



PLANNING, HERITAGE, DESIGN & ACCESS STATEMENT

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

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

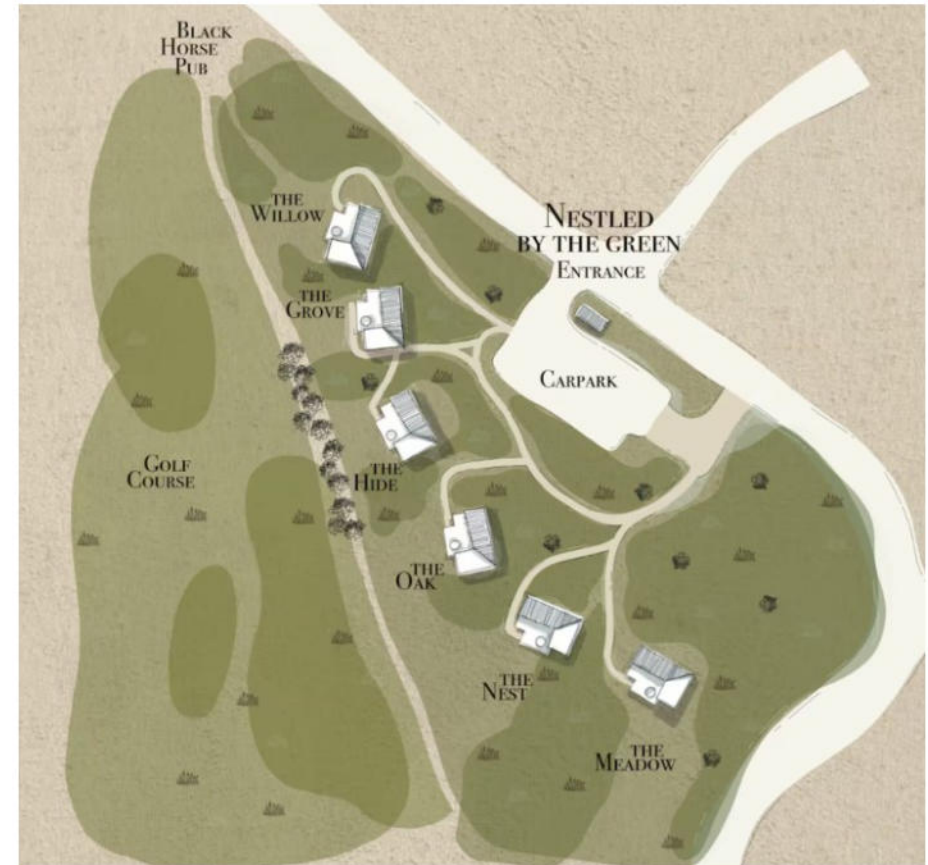
March 2026

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1. Introduction

- 1.1 This statement has been prepared in support of a full planning application for the siting of 6no. glamping lodges on land forming part of Binsted Farms. Planning permission has already been granted for a closely comparable development, however the purpose of this application is to regularise amendments undertaken during the course of construction.
- 1.2 This statement sets out the relevant background to assist Arun District Council in the determination of the planning application. The statement includes a description of the site and its surroundings, relevant planning history, details of the proposed development, a summary of the planning and heritage policy context, and an appraisal of the scheme against all relevant planning considerations.
- 1.3 This application is supported by the following documents to address Arun District Council's validation requirements:
- Drg No 148_01 Site Location Plan
 - Drg No. 148_02 Proposed Site Plan and Plans of the shepherds huts, saunas, wood stores, cycle store, equipment store and fencing
 - Drg No. 148_03 Existing Site Plan
 - Drg No. 148_06 Proposed Lighting Plan
 - Drg No. 148_07 Cycle Storage
 - Drg No. 2025-6829-001A Access Overview & Visibility Splays
 - Flood Risk Assessment and Supplementary Statement
 - Noise Impact Assessment
 - Archaeology Report
 - Preliminary Ecology Survey
 - Transport Technical Note
 - Drainage Strategy, Report and accompanying documents



Nestled
by the green

2. Site Description and Surrounding Area

- 2.1 The site extends to 0.7 hectares and previously comprised equestrian grazing land.
- 2.2 To the east of the site is Binsted Lane with buildings thought to be in agricultural use and a dwelling beyond. To the south on the far side of Binsted Lane are two cottages (no.s 77 and 78 Binsted Lane), and to the north is The Black Horse pub. Avisford Park Golf Club lies to the west.
- 2.3 The site forms part of Binsted Farm which is a sizeable arable farm extending to 280 hectares between Walberton and Arundel. The farming business has been in operation since 1957 and comprises mainly arable and grazing land.
- 2.4 The site lies outside of the South Downs National Park, the boundary of which is 135m to the north. Binsted Woods are a similar distance away providing popular walking routes via Old Scotland Lane which runs east to west through Binsted between Arundel and Walberton.
- 2.5 There are numerous other destinations to visit in the local area including the coastal towns of Littlehampton and Bognor Regis, the historic towns of Arundel and Chichester, Amberley Castle and Museum, Bignor Roman Villa, Goodwood and Fontwell Racecourse.
- 2.6 The Edgcumbe roastery and café and numerous pubs provide eating options within walking distance of the site.

Figure 2.1 - Site Location

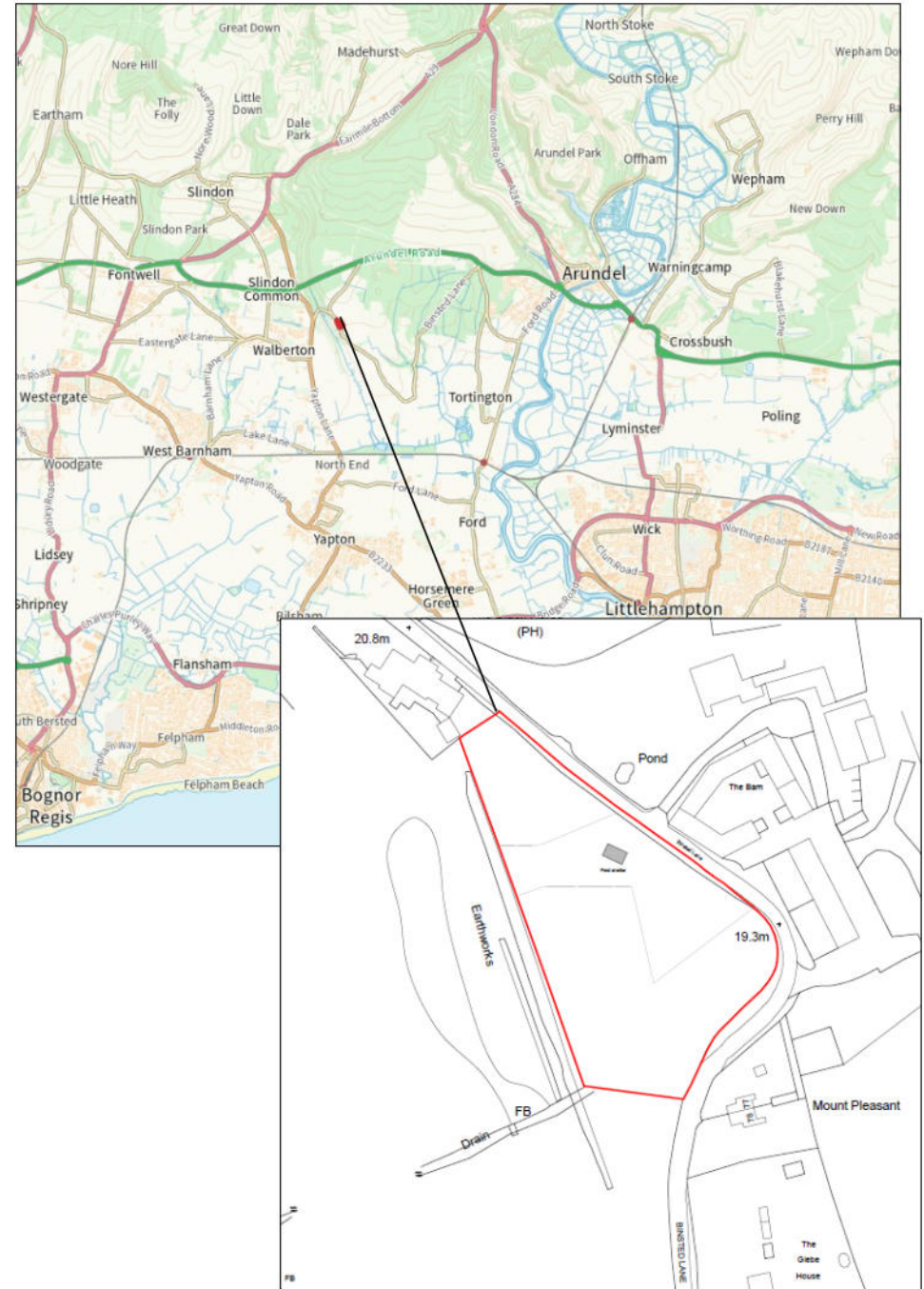


Figure 2.2 - Site Location in relation to nearby attractions

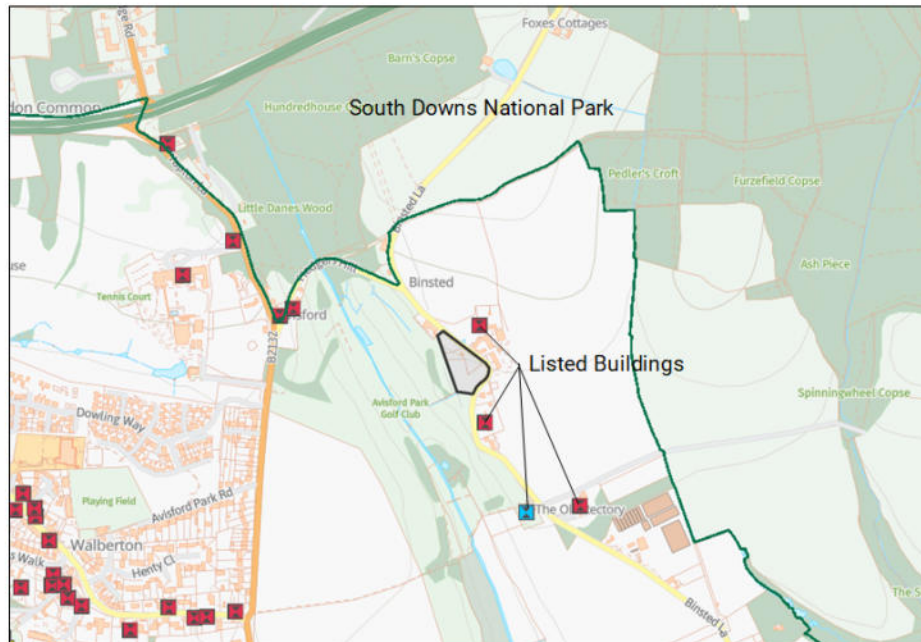


3. Planning Background

Environmental Designations

- 3.1 The site is not subject to any statutory designations.
- 3.2 Further afield the South Downs National Park boundary is 135m to the north. There are also three Grade II listed buildings and a Grade II* listed church within 400m.

Figure 3.1 - MAGIC Map showing designations within 2km of the site



Flood Risk

- 3.3 The Flood Risk map for Planning shows the site to be located within Flood Zone 1 and at very low risk of flooding.

Figure 3.2 - Flood Risk information



Planning History

- 3.4 Planning permission was granted in July 2025 for the siting of 6no. glamping units with associated access, car parking and landscaping (reference WA/21/25/PL). The units were in the form of 3 x 2 bed and 3 x 1 bed shepherds huts with each arranged in a L shape around an area of decking. The car park provided 10 parking spaces served via a new access onto Binsted Lane. On-site Biodiversity Net Gain was also proposed.
- 3.5 The permission was subject to conditions, some of which required discharge and these were approved under application references WA/59/25/DOC (BNG) and WA/72/25/DOC (external lighting, archaeology and cycle parking).

**Figure 3.3 - Approved Site Layout and Shepherd Hut Plans
(2 bed/5 person hut shown)**

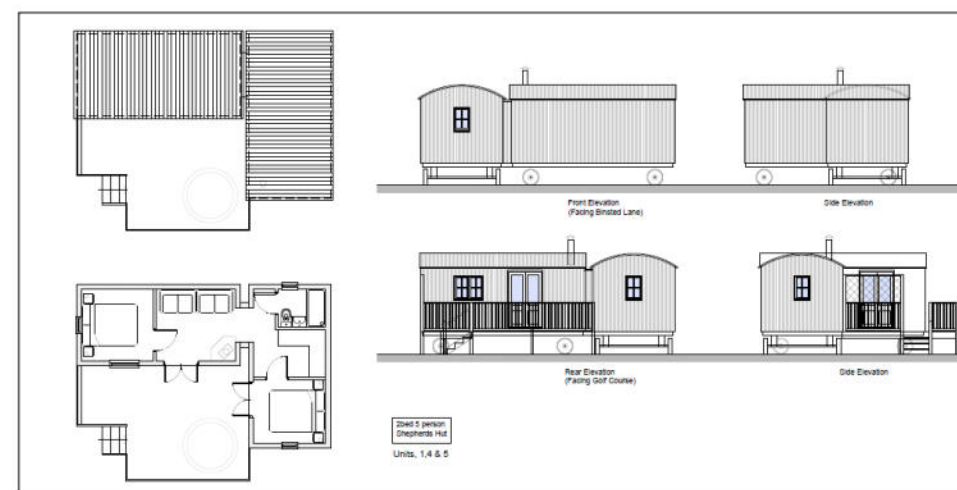


Figure 4.1 - Proposed (as-built) Layout

4.1 The development is now largely complete but during the course of construction some deviations from the approved plan were made in order to enhance the overall quality and functionality of the development.

4.2 The differences between the approved and built scheme are as follows:

- Addition of small open-sided wing to each plot which features seating and a projector screen
- Addition of outside wood-fired sauna to each plot
- Altered decking area and positioning of hot tubs
- Outside shower
- All huts feature 2 bedrooms
- Plinth added to the bottom of all shepherds huts
- Woven timber panels and gates surrounding each plot
- Gravel pathways linking the car park to each plot
- Fenced enclosure to above ground LPG tank
- Addition of wood stores to each plot
- Gravel added to secondary, emergency access track
- Altered position for the cycle store
- Addition of a storage container for maintenance equipment next to the car park
- Alternative external lighting
- Car park widened by 1.8m



- 4.3 The majority of the scheme has been built out in line with the proposed plans. The only parts of the scheme which have not yet been built are the two southernmost lodges and the cycle store.
- 4.4 As the scheme is retrospective in nature, Biodiversity Net Gain is not a requirement. However, the applicant remains committed to delivering all aspects of the previous proposals in this regard. This includes the planting of over 50m of new hedgerow, wildflower meadow and at least 7 trees.



- 4.5 The site's surface water drainage system has been informed by groundwater monitoring undertaken over the winter. This proposes the use of underground rainwater harvesting tanks (still to be installed) and a detention basin to capture surface water runoff which will be discharged at a controlled rate into an existing watercourse to the south.
- 4.6 Foul sewerage is provided by a septic tank which is emptied on a regular basis.
- 4.7 The site has been operational since December 2025 and despite this being over the traditionally quieter period of the year Nestled have achieved 98% occupancy. All properties are ranked within the top 1–10% of Airbnb listings globally (from over 8 million properties), with no reviews below 5/5 stars.
- 4.8 Nestled have delivered on their promise of supporting local businesses and promote a range of bookable experiences to enhance guests' stays, working with local suppliers including The Floral Archer, Ballons by the Sea, Laurens Cakes, Mellow Light Therapies, and The Perfect Pamper. Every lodge is supplied with Edgecumbes coffee, Stubbs Yard (Arundel) supplies firewood, and plants, trees and landscaping have been sourced from Japonica Nursery in Walberton.
- 4.9 Nestled work with local cleaners providing consistent ongoing employment, and use local maintenance support for hot tubs and site upkeep. They also regularly support The Trading Post Barnham through ongoing purchases and promote a wide range of local bars, pubs and restaurants within their guest guidebook, helping drive trade into the surrounding area. Nestled also offers guests a complimentary return taxi to Arundel via Castle Cars, encouraging visits to local restaurants and pubs in Arundel and the surrounding area.
- 4.10 They also run a monthly social media giveaway to our 21k+ followers, offering a free night's stay in partnership with local businesses (including Edgecumbes and The Steakist Arundel to date). They also run monthly charity giveaways (2-night stay) with Sophie's Legacy and Snowdrop Trust in Walberton so far, for their annual walk at Arundel castle in May 13.

5.0

Guest favourite

This home is in the **top 10%** of eligible listings based on ratings, reviews and reliability

[How reviews work](#)

Overall rating

5.0

5

4

3

2

1

Cleanliness

5.0

Accuracy

5.0

Check-in

5.0

Communication

5.0

Location

4.9

★★★★★ · January 2026

A Gorgeous stay, incredible amenities, a warm and cozy living area, a brilliant outdoor screen and a gorgeous view of the golf course opposite. We took a lovely walk around the local woodland which was stunning. Also a perfect place to get engaged!! :))

★★★★★ · February 2026

We went to the nestled for my boyfriend's birthday I can honestly say worth every penny . So peaceful , beautiful setting , and everything you could need inside the cabin . Amazing communication with jack when we needed some help with the hot tub . Very responsive...
And our dog adored the log fire .
Will definitely be back Thankyou for a wonderful stay.

★★★★★ · January 2026

Fantastic property and very well looked after. You can tell they have put a lot of thought into their amenities and offering. Would definitely book again!

★★★★★ · 2 weeks ago

One of the nicest Airbnbs that we've stayed in! So clean and just a lovely few days away! Jack was so helpful with recommendations and has everything you need
Would 100% recommend

5 Design and Access Statement

Amount

- 5.1 The development comprises 6 no. glamping lodges with associated facilities including decking areas, saunas, access routes, parking, and landscaping. The scale of development remains consistent with the previously approved scheme and is considered appropriate within this rural context.

Layout

- 5.2 The layout has been designed to:
- Maintain separation between units to ensure privacy
 - Integrate development within the landscape
 - Retain and reinforce boundary vegetation

- 5.3 The positioning of lodges reflects the approved scheme, with minor amendments to improve usability and the overall quality of the visitor experience.

Scale

- 5.4 The lodges are single-storey structures of modest scale, typical of glamping accommodation. Their limited height and footprint ensure that they do not appear prominent within the wider landscape.

Appearance

- 5.5 The development incorporates a high-quality, rural design approach, including:
- Timber finishes and natural materials
 - Shepherd's hut-style accommodation
 - Low-key ancillary structures
- 5.6 These elements reflect the rural character of the surrounding area and minimise visual impact.

Landscaping

- 5.7 Landscaping forms a key component of the scheme and includes:
- New hedgerow planting
 - Tree planting
 - Wildflower meadow areas
- 5.8 These measures enhance biodiversity, strengthen boundary screening, and integrate the development into its rural setting.

Access

- 5.9 Vehicular access is provided via a purpose-built access point onto Binsted Lane, designed to achieve appropriate visibility splays and accommodate emergency vehicles.
- 5.10 Pedestrian movement within the site is facilitated via gravel pathways linking the parking area to each lodge.
- 5.11 An emergency access route is also retained.

Parking

- 5.12 The site provides up to 10 parking spaces, ensuring sufficient capacity to meet demand. Each lodge is allocated a parking space, with additional capacity available if required.

6. Heritage Statement

Heritage Context

- 6.1 The nearest designated heritage assets to the site are the Grade II listed Church Farmhouse to the east, and the Grade II listed Glebe House to the south. The Black Horse Public House immediately to the north is also locally listed. The site is also adjacent to Archaeological Notification Areas and is close to a section of entrenchment associated with the War Dyke Scheduled Monument which is of archaeological interest.
- 6.2 The site does not lie within a Conservation Area and there are no assets on the site itself.

Legislation

- 6.3 The Planning (Listed Building and Conservation Areas) Act 1990 sets out the legislative background for proposals affecting heritage assets.
- 6.4 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

National Planning Policy Framework

- 6.5 The National Planning Policy Framework (2024) sets out the Government's heritage policies for England.
- 6.6 Paragraph 194 states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.
- 6.7 Paragraph 197 states that in determining applications, local planning authorities should take account of:
- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

Figure 6.1 - Nearby Heritage Assets



c) the desirability of new development making a positive contribution to local character and distinctiveness.

National Planning Practice Guidance (NPPG)

6.8 Paragraph 006 defines significance as the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic.

- Archaeological interest: where a heritage asset holds, or potentially holds, evidence of past human activity.
- Architectural interest: relating to the design and general aesthetics of a place arising from conscious design or fortuitously from the way the heritage asset has evolved. It is also an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types.
- Artistic interest: interest in other human creative skill, like sculpture.
- Historic interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them.

6.9 The NPPG refers to the NPPF definition of setting as “the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”

Arun Local Plan

6.10 Policy HER SP1 states that the LPA will grant planning permission for development proposals that conserve or enhance the historic environment of the District. Designated heritage assets such as listed buildings will be given the highest level of protection and should be conserved and enhanced in a manner appropriate to their significance.

6.11 Designated heritage assets such as listed buildings will be given the highest level of protection and should be conserved and enhanced in a manner appropriate to their significance.

Assessment of Significance and Impact

6.12 This section sets out the significance of the nearest heritage assets in accordance with Paragraph 194 of the NPPF and the resultant impact of the proposal on this significance.

6.13 Church Farmhouse was listed on 5th June 1958 under list entry number 1222198. It is described as an 18th century two storey building with an attic.

Figure 6.2 - Extract from Historic England List Entry for Church Farmhouse

SU 90NE TORTINGTON BINSTED LANE, 8/324 BINSTED 5.6.58 Church Farmhouse
II
C18. Two storeys and attic. Five windows. Two dormers. Red brick. hipped tiled roof. Glazing bars intact. Doorway up five steps with iron handrail and banister on each side and flat hood on brackets and door of six fielded panels.
Listing NGR: SU9813206407

6.14 The significance of the building lies with its historical, architectural and aesthetic interest.

6.15 The Glebe House was listed on 20th September 1984 under list entry number 1221993. It is described as an 18th century or earlier two storey building and features a thatched roof

Figure 6.3—Extract from Historic England List Entry for Glebe House

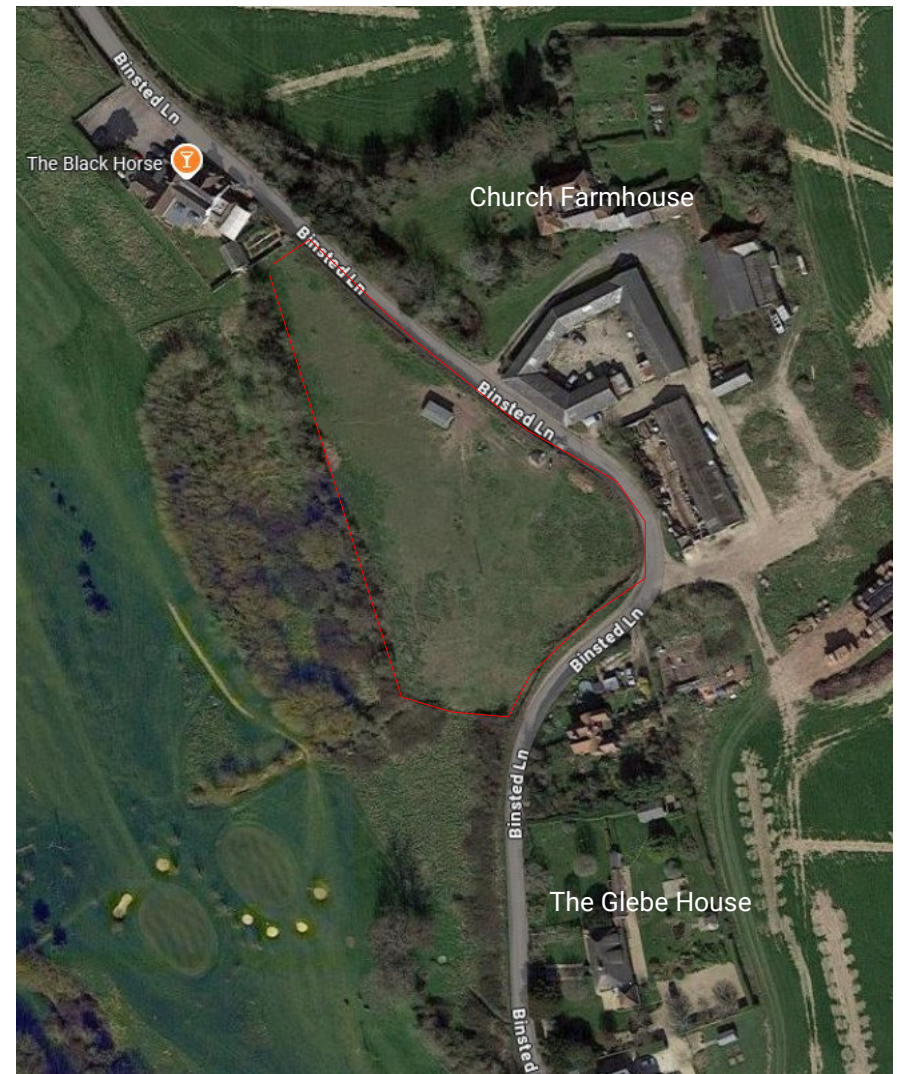
SU 90NE TORTINGTON BINSTED LANE, 8/325 BINSTED
The Glebe House
II
C18 or earlier. Two storeys. Four windows. Painted brick. Stringcourse. Hipped thatched roof. Modern casement windows.
Listing NGR: SU9814406204

- 6.16 The significance of the building lies with its architectural interest.
- 6.17 The Black Horse Public House is of architectural and communal interest

Assessment of Impact

- 6.18 There is limited intervisibility between the application site and the two listed buildings which are separated by a road and other buildings. An existing hedgerow which runs along Binsted Lane will screen the proposed lodges from view of Church Farmhouse and new hedging along the site's southern boundary will reinforce screening in the direction of Glebe House. The lodges have been set back from the lane and are single storey so once the new hedgerow has established they and the car park would be largely screened from view.
- 6.19 The setting of Church Farmhouse is considered to be provided by the farmstead buildings surrounding it, rather than the application site which is located on the opposite side of the road.
- 6.20 The setting of Glebe House is provided by its garden and is not influenced by the application site.
- 6.21 Given existing and proposed boundary treatments and planting, the proposal would not harm the settings, and therefore, the significance, of the adjacent listed or locally-listed buildings.

Figure 6.4 - Google Maps image showing the site's relationship to the two listed buildings



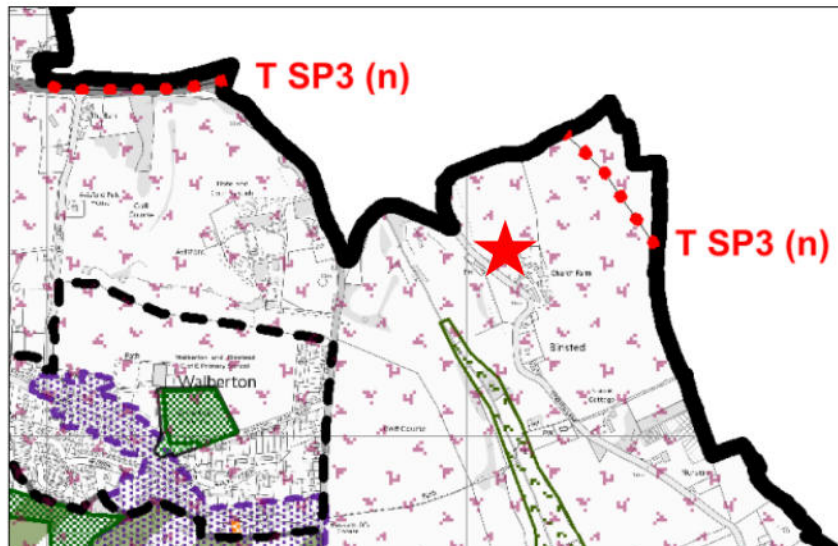
7. Planning Policy

7.1 Planning applications are required to be determined in accordance with the development plan unless material considerations indicate otherwise. In this instance the development plan comprises the Arun Local Plan 2011–2031, the West Sussex Joint Minerals Plan 2018–2033 and the Walberton Neighbourhood Development Plan 2019-2031. The National Planning Policy Framework is also a material consideration.

Arun Local Plan

7.2 The Local Plan Policies Map identifies the site as lying within the countryside and within a safeguarded area for mineral extraction.

Figure 6.1 - Arun Policies Map Extract (site marked with a star)



7.3 The following policies are therefore of relevance.

7.4 Policy SD SP1 states that, when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development.

7.5 Policy C SP1 states that land outside of built-up area boundaries will be defined as countryside and will be recognised for its intrinsic character and beauty. Certain forms of development will be permitted in the countryside, for example for the diversification of the rural economy, or where it otherwise is in accordance with other policies in the plan which refer to a specific use or type development.

7.6 Policy LAN DM1 relates to development within the setting of the South Downs National Park. Such development is required to have special regard to the conservation of that setting. Development across the plan area should respect the particular characteristics and natural features of the relevant landscape character areas and seek, wherever possible, to reinforce or repair the character of those areas.

7.7 Policy EMP DM1 supports proposals for new rural enterprises within established agricultural holdings provided that it benefits the economy of the rural area of which it is part, reuses existing buildings where possible, new buildings are appropriately designed and sited, the countryside's rural character and landscape would not be harmed, and the proposals would not generate significant traffic. Proposals must set out how the scheme will assist in retaining the viability of the farm.

- 7.8 Policy TOU SP1 encourages sustainable tourism development where it protects and promotes the main tourism assets of the district. Proposals for visitor related development will be determined by Arun's capacity to absorb such growth. Development should encourage long-term visitor interest/activity, ensure a viable visitor economy, provide benefit to local people, extend the visitor season, and protect and enhance the natural and built environment of Arun.
- 7.9 Policy TOU DM1 requires proposals for visitor accommodation to be in accessible locations and achieve good design. Outside of built-up area boundaries such proposals should be small scale and relate to quiet. Informal recreation and enjoyment of Arun's countryside.
- 7.10 Policy ENV DM5 requires proposals to achieve a net gain in biodiversity and protect existing habitats on site. They should also incorporate elements of biodiversity including bat and bird boxes, green walls and roofs, and landscape features.
- 7.11 Policy W DM1 requires sufficient water supplies to be provided to a development prior to occupation. It also sets out requirements for sites lying within the Lidsey Wastewater Treatment Works Catchment Area which this application site does not.

Walberton Neighbourhood Plan

- 7.12 Policy CL 4 supports sustainable tourism development proposals. Proposals relating to land outside the settlement boundary will need to demonstrate that the proposed use is sustainable and will not have an adverse impact on the rural landscape, not conflict with housing and other policies but will promote the unique characteristics of the area. In all cases appropriate levels of parking facilities must be provided.

National Planning Policy Framework

- 7.13 Paragraph 88 states that planning policies and decisions should enable the sustainable growth of all types of business in rural areas, and the diversification of agricultural businesses. Sustainable rural tourism developments which respect the character of the countryside should be enabled.

8. Planning Appraisal

8.1 The main issues in the consideration of this application are considered to be:

- Principle of Development
- Character and Design
- Amenity
- Ecology and Trees
- Heritage
- Access
- Flood Risk and Drainage

8.2 These are discussed in more detail below.

Principle of Development

- 8.3 The principle of development has already been agreed through the granting of consent for the original scheme. The amended scheme does not materially alter the nature or impact of the development and the number and appearance of lodges remains largely the same.
- 8.4 The main policies of relevance to the consideration of the principle of the development remains Policies C SP1 and TOU DM1 of the Arun Local Plan and Policy HP1 of the Walberton Neighbourhood Development Plan (WNDP).
- 8.5 Policy C SP1 states that development will be permitted in the countryside where it meets one or more of six criteria. Two of these are relevant to this development. These are (d) for the diversification of the rural economy and (f). in accordance with other policies in the Plan which refer to a specific use or type of development.
- 8.6 Policy TOU DM1 states that *"When assessing proposals for... accommodation outside of the Built Up Area Boundary these will generally be expected to be small-scale and relate to quiet, informal recreation and enjoyment of Arun's countryside".* The policy then concludes by stating *"In all cases, development in the countryside will demonstrate that it is required and is compatible with its countryside location and is sensitively designed to minimise potential impact on the countryside."*



Amenity

- 8.7 The proposed lodges are of similar scale and positioning to those previously approved, albeit all lodges now feature 2 bedrooms to cater for the now known demand.
- 8.8 As the site is now largely up and running the applicant has commissioned a noise survey to assess the effects of the scheme. This has confirmed the scheme as having a low impact. Signage and guidance given to guests ensures low levels of noise, and in particular that quiet hours are to be respected between 10pm-7am.
- 8.9 Concerns were raised by local residents in relation to the original planning application regarding the potential for noise arising from larger groups or gatherings. The nature of the accommodation and management approach ensures that the development is not suited to large group gatherings
- 8.10 Overall, the scheme has demonstrated that it does not result in any significant adverse impact on neighbouring residential amenity.

Ecology & Trees

- 8.11 A Preliminary Ecological Appraisal and Preliminary Roost Assessment have been undertaken. These confirm that the proposed development will not conflict with any national, regional or local planning policies and will not have a significant or adverse effect on protected species and their habitats.
- 8.12 Although Biodiversity Net Gain is not a requirement of this scheme due to its retrospective nature, it will deliver the equivalent of a 33.93% net gain in on-site habitat units and a gain of 23.59% in on-site hedgerow units. All elements of the previously proposed BNG will be delivered as part of this revised scheme.

Heritage

- 8.13 The site lies in proximity to a locally listed building (The Black Horse Public House) and two Grade II listed buildings (Church Farmhouse and Glebe House). It is also adjacent to Archaeological Notification Areas and close to an unenclosed section of entrenchment associated with the 'War Dyke' Scheduled Monument, which, while undesignated, is of archaeological interest.



- 8.14 In relation to the original scheme, the Council's Conservation Officer confirmed that, taking into account existing and proposed boundary treatments and planting, the development would preserve the setting and significance of these assets.
- 8.15 In respect of archaeology, and in line with paragraph 207 of the NPPF, a Desk-Based Assessment has been undertaken and an approved Written Scheme of Investigation has been implemented to ensure the avoidance of harm to archaeological assets.
- 8.16 Overall, the development accords with Policies HER SP1, HER DM1 and HER DM6 of the Arun Local Plan, and Policy VE5 of the Walberton Neighbourhood Development Plan.

Access and Parking

- 8.17 The access remains identical to that approved as part of the original proposal. The siting of the access was informed by a speed survey to determine the required visibility splays which found that the existing access could not deliver the required visibility splays. Therefore a new access has been installed and this has been designed to accommodate a large estate car or van, and emergency vehicles. The existing access has been retained as an emergency access only.
- 8.18 The number of daily vehicle trips resulting from the proposals have been assessed as having a negligible impact upon the local road network.
- 8.19 Arun District Council's parking standards do not specify a requirement for sites of this nature. In the absence of specific standards, it is anticipated that each plot will require one designated car parking space. Site management will allocate plots, ensuring that a parking space is provided for each. While only one space per plot is anticipated to be required per plot, additional spaces have been made available (up to 10) in case demand requires.

Flood Risk and Drainage

- 8.20 The site is located within Flood Zone 1, and Environment Agency data indicates that the risk of groundwater flooding in this area is low. Binsted Lane to the east, including both the existing and proposed access points, is also identified as being at low risk of surface water flooding.
- 8.21 Alternative pedestrian access has been provided in the north-western corner of the site for use in the event of a flood. This route, together with the associated evacuation path, lies entirely outside areas at risk of flooding and is within land under the applicant's control. In addition, no bookings will be accepted during periods when 'Amber' flood warnings are in place, providing a further safeguard.
- 8.22 The surface water strategy for the site has been informed by groundwater monitoring carried out over a winter period (November 2025-March 2026). The results of the monitoring confirmed that reliance on infiltration features would not be appropriate, and therefore all surface water runoff will instead be discharged into an existing watercourse located to the south of the site. The discharge rate will be restricted and a detention basin will cater for the 1 in 100 year storm event.
- 8.23 The proposed drainage measures ensure that suitable means of surface water drainage can be achieved for the proposed development.

9. Summary

- 9.1 This Planning and Heritage Statement has been prepared in support of a full planning application for the retention of 6 no. glamping lodges and associated development at land south of The Black Horse Public House, Binsted.
- 9.2 Planning permission has previously been granted for a closely comparable scheme, and the current application seeks to regularise amendments made during construction. These amendments do not materially alter the nature, scale or impact of the development.
- 9.3 The assessment demonstrates that:
- The principle of development is acceptable and supported by policies relating to rural diversification and sustainable tourism
 - The scale, layout and appearance of the development are appropriate within its countryside setting
 - There are no adverse impacts on residential amenity
 - The development preserves the setting and significance of nearby heritage assets
 - Ecological impacts are acceptable, with biodiversity enhancements proposed
 - Safe and suitable access is provided, with no material highway impacts
 - Flood risk and drainage have been appropriately addressed
- 9.4 Furthermore, the scheme is demonstrably supporting the local rural economy and contributing to sustainable tourism within the district.
- 9.5 Overall, the development accords with the relevant policies of the Arun Local Plan, the Walberton Neighbourhood Development Plan, and the National Planning Policy Framework.
- 9.6 In light of the above, it is respectfully requested that planning permission is granted.