



SUPPLEMENTARY STATEMENT

Siting of 6no. glamping pods with associated access, car
parking and landscaping

at

Land to the south of The Black Horse Pub
Binsted Farm
Binsted Lane
Binsted

On Behalf of
Nestled

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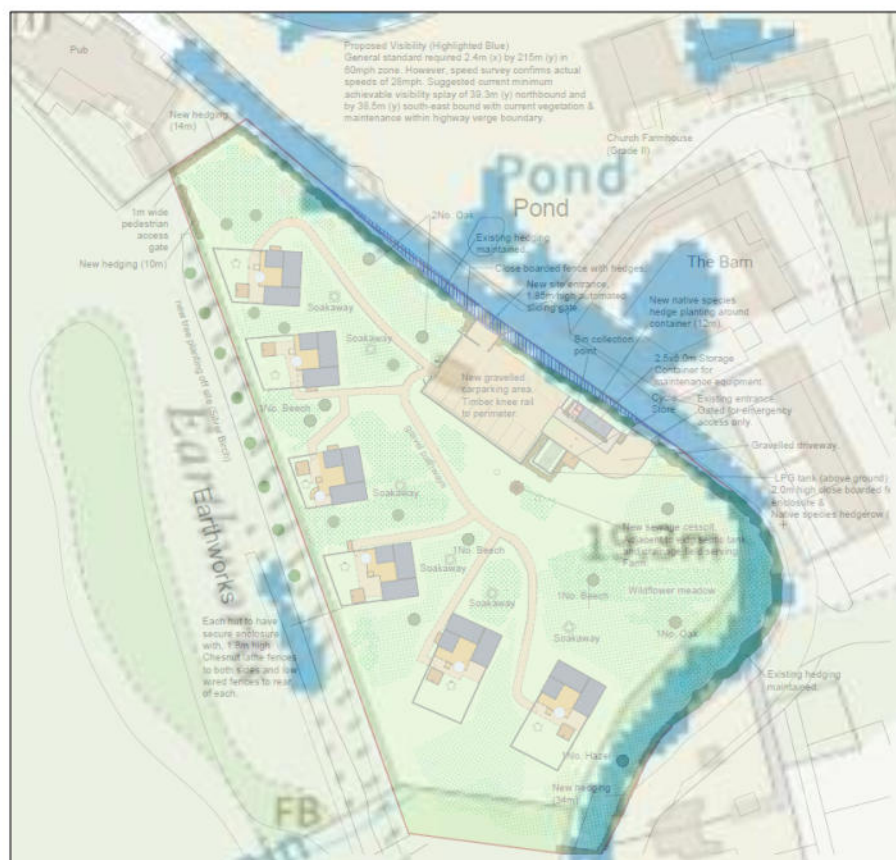
1 INTRODUCTION

- 1.1 This report is submitted in support of a retrospective planning application for the siting of 6no. glamping pods with associated structures, parking and landscaping together with the creation of an access. It should be read in conjunction with the Flood Risk Assessment prepared by GeoSon.
- 1.2 Although the development is located entirely within Flood Zone 1, the site lies within an area classified to be at risk of groundwater flooding. As such a Flood Risk Assessment has been prepared to assess the potential flood risk posed from multiple sources of flooding. The assessment found that the site has never been impacted by historical flooding and Environment Agency data confirms the area within which the site is located to be at very low risk of flooding from surface water.
- 1.3 The site is accessed via Binsted Lane which itself is at risk of surface water flooding. The planning authority has therefore requested further information to address the NPPF requirements for a Sequential and Exception Test for Flooding. This report provides the required information to assist the planning authority in its determination of the application.

2 SEQUENTIAL TEST

- 2.1 The National Planning Policy Framework requires development proposals to take a sequential risk-based approach where they lie within areas known to be at risk now or in the future. The exception to this in respect of glamping proposals is where a site-specific flood risk assessment demonstrates that no built development within the site boundary, including access or escape routes, land raising or other potentially vulnerable elements, would be located on an area that would be at risk of flooding from any source, now and in the future.
- 2.2 In this instance the Flood Risk Assessment confirms that there would be no built development within the site boundary located on an area at risk of flooding. The glamping pods and associated structures would be sited mainly centrally within the site, set back from Binsted Lane which Figure 2.1 below shows to be affected by surface water risk.

Figure 2.1 – Extent of Surface Water Risk



2.3 Whilst the site relies on Binsted Lane for vehicular access, an alternative pedestrian exit route on the western boundary of the site has been provided. Although bookings would not be accepted when an Amber warning is in place, if a flood event did occur when people were staying on the site they would be able to evacuate to the west across land owned by the applicant's landlord which is not subject to any flood risk. Figure 2.2 below shows this exit point.

Figure 2.2 – Emergency pedestrian exit point



3 EXCEPTIONS TEST

3.1 Background

- 3.1.1 The proposed development is a glamping site located entirely within Flood Zone 1, indicating a low probability of fluvial and tidal flooding. However, access to the site is partially at risk of surface water flooding during extreme rainfall events, as indicated by the Environment Agency's Surface Water Flood Risk maps.

3.2 Requirement for the Exception Test

- 3.2.1 Although the main site lies in Flood Zone 1, the NPPF and associated Planning Practice Guidance emphasise the need to consider safe access and egress in all flood risk assessments. As parts of the access road (Binsted Lane) are at risk of surface water flooding, the exception test is applied to demonstrate the development's safety and sustainability.

- 3.2.2 To pass the exception test it should be demonstrated that:

- a) The development would provide wider sustainability benefits to the community that outweigh the flood risk; and
- b) The development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

3.3 Exception Test

- 3.3.1 In relation to a) above, the sustainability benefits of the proposal are as follows:

- The glamping site will contribute towards the local economy by supporting local businesses (for example The Black Horse and Holly Tree pubs, Edgcumbes Café) and using local providers such as cleaners, maintenance people and gardeners.
- Tourists in Arun typically spend £93.21 per night stayed in the local area (according to data from Airbnb) which equates to over £1600 spent in the local area each day based in full occupancy of the 6 lodges.

- The development promotes low-impact, nature-based tourism consistent with sustainability principles.
- The scheme enhances local biodiversity through habitat creation and native planting.
- The proposal supports the local plan's goals for rural diversification and sustainable recreation.

3.3.2 In relation to b) above, we comment as follows:

- The development itself is located in Flood Zone 1, with no direct flood risk from rivers or the sea.
- The primary access is identified as at risk of surface water flooding, however pedestrian egress would enable people to get to dry land.
- The applicant has subscribed to the Environment Agency's Targeted Flood Warning Service and will evacuate the site in the event of an alert being raised.
- No bookings would be taken when an Amber warning has been issued or during extreme weather events.

3.3.3 Precautionary measures would include the following:

- No impermeable surfacing will be created.
- The car park is formed of permeable materials with a geogrid to enable surface water runoff to infiltrate into the ground as existing or run off at or below the greenfield runoff rate. This building technique will mitigate the impact of the development on the permeability of the underlying soils and will lead to a negligible change in the surface water runoff regime when compared to the existing situation.
- The car park slopes away from the shepherds huts and Binsted Lane.
- Shepherds huts are elevated 450mm above the existing ground level on wheels.

- Although unlikely, should groundwater emergence occur the glamping site will be closed until the water table recedes.