



From: Elaine Walby on behalf of Planning.Responses
Sent: 22 April 2026 17:24
To: Planning Scanning
Subject: FW: WA/20/26/PL

PL- Consultation- Conservation Officer response

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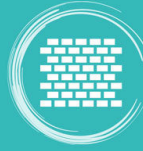
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From: Martyn White <Martyn.White@arun.gov.uk> **On Behalf Of** Conservation Officer
Sent: 22 April 2026 16:09
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Harry Chalk <Harry.Chalk@arun.gov.uk>
Subject: WA/20/26/PL

WA/20/26/PL

Address: Land to the South of The Black Horse Pub Binsted Farm Binsted Lane BN18 0LP

Proposal: Siting of 6 No glamping pods with associated structures, access, car parking and landscaping (part retrospective).

Heritage Assets:

A map-based assessment has identified the following heritage assets:

Designated heritage assets:

- Church Farmhouse
- Glebe House to the south.

Non-designated heritage assets:

- The Black Horse

Church Farmhouse, a grade II listed building

Church Farmhouse is identified as being an C18 farmhouse of two storeys and attic (with two dormers). It is of red brick construction with a hipped tiled roof. Front doorway is accessed up five steps with iron handrail and banister on each side and there is a flat hood on brackets and door of six fielded panels.

It is set back from Binsted Lane (on its eastern side) and forms part of a complex of farm buildings which are located to its south and east. It is considered to be of historical, architectural, and aesthetic interest as an example of an C.18 farmhouse.

The assets principal elevation faces west over a garden plot with hedging and mature trees to the garden boundaries, whilst to the south the adjacent farm buildings contain the asset and views to and from it. The result is that more views are largely restricted which means that it is thought that the setting of the asset is primarily derived from its historic garden plot, associated planting, and its interrelationship both visually and functionally with the wider farmstead and associated historic farm buildings. The intervening planting means that views to and from this asset to the study site are limited. As a result, the study site plays a minor role in the contribution of the setting to the significance of this asset and forms no part of its immediate setting.

The Glebe House

Glebe House is a detached house from the 18th century or possibly earlier. It is two storeys with painted brick with a stringcourse and modern casement windows. It has a hipped thatched roof with chimneys. It is set back from the lane and aligned north south with its principal elevation facing west. The building is considered to derive its significance from its architectural interest.

The house sits within a large well planted garden plot, with a large arable field beyond its eastern boundary, and mature vegetation to the western boundary. It is considered that the setting of the building is primarily its historic garden plot, and associated planting. There is little or no intervisibility between the listed building and the application site.

The Black Horse

The Black Horse is a two storey detached building which has a mixture of rendered and brick elevations under a pitched tiled roof. The building is considered to derive its significance from its architectural and communal interest.

The immediate setting of the listed building consists of its curtilage, the road to its front.

Comments

The proposal is for the siting of six glamping pods with associated access, car parking and landscaping. I note that the application has been part implemented and is a revision to a previously approved scheme.

The site has a long frontage with the street which consists of a mature hedgerow to one section and a flint wall to another. This hedgerow is substantial and screens the site from view, whilst in contrast, the section with the flint walling is more open which provides opportunities to look into the site from the neighbouring lane. This wall is an attractive brick and flint wall which reflects the vernacular of the local area.

The closest listed building is also screened from the lane as a result of further mature hedging and trees, which prevents the opportunity to view and appreciate the building from a public space. As a result, the substantial vegetation prevents intervisibility between the site and Church Farmhouse.

Glebe House is located to the south of the site and not only is it surrounded by mature vegetation, but it is separated from the site by a pair of semi-detached houses. It is also difficult to fully view or appreciate the site from the lane to the front of the listed building.

The existing mature hedging to the boundary would also prevent the proposal impacting upon the way that the public house (non-designated heritage asset) is viewed or experienced. The proposal would therefore have a neutral impact on its significance.

I noticed that some new hedging has been planted which helps to screen the structures from the lane, which is positive. However, it would be preferable for any new hedging, planting and trees etc. to be more mature from the commencement of the development in order to help soften its impact on the general character of the area. I would also like for our landscape officer to review the proposed trees and hedging in order to ensure that they are appropriate for this context i.e. their species, and eventual growth/appearance.

The existing boundary wall whilst positive, is also in need of some works of repair. There is the opportunity to sensitively repair the wall with appropriate materials and techniques.

Overall, I am of the opinion that these changes would have a neutral impact upon the settings of the listed and locally listed buildings and would not affect the way in which their significance is currently experienced and understood. As such, the special interest of the assets would be preserved by the proposed development.

Conclusion

It is concluded that the impact of the proposed development would result in no harm to the setting of the heritage assets, and therefore not harm their significance. As a consequence, the application should be determined in accordance with the relevant policies within the Development Plan, along with these comments. You will also need to take into account the contents of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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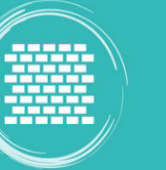
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