

28th August 2026

Stephen Cox-Rusbridge
Copyhold Farm
Pagham Road
PO20 1LN

Case Officer: Mr S Davis
Telephone: 01903 737874
Email: Simon.Davis@arun.gov.uk

Dear Sir/Madam,

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

Application No: P/99/26/PL
Site Address: Land north of Lagnersh House Lower Bognor Road Lagness Chichester PO20 1LW
Description of works: 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.

Thank you for your internet representation made on 26th August 2026 which has been recorded as an objection with the comments as follows:

OWPC86220

There's no mention of where the redirection of footpath is going, when I've used it always felt intimidated on the passage through the camp site.

Fire pit fires have been seen recently, with the tinderbox environment this is beyond irresponsible, along with the dumping of old trampolines and other items into the ditch. It is quite obvious that no one is managing the campsite!

The ditch that runs adjacent to the applicants property, do not adhere to their riparian duties. Through waste water pipes from properties opposite the ditch has silted up and has built up and now needs dredging. This has caused a back flow and no flow of water to the Rife. This has caused extensive flooding on my livery yard and last year alone cost me over £1000.00 in pumping out the livery yard and staff wages. ADC has been informed of this.

Still trespass is an issue not only across the road but onto the adjacent field with loose dogs. The implications on this alone could end in a tragic accident with farm machinery, but also the potential of live stock worrying from out of control dogs.

The caravans are clearly visible from not only the road but the adjacent farm, further to this the 3 static homes are also very visible from all angles due to their elevation. The water licence is out of date which feeds Lagnersh house and surrounding properties, this will need renewing with applicable charges for the easement.

I feel the land should be used for agriculture as food security is a high priority on all governmental agendas

Unfortunately, it is not possible for the council to respond to comments on planning applications but your

views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. The website is updated once a day in the evening so it may take up to 24 hours for it appear on there. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/what-happens-next>.

Some applications will be determined by the Planning Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website <https://www.arun.gov.uk/privacy-policy/>

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to <https://www1.arun.gov.uk/planning-application-finder>