



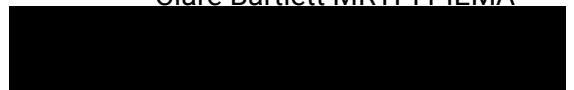
Design & Access Statement

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

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

On Behalf of
Nestled

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CONTENTS

1. INTRODUCTION	3
2. SITE AND SURROUNDINGS	4
3. DESIGN EVOLUTION	5
4. DESIGN PRINCIPLES	6
5. LAYOUT	8
6. SCALE AND APPEARANCE	9
7. LANDSCAPE AND BOUNDARY TREATMENTS	10
8. ACCESS AND MOVEMENT	11

1. INTRODUCTION

- 1.1 This Design and Access Statement has been prepared in support of a full planning application seeking retrospective planning permission for amendments to an approved glamping development at land south of The Black Horse Public House, Binsted.
- 1.2 Planning permission was granted under application reference WA/21/25/PL for the siting of six glamping lodges with associated access, parking and landscaping.
- 1.3 During construction a number of amendments were made to improve the quality of the visitor accommodation and the overall operation of the site. The purpose of this application is to regularise those amendments.
- 1.4 The development remains a small-scale rural tourism scheme comprising six holiday lodges and associated facilities. The number of units has not increased.

2. SITE AND SURROUNDINGS

2.1 The Site

- 2.1.1 The application site extends to approximately 0.7 hectares and forms part of Binsted Farm, an established agricultural holding extending to approximately 280 hectares between Walberton and Arundel. The site previously comprised an area of equestrian grazing land situated immediately to the south of The Black Horse Public House and to the west of Binsted Lane.
- 2.1.2 The surrounding area is characterised by a mixture of agricultural land, farm buildings, dispersed residential properties and recreational uses. Avisford Park Golf Club lies immediately to the west, whilst the village of Binsted and the South Downs National Park are located to the north. The nearest residential properties are situated on the opposite side of Binsted Lane, together with Church Farmhouse and other traditional farm buildings.
- 2.1.3 The site benefits from an existing mature hedgerow along its eastern boundary adjoining Binsted Lane, with further vegetation defining the remaining site boundaries. These existing landscape features provide an attractive rural setting and establish a contained site that is well related to existing development.

2.2 Local Character

- 2.2.1 The surrounding landscape is typical of the Arun countryside, comprising gently undulating farmland, mature hedgerows, woodland blocks and scattered rural buildings. Development within the locality is generally low density and characterised by agricultural buildings, cottages, public houses and farmsteads.
- 2.2.2 Although the site lies outside the South Downs National Park, the National Park boundary is approximately 135 metres to the north. The development has therefore been carefully designed to respect both the immediate rural character of the area and the wider landscape setting of the National Park.
- 2.2.3 The site also occupies a sustainable location for rural tourism, providing convenient access to nearby walking routes, visitor attractions, local pubs, cafés and the historic town of Arundel.

3. DESIGN EVOLUTION

- 3.1 Planning permission was granted in July 2025 for six glamping lodges together with associated parking, landscaping and access works. During the construction of the approved development a number of refinements were made to improve both the quality of visitor accommodation and the long-term operation of the business.
- 3.2 These amendments have been informed by practical experience gained during construction together with an understanding of the expectations of the target market. The resulting development continues to comprise six holiday lodges and therefore does not increase either the approved capacity or the overall scale of tourism activity on the site.



- 3.3 The principal amendments include revised decking arrangements, outdoor wellness facilities, improved landscaping, amended heating systems, revised external lighting, enhanced drainage infrastructure and the introduction of a limited number of ancillary structures including wood stores and a maintenance store.
- 3.4 The design evolution has focused on enhancing the visitor experience whilst reducing potential environmental impacts. For example, the majority of external wood-fired heating has been replaced with air source heat pumps, reducing emissions, whilst the revised drainage strategy incorporates a landscaped attenuation basin delivering both sustainable drainage and biodiversity benefits.
- 3.5 Importantly, the amendments represent refinements to an approved development rather than a fundamentally different proposal. The development continues to function as a small-scale, high-quality rural tourism enterprise and remains consistent with the principles established through the extant planning permission.

4. DESIGN PRINCIPLES

4.1 The design has been guided by four key objectives:

- respecting the rural character of the countryside;
- providing high-quality visitor accommodation;
- minimising environmental impact; and
- integrating the development within the surrounding landscape.

Rural Character

4.2 The development has been deliberately designed to sit comfortably within its rural surroundings. The principal accommodation comprises modest shepherd's huts whose traditional form reflects agricultural buildings commonly found within the wider countryside.

4.3 The buildings remain single storey with low ridge heights and are positioned to avoid prominence within the landscape. The overall density of development remains low, allowing substantial areas of open space and landscaping to be retained throughout the site.

High Quality Visitor Accommodation

4.4 The amendments have sought to improve the quality of accommodation rather than increase its intensity.

4.5 Private outdoor spaces, revised decking arrangements, wellness facilities and improved screening create attractive and tranquil accommodation that encourages visitors to enjoy the surrounding countryside.



4.6 The development is intentionally marketed as a peaceful rural retreat aimed at couples and families seeking relaxation and wellbeing rather than larger groups or activity-based holidays. The physical design of the development reflects this ethos through generous spacing, landscaping and private amenity areas.

Environmental Design

- 4.7 Environmental considerations have informed all aspects of the revised design.
- 4.8 The replacement of the majority of wood-burning appliances with air source heat pumps reduces emissions and improves air quality. The revised drainage strategy follows Sustainable Drainage System principles and incorporates a landscaped detention basin which also contributes towards biodiversity enhancement.
- 4.9 Additional native planting, meadow creation and new hedgerows further strengthen the ecological value of the site whilst improving its visual integration into the surrounding countryside.

Landscape Integration

- 4.10 The design seeks to minimise visual impact through careful siting, modest building heights and comprehensive landscaping.



- 4.11 Existing hedgerows have been retained wherever possible and supplemented with additional native planting to reinforce the site's boundaries. As this planting matures the development will become increasingly assimilated into the surrounding landscape.

5. LAYOUT

- 5.1 The overall layout follows the principles established under the approved planning permission.
- 5.2 The six holiday lodges are arranged around a central landscaped area with parking located adjacent to the site entrance. This arrangement minimises vehicle movements throughout the site whilst allowing visitors to access their accommodation safely via gravel footpaths.
- 5.3 Each lodge benefits from an individual outdoor amenity area designed to provide privacy whilst maintaining generous separation distances between plots. The introduction of screening panels, planting and ancillary structures helps define individual spaces without creating an overly urban appearance.
- 5.4 The revised layout also incorporates improved drainage infrastructure, including a landscaped detention basin within the south-eastern corner of the site. This feature performs an important engineering function whilst contributing positively to the site's landscape character and biodiversity.
- 5.5 Additional operational facilities, including cycle storage, wood stores and a maintenance store, are grouped close to the entrance and remain modest in scale. These structures are clearly ancillary to the principal use and have been positioned to minimise their visual impact.
- 5.6 Overall, the layout remains legible, efficient and well related to the site's rural context.

6. SCALE AND APPEARANCE

- 6.1 The scale of the development remains substantially unchanged from the approved scheme.
- 6.2 The principal accommodation comprises six modest shepherd's huts whose proportions reflect traditional rural structures. The buildings remain single storey and occupy a relatively small footprint, ensuring that they sit comfortably within the wider landscape.
- 6.3 Although a number of ancillary structures have been introduced, these include small saunas, wood stores, outdoor seating structures and an equipment store, all of which remain subordinate to the principal accommodation. Collectively these additions do not materially alter the overall scale or character of the development.
- 6.4 The palette of external materials has been selected to complement the rural setting. Timber cladding, natural timber screening, dark roofing materials and gravel surfacing provide a restrained appearance that blends successfully with the surrounding landscape.
- 6.5 The revised development therefore maintains the modest rural character established by the approved scheme whilst providing a higher quality visitor experience.

7. LANDSCAPE AND BOUNDARY TREATMENTS

- 7.1 Landscape design forms an integral component of the development.
- 7.2 The existing mature hedgerow along Binsted Lane has been retained and continues to provide effective screening from the public highway. Additional native hedgerow planting strengthens the site's southern boundary whilst new tree planting, meadow creation and native shrub planting soften the appearance of the development throughout the site.
- 7.3 The landscaped detention basin has been designed as both a drainage feature and a biodiversity enhancement, incorporating wetland planting and native grasses that will contribute to habitat creation.
- 7.4 The combination of retained vegetation and new planting will ensure that the development becomes increasingly integrated within its surroundings as the landscape matures.
- 7.5 Boundary treatments have been carefully designed to maintain privacy whilst respecting the rural character of the site. Timber fencing and woven screening panels provide enclosure to individual plots without introducing visually intrusive urban forms.
- 7.6 Collectively these measures ensure that the development preserves the character of the surrounding countryside and respects the setting of the nearby South Downs National Park.

8. ACCESS AND MOVEMENT

- 8.1 Vehicular access to the site is provided via the approved access from Binsted Lane, which has been designed to achieve the required visibility splays and accommodate emergency vehicles where necessary. The previously approved emergency access has been retained.
- 8.2 The parking layout remains centred around the site entrance, limiting vehicle movements within the development and maintaining a quiet environment for visitors.
- 8.3 Pedestrian movement throughout the site is provided via a network of gravel footpaths linking the parking area with each lodge. The routes are simple, direct and easy to navigate.
- 8.4 Dedicated cycle parking encourages visitors to explore the surrounding countryside without reliance upon the private car.
- 8.5 The development has demonstrated through its operation that traffic generation remains modest and compatible with the surrounding highway network.