

Environmental Health Consultation Response

To	Mr S Davis
Date	12-08-2026
Planning Ref	P/99/26/PL
Site Description	Holiday Site Lagnersh House Lower Bognor Road Lagness West Sussex
Date of Application	2026-07-31 00:00:00
Category	Application
Recommendation	No Objection No Objection – with conditions Objection Holding Objection

EH Comments:

The submitted application is lacking in detail, specifically relating to the following:

- provision of services (e.g. water, electricity, gas)
- waste water removal/treatment
- surface water removal
- spacing between units
- external lighting provision
- fire safety measures
- refuse and recycling points and removal from site
- control of noise from the proposed use
- whether outdoor cooking/fires are permitted (and if so, associated control measures).

It is also unclear whether the area to the south of the site, marked as a proposed turning circle and water tank, is within the same ownership as the remainder of the site or whether it has yet to be purchased and cannot therefore be considered as part of this application.

If a planning decision is required prior to the above information being made available/clarified, EH recommends addition of the conditions as outlined overleaf.

Conditions Recommended:

TOUR4: The caravans shall be used for holiday accommodation only and shall not be occupied by any person as their sole or main place of residence. **Reason:** The establishment of a permanent residential use of the site would be contrary to Development Plan policies and detrimental to the character of the area in accordance with Arun Local Plan policies C SP1, D DM1 and TOU DM1.

TOUR7: No more than 10 caravans shall be stationed on the land at any time. **Reason:** In order to protect the visual amenity of the local area and in accordance with Arun Local Plan policies D DM1 and TOU DM1.

TOUR8: No caravan on the site shall be occupied between 01 October and the last day of February, inclusive. **Reason:** The establishment of a permanent residential use of the site would be contrary to Arun Local Plan policies C SP1 and D DM1 and would be detrimental to the character of the area.

PCCONSTR1: No development shall take place (or such other date or stage in development as may be agreed in writing by the Local Planning Authority) until a Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority, who shall consult with National Highways, WSCC Highways, the council's Environmental Health Team and Ecologist as appropriate. The approved CEMP shall thereafter be implemented and adhered to throughout the construction period. This shall require the applicant and contractors to minimise disturbance during demolition and construction. The CEMP shall provide details as appropriate, including but not necessarily restricted to, the following matters:

- the phased programme of construction works
- the anticipated number, frequency, types and timing of vehicles used during demolition/construction (vehicles should avoid the strategic road network during the peak hours off 08:00-09:00 and 17:00-18:00 where practicable)
- the preferred road routing for all construction traffic associated with the development
- provision of wheel washing facilities (details of their operation and location) and other works required to mitigate the impact of construction upon the public highway, including the provision of Temporary Traffic Regulations Orders
- details of suppression of dust and dirt arising from the site
- details of all proposed external lighting to be used during works, including location, height, type and direction of light sources and intensity of illumination
- details of areas for the unloading, loading, parking and turning of vehicles on site
- details of areas to be used for the storage of plant and materials associated with the development
- contact details for the site contractor, site foreman and CDM coordinator, including out-of-hours contact details
- details of the arrangements for public engagement/consultation prior to and during the development
- measures to minimise the noise and vibration generated by the construction process, to include hours of work, proposed methods of piling for foundations, the careful selection of plant and machinery and the use of noise mitigation barriers.

Details of how measures will be put in place to address any environmental problems arising from any of the above shall be provided. A named person shall be appointed by the applicant to deal with complaints and shall be available on site and their availability made known to all relevant parties. No demolition/construction activities shall take place other than between 08.00 hours and 18.00 hours on Monday to Friday and between 08.00 hours and 13.00 hours on Saturday with no work on Sundays or Bank/Public Holidays. **Reason:** In the interests of the safety/amenity of nearby residents and occupiers of any nearby noise-sensitive premises, the safety and general amenities of the area and in the interests of highways safety in accordance with Arun Local Plan and the NPPF policies D DM1, QE SP1, QE DM1, QE DM2, QE DM3 and T SP1. This is required to be a pre-commencement condition because it is necessary to have the construction site set-up agreed prior to access by demolition/construction staff.

LIGHT01: Prior to the occupation of any part of the development, full details of all new external lighting, including type of light appliance, the height and position of fitting, predicted illumination levels and light spillage, shall be submitted to and approved in writing by the Local Planning Authority. The scheme should seek to conform with the recommendations of the Institute of Lighting Professionals (ILP) 'Guidance Notes for the Reduction of Obtrusive Light' (GN01:2011) and:

- a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging
- b) show how and where external lighting will be installed through provision of appropriate lighting contour plans and technical specifications so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior written consent from the Local Planning Authority. **Reason:** In the interests of the amenities of the area, the site's biodiversity (particularly in respect of bats), the interests of minimising crime, the interests of road safety and to minimise unnecessary light spillage outside the development site in accordance with Arun Local Plan policies QE SP1, QE DM2, T SP1 and ENV DM5.

PCENV3: Prior to commencement of the development hereby approved, or such other date or stage in development as may be agreed in writing with the Local Planning Authority, the following components of a scheme to deal with the risks associated with contamination of the site shall be submitted to and approved in writing by the Local Planning Authority:

1. a preliminary risk assessment which has identified all previous uses, potential contaminants associated with those uses, a conceptual site model and potentially unacceptable risks arising from contamination at the site.
2. a site investigation scheme, based on (1) to provide information for a detailed risk assessment of all receptors that may be affected, including those off site.
3. based on (2), an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken. The remediation strategy shall include details of the data that will be collected in order to demonstrate that the proposed remedial works are complete and identify any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

4. a verification report demonstrating completion of the works set out in the approved submission (3) and the effectiveness of the remediation. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. Where necessary, the report shall also include long-term monitoring and maintenance plans and arrangements for contingency action.

Note: Any changes to these components require the express written consent of the Local Planning Authority. **Reason:** To ensure that the development complies with approved details in the interests of protection of the environment and prevention of harm to human health in accordance with the Arun Local Plan policies QE SP1 and QE DM4. This is required to be a pre-commencement condition because these details have to be agreed and in place before any work commences.

Informatives Recommended:

INFORMEH3: Prior to first occupation, the site owner may need to have a camping/caravan site licence in place. The land must have the relevant planning permission in place before a site licence can be granted. Please contact the Environmental Health Team for advice or apply online: pollution@arun.gov.uk 01903 757555 www.arun.gov.uk/camping-and-caravan-sites

INFORMEH14: The granting of this planning permission does not in any way indemnify against statutory nuisance action being taken should substantiated complaints within the remit of the Environmental Protection Act 1990 be received. There shall be no burning of waste or other materials on the site, except in an incinerator. For further information, please contact the Environmental Health Team: pollution@arun.gov.uk 01903 737555 <https://www.gov.uk/guidance/statutory-nuisances-how-councils-deal-with-complaints>

[REDACTED]

From: Elaine Walby on behalf of Planning.Responses
Sent: 17 August 2026 09:54
To: Planning Scanning
Subject: FW: P/99/26/PL - land north of Lagnersh House, Lower Bognor Road, Lagness PO20 1LW
Attachments: P9926PL.docx

[REDACTED]

[REDACTED]

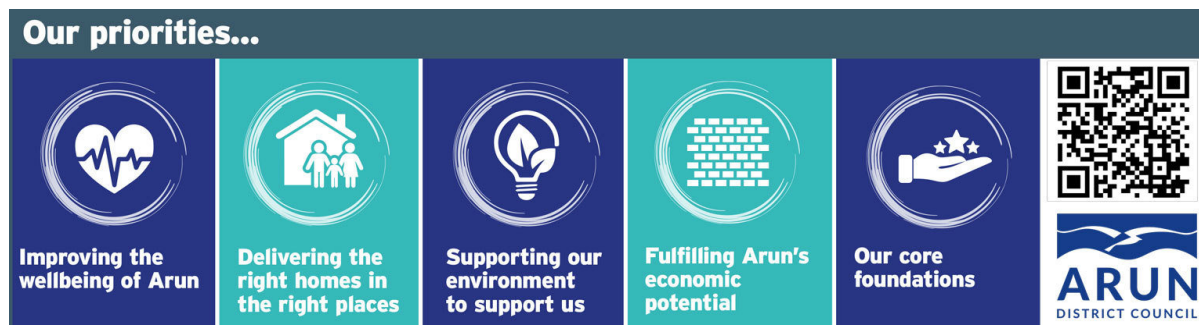
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From: Kate Giddings <kate.giddings@arun.gov.uk>
Sent: 12 August 2026 11:09
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: P/99/26/PL - land north of Lagnersh House, Lower Bognor Road, Lagness PO20 1LW

Dear Simon,

I hope this e-mail finds you well.
Please find attached EH's comments in relation to the above consultation.

Many thanks,

Kate.

Kate Giddings

Senior Environmental Health Officer, Environmental Health

Working days: Tuesday, Wednesday and Thursday.

T: 01903 737586

E: kate.giddings@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Road
Littlehampton, West Sussex, BN17 5LF

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