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Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order
2015

Application for Planning Permission

1 To Addressee

GT Planning
57 Meadow Walk
Henlow
Bedfordshire
SG16 6HJ

2 Site Address

Lagnersh House Holiday Site
Lower Bognor Road
Lagness
PO20 1LW

3 Description of Development

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.

4 In pursuance of their powers under this Act and related Orders and Regulations the Council **REFUSE** to approve the development as described in the application and plans for the reasons stated.

- 1 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.
- 2 Based on the information submitted it has not been satisfactorily demonstrated that the site can be safely accessed by fire appliances or that adequate firefighting facilities are available to serve the proposed huts. The proposal conflicts with Arun Local Plan policies D DM1 and T SP1, the Arun Design Guide and the NPPF.
- 3 The development of this site will result in the loss of habitat suitable for protected wildlife species (including dormice, water vole and reptile) and no mitigation measures have been proposed to mitigate or compensate for these impacts. The proposal conflicts with Arun Local Plan policy ENV DM5 and the NPPF.
- 4 The applicant has claimed that the application is exempt from Biodiversity Net Gain due to it already having been completed and therefore is a retrospective application meaning that a pre-commencement standard biodiversity gain plan condition cannot be imposed. However, the situation on the ground is not the same as that on the plans and it appears that only the access

track and earthen bund have been completed already although the access track is in a different position to that shown on the drawings. There is therefore insufficient information to determine whether or not BNG is applicable on this application and the proposal is in conflict with Arun Local Plan policy ENV DM5, the NPPF and Schedule 7A of the Town and Country Planning Act 1990.

- 5 In the absence of a completed and signed legal agreement, the application fails to make a financial contribution towards the cost of providing accessible natural open green spaces to serve the Pagham area to offset the impacts of recreational disturbance on the Pagham Harbour SPA and the proposal is therefore not in accordance with Arun Local Plan policies ENV DM1 and ENV DM2.

INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reasons for refusal, allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal. The Local Planning Authority is willing to provide pre-application advice in respect of any future application for a revised development.



Neil Crowther
Group Head of Planning

Case Officer:	Mr S Davis	Arun District Council The Arun Civic Centre Maltravers Road Littlehampton West Sussex BN17 5LF
Decision Issued:	6th August 2025	

IT IS IMPORTANT THAT YOU READ THE NOTES ATTACHED TO THIS DOCUMENT

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, and you want to appeal against this planning application decision, then you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against this planning application decision, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months of the date of this notice, whichever period expires earlier.

Otherwise, if you want to appeal against this decision then you must do so within 6 months of the date of this notice.

Appeals must be using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <http://acp.planninginspectorate.gov.uk>

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must send notice to the Local Planning Authority and Planning Inspectorate(inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details can be found at www.GOV.uk

PURCHASE NOTICES

If either the local planning authority or the Secretary of State refused permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (that is, where the land is situated in a National Park, the National Park authority for the Park, or in any other case the district council in whose area the land is situated). This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter 1 of Part VI of the Town & Country Planning Act 1990.

Please note that this decision notice only relates to matters under the Planning Acts and does not give consent under any other legislation that may apply to the development. You will need to carry out your own checks to determine whether any other consents or permissions are required. For example, the Building Regulations are likely to apply to most developments, and a Highways Licence may be required from West Sussex County Council for any development within the public highway (including the placing of skips on

highway land).