

Supporting Statement

Proposal: The siting of 18 seasonal shepherd's huts within the approved recreational campsite together with associated groundworks and landscaping. (Development already carried out).

Location: Lagnersh Caravan Site, Lower Bognor Road, Lagness PO20 1LW.

The application would effectively expand the existing permission granted under P/27/24/PL dated 23rd September 2023 which provides for the change of use from agricultural to recreational for the purpose of providing a campsite for 60 consecutive days per calendar year. The proposed 18 seasonal pitches would be sited in a linear form to the east of the site of and would be partially screened by an earth bund which would be planted with native hedgerow species together with a wildflower mix. The earth bund would serve as a visual screen between the pitches and the wider campsite site.

To be able to offer some justification for the development of the land, the applicant is of the opinion that despite the most recent consent, it is unlikely that the campsite, granted for a limited period only (60 consecutive days) would be sufficient for the business to remain viable and sustainable due to maintenance costs and staffing needs. If granted, the 18 seasonal pitches would ensure the security of a small business throughout the year which national policy seeks to support.

In terms of additional traffic generation, by seasonal use, traffic generation would be limited as a shepherd's hut would remain on the site as opposed to there being numerous units visiting for shorter periods of time.

It is accepted that the development would result in an increased impact to the Pagham Harbour and the applicant understands that a further unilateral undertaking may be required to address any impact.

Relevant Planning Documents

National Planning Policy Framework - 2024

Arun Local Plan 2011 – 2031

West Sussex County Council's Waste and Minerals Plans

The South Inshore & South Offshore Marine Plan

Made Neighbourhood Development Plans

It is accepted that the site lies outside of any defined settlement boundary for the purposes of the local plan. However, policy exists which supports holiday accommodation outside of a defined settlement limit where the development is small scale and relates to quiet, informal recreation and enjoyment of the countryside. In this case, by expanding the existing site which has existed in the wider area for several years, the development demonstrates that it is compatible with a countryside location and is sensitively designed to minimise any potential impact on the countryside. In further support of the application, whilst there have been some changes to the land levels by the construction of an earth bund, this is over a relatively short stretch of land and so minimising any harmful impact to the visual amenity of the area. It is also noted from the previous application for the campsite that the Council's

economic development officer indicated a need for small scale tourist accommodation. The location of the development means that although in part permanent as a result of the groundworks and subsequent earth bund, the main infrastructure to support the development is already in place. The shepherd's huts would not be fixed structures for the purpose of providing permanent residential accommodation and would be occupied on a seasonal basis only. By the very nature of camping and caravan sites they are often located in the open countryside and therefore the development cannot be seen as out of character with the context of the locality.

Heritage Assessment

No heritage assessment has been submitted with the application given the view of the Conservation Officer on the previous application, which confirmed that no harm would arise to the setting of the Grade II listed Lagnersh Farmhouse as a result of the development.

Archaeology

Earthworks have been undertaken at the site, and I have not been made aware of any finds, that is not to say that any disturbance of historic fabric has not taken place.

External Lighting

No external lighting is proposed to the development.

Water Supply and Foul Sewage

Services already exist on site and there are no plans to develop these.

Flooding and Surface Water Drainage

The application site is within flood zone 1 with a low risk.

Whilst it is accepted that groundworks and the formation of an earth bund have taken place, existing land levels have changed, and this may impact on the disbursement of surface water to surrounding land. With this in mind, and to try and minimise the impact of the development on adjoining land, the applicant has ensured that all surfaces have been constructed using permeable materials.

Biodiversity Net Gain

The applicant accepts that there is a requirement to establish a net gain, and despite the development having already been carried out and therefore understood to be exempt from this requirement, the earth bund and native planting would provide a net gain and therefore supporting a greater biodiversity on site.

Residential Amenity

Whilst residential amenity is acknowledged and respected particularly in relation to the occupants of Lagnersh Barn, the addition of 18 seasonal pitches would not amount to a significant increase in vehicles entering and leaving the site given the shepherds huts would be sited on the seasonal pitches and remain there for the duration. It is also noted that in the previous application it was acknowledged that there is little difference between a motorhome and a touring caravan, the same I believe would apply to shepherd's huts. The only

difference would be that the shepherd's huts would remain on the pitches for the season and therefore no additional larger vehicles would be coming to and from the site on a daily basis.

Summary

The development of part of the site for the siting of 18 seasonal pitches would not be materially harmful in terms of their impact on the open countryside. Admittedly there will be some impact as a result of the formation of an earth bund, however, in terms of the overall impact to the land, this is considered to be of a minor scale and we encourage the local planning authority to support the application.