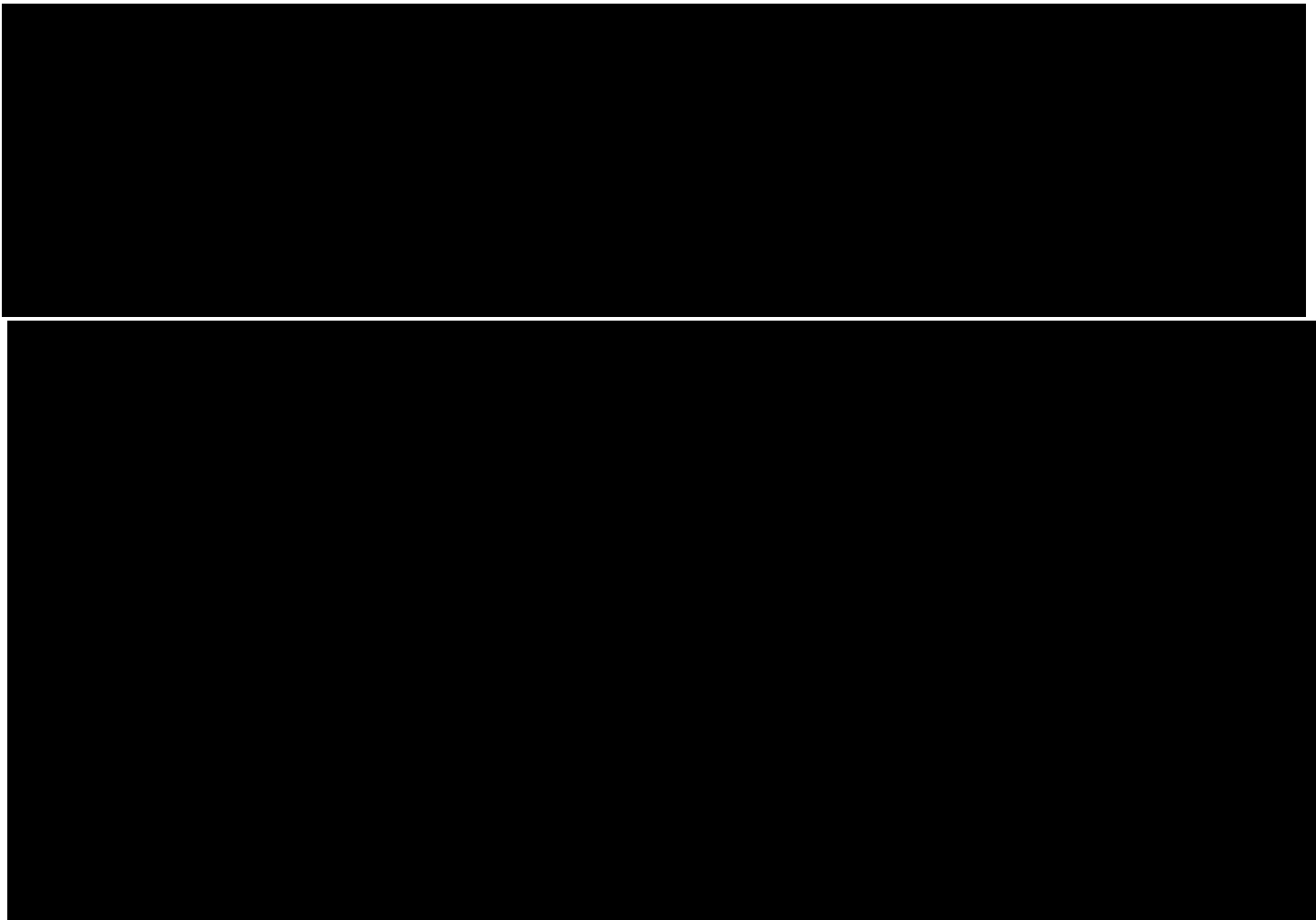


Nicola Spencer

From: Nicola Swann [REDACTED]
Sent: 30 May 2025 14:08
To: Planning.Responses
Subject: Pagham responses

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Pagham Parish Council considered the following applications at a meeting of its Planning Committee held on 27th May 2025. It would like to make the following comments:



P/6/25/PL – Lagnersh House Holiday Site Lower Bognor Road Lagness PO20 1LW. 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 CIOL Zone 5 (zero rated) as other development. **RESOLVED: OBJECT**
It is noted that on three previous occasions, applications for similar proposals for camping facilities have been considered by this Council. Many of the reasons for objection are relevant still to this application and the Council wishes to object to this application on the following grounds:

- The use of the access by camp site traffic results in noise disturbance, air pollution and a loss of privacy to the occupants of Lagnersh Barn. This results in adverse harm to the amenities of this property in conflict with Arun Local Plan policies D DM1 & QE SP1 and the NPPF. The applicant

argues that there will be no large caravans/campervans entering the site when customers are using shepherds huts, and that there will therefore be less disruption. This is incorrect – customers will access by car and due to the lack of facilities within walking distance, will need to use their cars during their stay.

-
- Members note the objection of WSCC as lead local flood authority. No flood risk assessment has been provided, or drainage strategy. The area is prone to serious surface water flooding issues.
- Members were concerned that the site layout does not allow sufficient access for emergency services to access all the huts, particularly if the 50 camping pitches are in use. We note the response of WSFRS regarding the requirement for a water source to be located no more than 175m from sleeping accommodation.
- How will the waste from the container facilities be removed from the site? How often? No evidence or explanation is provided. How many vehicle movements are created and what is the impact on the neighbouring property's residential amenity?

Best wishes

Nicola

Nicola Swann
Clerk & RFO
Pagham Parish Council