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Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Sue Howell <Sue.Howell@arun.gov.uk>

Sent: 01 October 2026 17:59

To: Planning.Responses <Planning.Responses@arun.gov.uk>; Simon Davis <Simon.Davis@arun.gov.uk>

Subject: Planning Consultation on: P/99/26/PL

From: Arun District Council Greenspace

Date: 1 October 2026

Application ref: P/99/26/PL

Description: Change of use of land from agricultural to recreational use for the siting of 10 holiday lodges for seasonal use (1 March-30 September) with associated groundworks, landscaping, including retention of earth bund. This application affects a Public Right of Way and is in CIL Zone 5 (Zero Rated) as other development.

Location: Land north of Lagnersh House Lower Bognor Road Lagness Chichester PO20 1LW

Determining Authority: Arun DC

Summary recommendation: Recommend **no landscape objection** to the proposals subject to the submission and approval of landscape proposals.

Comments

Relevant landscape designations:

The proposed site is located north of Lagnersh House which is an 18th Century Grade II Listed building. The proposed site sits within the boundaries of the Red Archaeological Notification Area (ANA) DWS8450

Response

The proposed site comprises the northeast area of a large plot of land to the north side (rear) of Lagnersh House.

The proposals are for change of use of land from agricultural to recreational use for the siting of 10 holiday lodges for seasonal use (1 March-30 September) with associated groundworks, landscaping, including retention of earth bund. This application affects a Public Right of Way and is in CIL Zone 5 (Zero Rated) as other development.

The character of the proposed site is a rural one, comprised of grass open fields limited by mature trees and dense native hedging. The proposed site and Lagnersh House are screened from each other by the existing vegetation.

The proposed site has been used recently as a camping site known as Lagnersh Camping.

As the proposals are for temporary use (not year round) holiday let there would be no requirement for Public Open Space or onsite play provision as detailed within Aruns Open Space SPD January 2020. The proposal is for use of the land for the siting of 10 seasonal (1st March-30th September) static caravan lodges with associated groundworks and landscaping.

Landscape works are proposed to provide the site with vehicle access and garden/parking areas. To include new native hedging to enclosed the gardens of the proposed lodges.

The application site affects a Public Right of Way and it is essential that the route remains open, safe and attractive throughout construction and occupation phases. The NPPF requires planning decisions to protect and enhance public rights of way and access opportunities. Development should safeguard the recreational value and connectivity of the route. Any adverse impact on user amenity should be suitably mitigated.

Although the proposal is for visitor accommodation rather than residential development, the scheme introduces a recreational tourism use into the countryside and therefore consideration should be given to:

- Retention and enhancement of existing green infrastructure.
- Landscape treatments that contribute positively to biodiversity and visual amenity.
- Opportunities for habitat creation, native planting and ecological connectivity.

The site currently forms part of the agricultural landscape and therefore the introduction of holiday lodges has potential to alter the rural character of the area. There would therefore be requirement for:

- Lodges to be sited discreetly within the landscape.
- Existing trees, hedgerows and landscape features to be retained and protected.
- The retained earth bund to serve a positive landscape and screening function.

- A landscape scheme to be detailed using predominantly native species.
- External lighting minimised to protect rural character and biodiversity.

Impact

Seasonal holiday accommodation may support sustainable tourism objectives; however, this must not be at the expense of landscape quality, recreational access or green infrastructure function.

Mitigation/requirements

Policy ENV DM5 of the ALP seeks to achieve a net gain in biodiversity and protect existing habitats on site. The implementation of landscape enhancements for BNG requirements noted above.

Recommendation for the submission and approval of a detailed landscape scheme in plan form including quantities species type, planting densities and size at time of planting, to include a Native species planting schedule. Detail to be submitted to include a landscape establishment and maintenance programme. The proposals to allow for the retention and protection of all existing trees and hedgerows. The proposals to cater for the Public Right of Way protection.

Recommendation/Conclusion

Recommend **no landscape objection** to the proposals subject to the submission and approval of landscape proposals.

Sue Howell
Landscape Officer
 Environment and Climate Change

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From: Planning.Responses <Planning.Responses@arun.gov.uk>
Sent: 04 August 2026 16:49
To: Tree Landscape <Tree.Landscape@arun.gov.uk>
Subject: Planning Consultation on: P/99/26/PL

To: **Parks and Landscapes**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

Planning Permission

Application No:	P/99/26/PL
Registered:	31st July 2026
Site Address:	Land north of Lagnersh House Lower Bognor Road Lagness Chichester PO20
Grid Reference:	490197 100943
Description of Works:	Change of use of land from agricultural to recreational use for the siting of 10 h September) with associated groundworks, landscaping, including retention of e Way and is in CIL Zone 5 (Zero Rated) as other development.

The Council have received the above application.

[Click here to view the application and documents](#) The website is updated once a day in the evening, so you may need to wait until the day after this notification to view the documents.

Should you have any comments to make, these should be sent by replying to this email by 4th September 2026 . You can also monitor the progress of this application through the Council web site:

<https://www.arun.gov.uk/planning-application-search>

The application will be determined having regard to the development plan policies (if any are relevant) and other material considerations. The development plan can be accessed via the website

<https://www.arun.gov.uk/development-plan> as can information on what comments we can consider

<https://www.arun.gov.uk/planning-application-comments>

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website:<https://acp.planninginspectorate.gov.uk/> but they will protect personal details.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

Yours sincerely

Mr S Davis

Planning Officer- Arun District Council

Telephone: 01903 737874

Email: Simon.Davis@arun.gov.uk

PLCONSULT (ODB) 2020