

2nd September 2026

Juliet Weymouth
Parkhouse, Lower Bognor Road
Lagness
PO20 1LF

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 1st September 2026 which has been recorded as an objection with the comments as follows:

OWPC86385

I strongly object to this proposal to turn an agricultural field into a residential site.

The site is totally unsuitable for any level of holiday or permanent residence, It has a narrow shared agricultural gravel track for access with no passing places or turning points along it and the current illegal usage already encroaches on existing residences down that path, with an unacceptable level of noise and dust from current vehicle movements.

The gravel track is narrow and not suitable for the large vehicle movements that this application will entail, such as sewerage removal vehicles or emergency fire fighting appliances.

The current entrance track is a public footpath PAG133 that runs directly alongside the site, and joins up with footpath PAG134, from both you can clearly see the current illegal campsite.

The site is at risk of flooding and has no flood plan or protection in place, The fields in this area get very wet from surface water flooding and a high water table (exacerbated by tidal effects from the nearby Pagham rife) ,in winter and the road outside this location is regularly flooded in winter and often closed due to this. The planning application provides no mitigation from this and will actually increase surface water flooding by its proposed method of using the existing soak way for Lagnersh house, to provide the only means of removal of surface water run off.

There is no mains sewage system on the current site. The planning application mentions a package treatment plant, but does not provide details on how the excess water will be disposed of, with the assumption being that will also be directed into the soakaway point meant for Lagnersh house only.

There is an unregistered unmonitored borehole water supply that they currently use for the camping business as the standard mains water supply is too poor flow to support the current usage demand. There is no

reference to how the water would be supplied to the holiday homes in this application.

The field used to be used for grazing sheep, and making any with a large mix of biodiverse species on the land. This biodiversity has been decimated by the continued illegal use as a camping and residential site, with hardstanding being laid onto prime grazing land and vehicle movements across grass damaging and compacting and churning up the land - the site should be returned to its original use as grazing land.

There is currently an enforcement notice in place on this site, due to mis-use of the current permission to only allow camping and caravans for 60 days per year. Currently there are many permanent residents housed on the site, living in a mixture of caravans and mobile homes. The applicants have given scant regard for the planning process up to now, and have continued to allow permanent residents on site, for over two years and disregarded all enforcement notices to date. There is absolutely no evidence from their behaviour so far that the applicants will adhere to this current planning application, that there will only be 10 homes and that the holiday homes will only be occupied for 7 months of the year, and every evidence of the applicants behaviour so far suggests that they will pay scant regard to the planning terms and conditions laid out in this proposal if it was approved.

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>