

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Mr S Davis
FROM:	Highways, WSCC
DATE:	02/06/2025
LOCATION:	Lagnersh House, Holiday Site, Lower Bognor Road, Lagness, PO20 1LW
SUBJECT:	P/6/25/PL Siting of 18 seasonal shepherds huts within the approved recreational campsite together with associated groundworks and landscaping. This application affects a Public Right of Way and is in CIL Zone 5 (Zero Rated) as other development.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	N/A

This application seeks the siting of 18 seasonal shepherds huts within approved recreational campsite together with associated groundworks and landscaping. The site is located off Lower Bognor Road, a B-classified road subject to national speed limit in this location.

For context, WSCC in its role as Local Highway Authority (LHA) was previously consulted regarding highway matters for this site for application P/27/24/PL, which sought the change of use to recreational campsite for up to 50 pitches for 60 days per year. No highways objections were raised by the LHA. The Local Planning Authority (LPA) permitted the application.

For the current submission, the existing vehicular access on Lower Bognor Road will be utilised, and a permeable surfaced track will link the maintained highway to the shepherds huts. Each hut will be provided with one car parking space, which is considered a suitable quantum of parking provision.

The site has operated as a campsite for quite some time. I have inspected collision data provided to WSCC by Sussex Police from a period of the last five years, which shows no recorded injury accidents attributed to the use of the existing access or a defect with the road within the vicinity of the site. Therefore, there is no evidence to suggest the existing access has been operating unsafely or that the proposals would exacerbate an existing safety concern.

From inspection of WSCC mapping, there are no apparent visibility concerns with the existing point of access on to Lower Bognor Road. In addition, the LHA anticipates that the intensification in vehicular movements to or from the site can be accommodated into the local highway network without adverse effect.

In summary, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.

Kyran Schneider
West Sussex County Council – Planning Services

From: Nicola Spencer on behalf of Planning.Responses
Sent: 03 June 2025 11:26
To: Planning Scanning
Subject: FW: Response To Application Number P/6/25/PL at Lagnersh House Holiday Site Lower Bognor Road Lagness PO20 1LW
Attachments: Response_P-6-25-1.pdf

Please upload redacted and unredacted copy PL-CONSULTATION-West Sussex Highways response

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From: [REDACTED]
Sent: 02 June 2025 14:46
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Response To Application Number P/6/25/PL at Lagnersh House Holiday Site Lower Bognor Road Lagness PO20 1LW

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Please could the attached response be distributed to the relevant case officer.

Regards

Kyran Schneider

Please do not reply directly to this email.

Any formal reconsultation on the application should be directed to [REDACTED] but the responding officer can be contacted directly via email if there are any questions relating to this response.

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