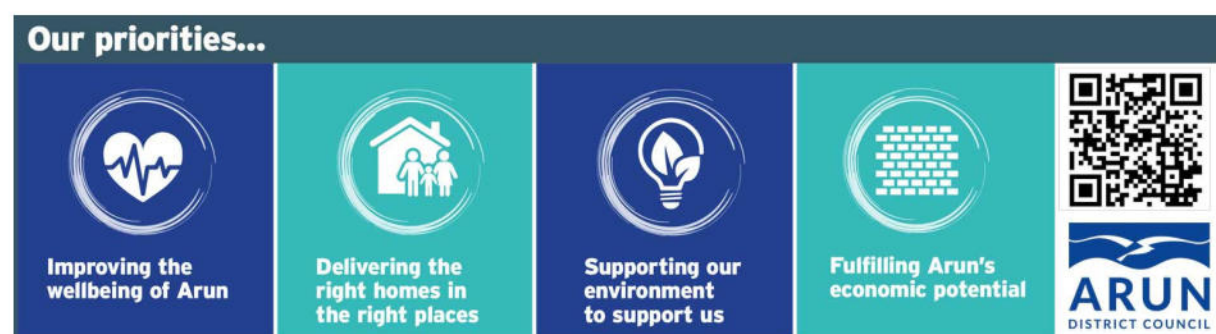
PL- consultation- Environmental Health Response

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From: chris.white@arun.gov.uk <chris.white@arun.gov.uk>
Sent: 19 December 2025 19:51
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Chris White <Chris.White@arun.gov.uk>
Subject: Planning Response P-151-25-PD - Morrells Farm, Lower Bognor Road, Lagness, Chichester, West Sussex, PO20 1LR

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Hi Amber,

Please find attached EH planning response for the above application..
Kind Regards

Chris White
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Arun District Council

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Council Information:

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