

Recommendation Report for Planning Permission

REF NO: WA/60/26/PL

LOCATION: Land south of the Black Horse Pub
Binsted Lane
Binsted
BN18 0LP

PROPOSAL: Siting of 6 No. glamping pods with associated structures, access, car parking and landscaping (retrospective). This application may affect the setting of a listed building and is in CIL Zone 3 (Zero Rated) as other development.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION This application seeks retrospective planning permission for the continued use of the site for six glamping pods, together with associated decking areas, outdoor cinema rooms, hot tubs and sauna structures. Four of the pods are also served by external wood stores, whilst the development includes cycle parking facilities and a storage container for the operational needs of the site.

 Planning permission was previously granted under reference WA/21/25/PL for the siting of six glamping pods, together with access, parking and landscaping works. That permission also authorised decking and a hot tub serving each pod. The current application seeks permission for the development as built, including additional structures and facilities not approved under the extant planning permission.

SITE AREA 0.67 hectares.

TOPOGRAPHY Predominantly flat.

BOUNDARY TREATMENT Tall hedging to the eastern boundary, post and wire fencing with mature trees beyond at the western boundary, timber post and rail fence and low brick and flint boundary wall overgrowth to the southern boundary, and timber boundary fence to the northern boundary adjoining The Black Horse Public House.

SITE CHARACTERISTICS The site operates as a glamping site in.

CHARACTER OF LOCALITY The immediate area features a small number of buildings, including the Public House, with its associated car park, outbuildings and outdoor seating area to the north; Church Farmhouse and a small cluster of agricultural barns to the east; and Nos. 77 and 78 Mount Pleasant (residential dwellings) to the south. A small number of dwellings are further south, beyond which lies St Mary's Church. Binsted Lane is a Class D road that is relatively narrow, with short grassed verges and no footways or street lighting. Beyond the

buildings identified above, the landscape is predominantly open agricultural land to the east and a golf course to the west. The area is agricultural and rural in character.

RELEVANT SITE HISTORY

WA/21/25/PL	Siting of 6 No. glamping pods with associated access, car parking and landscaping. This application is in CIL zone 3 (zero rated) and may affect the setting of a listed building.	ApproveConditionally 11-07-25
WA/72/25/DOC	Approval of details reserved by condition imposed under reference WA/21/25/PL relating to condition number 4 - external lighting, condition number 5 - archaeological and condition number 6 - covered and secure cycle parking spaces.	DOC Approved 16-09-25

REPRESENTATIONS

Walberton Parish Council - No objection

43 Objections:

- The increased intensity of development will effect the appearance and character of the area.
- The hot tubs have increased noise pollution.
- Increase in light pollution arising from site.
- Loss of native habitat and harm to wildlife.
- Over development of site.
- Waste water being directed to the rife.
- Excessive odour from wood fires.
- Negative impact on heritage assets.
- WA/21/25/PL related to small-scale, low-impact rural development of lightweight shepherds hut style units, what is built is much different. Substantial weight should be given against the proposal.
- Two site access on bend are a hazard.
- Fire risk during dry summers.
- Deviates from previous officers comments in support of the application.

18 Support:

- Increased benefit to other local business and the local economy.
- The business is supportive of other local business and charities.
- Demand for this type of accommodation is strong and compliant with Sussex Visitor Economy Strategy for Growth.
- The site is well cared for.

COMMENTS ON REPRESENTATIONS RECEIVED:

Comments noted. Relevant planning matters are discussed in the conclusions section.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

Environmental Health - - Further information requested relating to noise, utilities, fire prevention and general use of the site. Details received and no objection.

Economic Regeneration - Support.

- The policies of TOU DM1 and SMP SP2 in our local plan are supportive of this application.
- The recent visitor strategy study found a lack of holiday accommodation as an issue within the district.

Ecology - No objection subject to condition.

- The Preliminary Ecological Appraisal has assessed impacts on protected species. The report identified no impacts to protected species. No further surveys are required.
- Ecological enhancement is proposed through delivery of Biodiversity Net Gain. WA/21/25/PL approved the creation of 0.3166 ha of new wildflower meadow, 8 new trees and 53m of native hedgerow. This application commits to providing this plus further ecological enhancements.

WSSC Highways - Advice with conditions suggested.

- Considered similar applications (WA/20/26/PL and WA/21/25/PL) and raised no highway safety objections, with the only concern relating to land ownership and the ability to secure visibility splays for WA/21/25/PL.
- As this application proposes no changes to access arrangement approved under WA/21/25/PL and is supported by the same Technical Note, remain satisfied the access arrangements are acceptable.

ADC Engineers - No objection with conditions suggested.

Conservation Officer - Advice.

- The site is well screened by mature hedging, trees and existing boundary treatments, limiting views from Binsted Lane and preventing intervisibility with nearby heritage assets.
- The development would have a neutral impact on the settings and significance of nearby listed and locally listed buildings, including Church Farmhouse and the Black Horse Public House.
- Opportunity to repair/enhance flint boundary wall using sympathetic materials and techniques.
- Overall, the proposal is considered to preserve the special interest and settings of surrounding heritage assets, resulting in no harm to their significance.

Archaeological Advisor - No Objection.

- No further archaeological intervention is warranted.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted. Conditions attached as appropriate.

POLICY CONTEXT

Designation applicable to site:

Outside Built-up Area Boundary.

Potential for Groundwater Flood Risk.

WSSC Mineral Consultation Area (Sharp Sand and Gravel).

Low Risk of Surface Water Flooding.

Adjacent 2 No. Grade II Listed Buildings.
 Adjacent to a Locally-Listed Building of Character.
 Adjacent to 2 No. Archaeological Notification Areas.

DEVELOPMENT PLAN POLICIES

Arun Local Plan 2011 - 2031:

CSP1	C SP1 Countryside
DSP1	D SP1 Design
DDM1	D DM1 Aspects of form and design quality
LANDM1	LAN DM1 Protection of landscape character
HERSP1	HER SP1 The Historic Environment
HERDM1	HER DM1 Listed Buildings
ENVDM5	ENV DM5 Development and biodiversity
QESP1	QE SP1 Quality of the Environment
QEDM1	QE DM1 Noise Pollution
QEDM2	QE DM2 Light pollution
TOUSP1	TOU SP1 Sustainable tourism and the visitor economy
TOUDM1	TOU DM1 Tourism related development
TSP1	T SP1 Transport and Development
WDM2	W DM2 Flood Risk
WDM3	W DM3 Sustainable Urban Drainage Systems

Walberton Neighbourhood Plan Policy 2019-2031 HP1

Walberton Neighbourhood Plan Policy 2019-2031 HP13	Built up boundary (BUAB)
Walberton Neighbourhood Plan Policy 2019-2031 CL4	Design Guidance
Walberton Neighbourhood Plan Policy 2019-2031 CL4	Tourism and Recreation
Walberton Neighbourhood Plan Policy 2019-2031 VE5	Buildings and Structures of Character
Walberton Neighbourhood Plan Policy 2019-2031 VE8	'Unlit village' status

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD11	Arun Parking Standards 2020
SPD13	Arun District Design Guide (SPD) January 2021

POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans, The South Inshore & South Offshore Marine Plan and Made Neighbourhood Development Plans. The policies are published under Regulations 19 and 35 of the Town and Country

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is compliant with relevant Development Plan policies in that it would diversify the rural economy with a small-scale, sustainable, tourism related development that does not unduly compromise the character of the area nor the significance of nearby heritage assets and would bolster the biodiversity value of the site.

Section 70(2) of the Town and Country Planning Act 1990 (as amended) provides that

- (2) in dealing with an application for planning permission the authority shall have regard to -
- (a) the provisions of the development plan, so far as material to the application,
 - (aza) a post examination draft neighbourhood development plan, so far as material to the application,
 - (b) any local finance considerations, so far as material to the application, and
 - (c) any other material considerations.

OTHER MATERIAL CONSIDERATIONS

There are no other material considerations to be weighed in the balance with the Development Plan.

BIODIVERSITY NET GAIN

This application is not liable for Biodiversity Net Gain (BNG) as it is a retrospective application. Biodiversity enhancements are instead secured by way of a condition.

CONCLUSIONS**PRINCIPLE**

The site lies outside the Built-up Area Boundary, where Arun Local Plan (ALP) Policy C SP1 establishes the principle of development, subject to compliance with other relevant Development Plan policies. Walberton Neighbourhood Development Plan (WNDP2) Policy HP1 is relevant to development proposals within the countryside. ALP Policy C SP1 allows some development in the countryside.

Policy S5 of the NPPF (2026) states that certain forms of development in the countryside should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects. One of the forms of development supported by the policy is criterion S5(1)(b), which relates to rural businesses and services, including tourism, where a location outside a settlement is demonstrated to be necessary.

The proposed business is of a type that is typically associated with a rural location. Given the nature of the operation and the experience it seeks to provide, a countryside location is considered necessary to meet its business objectives.

ALP 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;

f. in accordance with other policies in the Plan which refer to a specific use or type of development.

ALP 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 the countryside. The policy goes on to specify where larger developments may be appropriate, but this is not relevant to this proposal. The policy then concludes by stating in every case, 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.

W NDP2 Policy HP1 states proposals for development outside of the built-up area boundary will be supported where they accord with countryside policies in the Arun Local Plan.

Policy E4 of the NPPF is also relevant in supporting sustainable economic growth in rural locations. Criterion E4(1)(c) supports rural leisure and tourism facilities as a means of retaining and expanding accessible local shops and services. As evidenced by the letters of support submitted in relation to this application, the proposal would indirectly support other local businesses within the surrounding area.

COUNTRYSIDE & TOURISM

The site is outside the Built-up Area Boundary, but it is of a type of development that would not only diversify the rural economy and support local businesses, but it is also small-scale tourist accommodation that relates to the informal recreation and enjoyment of the countryside. The site is accommodation only, leaving the verdant site, and the surrounding countryside and its incidental recreational uses for enjoyment.

The proposal has not outlined that the development is specifically required, however, it is a small scale tourist accommodation development with no similar types in the area. Tourist accommodation in the vicinity include the Avisford Park Hotel and Old Farm touring and camp site. Neither provide the same type of accommodation, and Old Farm is approx. 1km to the northeast to the north of the A27. The scale of the development, paired with the type of accommodation and lack of similar development in the area would support the principle of the development.

The glamping pods take the form and design of 'shepherds huts' with horizontal timber boarding, curved, corrugated metal and timber verandas. The huts are of a rural character and the site would benefit from greater planting than at present. The proposal is of a design, scale, and layout that is sympathetic to the rural and agricultural character of the area. The site is not in an area of countryside that is absent of built development. There are a small number of agricultural and domestic building to the east and south, and a public house to the north. The site is nestled in a bend on Binsted Lane, and overall, it is compatible with its countryside location, and has been designed to minimise visual impacts on the area.

The proposal would not prejudice the main tourism assets of the district. Although small in scale, it would extend the visitor season due to the site being open all year round, would benefit local businesses, and protect and enhance the natural environment in accordance with ALP Policy TOU SP1.

The proposal is in accordance with ALP Policy C SP1 and in overall accordance with Policy TOU DM1, and W NDP2 Policies HP1 and CL4.

CHARACTER & DESIGN

Permission of the 6 glamping units was granted under WA/21/25/PL. This retrospective application relates to amendments to the approved scheme. These additional include:

- The addition of an outdoor cinema room to each of the units. Measuring 2.7m by 3m.
- The addition of free standing sauna pods 2.4m by 2.4m, by 3.8m high to top of flue.
- Timber fencing of the rear areas of each of the units with festoon lighting attached.
- Two of the units are all electric, three have wood fired stoves and saunas with air source heat pumps for the hot tubs, the last unit has an electric stove with a electric sauna and heat pump to the hot tub.
- Gravelled paths serving each of the units from the parking area.
- Cycle storage area.
- Storage container.

Each unit is configured with two double bedrooms, making them suitable for up to four persons. This differs from WA/21/25/PL, which provided three units suitable for up to three persons. The overall habitable floor area within the units does not differ; therefore, no harm is identified from the potential increase of three additional persons on the site at any one time, particularly as maximum occupancy of each unit is likely to be an infrequent occurrence.

Comments from neighbours have been received regarding the negative impact the increased development will have. Each approved unit has been provided with an outdoor accessible cinema room and a freestanding sauna. Each unit has a fenced rear area, which adds to the scale of development. The saunas are lower in height than the huts. Visibility of these additional structures from outside the site is limited due to the mature hedging, with the huts further obscuring views from the adjacent road. Parts of the site are visible from neighbouring land. Such views are limited by distance and existing vegetation and are not readily available to the general public. The additional structures are well screened and are not considered to harm the character of the area.

Cycle storage and lighting, although not included in WA/21/25/PL, were secured by condition. Their presence could have been approved through the discharge of those conditions.

The inclusion of timber cladding to the base of the units represents only a minor alteration from the previously approved scheme, and no harm is identified as a result of this change.

The border to the South Down National Park (SDNP) is approx. 150m to the north. The limited scale and character of the development, alongside the surrounding urban grain (albeit limited), and planting to the boundaries are such that the proposal would not impact the setting of the SDNP.

The purposes of the National Park are to conserve and enhance the natural beauty, wildlife and cultural heritage of the area, and to promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public. Although the site is not in the SDNP, it would encourage small scale tourism in an area within proximity to the SDNP, encouraging the understanding and enjoyment of the National Park by members of the public. The proposal would not adversely affect the setting of the National Park, whilst help to fulfil one of the main purposes of the National Park.

The proposal is in accordance with ALP policies D SP1, D DM1 & LAN DM1 of the ALP, and WNDP2 Policy HP 13.

NEIGHBOURING RESIDENTIAL AMENITY & NOISE

The units are of a scale and siting such that there would be no adverse impacts by way of overbearing, overshadowing, or overlooking of neighbours.

The nearest residential dwelling is No. 77 Mount Pleasant to the south, which features a private residential garden on its northern side. The southern boundary of the site and the north-western boundary of No. 77 are separated by a lane (approximately 6m wide) and boundary planting associated with each property. The separation distance between the nearest hut and the north-western boundary of

No. 77 is approximately 21m. A noise assessment (NA) has been submitted, which identifies No. 77 Mount Pleasant as the nearest sensitive receptor. The area contains limited development and is primarily surrounded by open agricultural land, a golf course, and a public house. The existing soundscape is relatively quiet and is the environment with which nearby residents are familiar. The use would inevitably result in some increase in activity and associated noise, as is the case with most forms of development. The proposal does not constitute a specific noise-generating use.

The NA considered theoretical instances of conversation and shouting between occupants of the units. The assessment concludes that sound levels reaching No. 77 Mount Pleasant would result in only a low impact event, even with the receptor's windows open.

The concerns raised by nearby residents and the Parish Council regarding noise emanating from the site are acknowledged.

The applicant provided evidence demonstrating that measures have been incorporated to manage and control noise from the development. The outdoor cinema is restricted by its hours of operation, between 8:00am and 10:00pm, and the volume is fixed so that it cannot be adjusted by users. Noise monitoring devices are installed in each unit. Whilst it is noted that the monitoring equipment only alerts the applicant where noise levels exceed 65dB for a period of five minutes in outdoor areas, no external noise-producing equipment is provided or permitted on site. A Noise Management Plan has been submitted and can be secured through condition.

Environmental Health confirmed the proposal would not result in an unduly harmful impact by way of noise generation and do not object. The development would not give rise to any significant adverse impact on neighbouring residential amenity, nor does the proposal constitute a noise-generating use.

The only notable difference in terms of noise generation between the current proposal and the previously approved scheme is the inclusion of the cinema rooms. Given that their use is monitored and controlled, no significant adverse impact on the amenities of neighbouring residents is anticipated.

An informative has been attached clarifying that the grant of planning permission does not indemnify the operator against statutory nuisance proceedings. Should substantiated complaints be received, the Council retains the ability to investigate and take action under the provisions of the Environmental Protection Act 1990 where appropriate.

Concerns have been raised by neighbouring residents and business regarding the potential impact on local air quality arising from wood-burning facilities. The applicant has significantly reduced the number of wood-fired facilities from 18 to 7. All hot tubs are powered by electricity or air-source heat pumps, together with two of the saunas and heating provision in two of the accommodation units. Those units closest to neighbouring residential properties are among those that have been converted. Given the size of the site and the reduced number of wood-fired facilities proposed, the resultant impact is considered acceptable.

The proposal is in accordance with ALP policies D DM1, QE SP1 and QE DM1.

DRAINAGE AND FLOODING

The site is in Flood Zone 1 and Environment Agency (EA) data indicates Groundwater Flooding in this area to be unlikely. Binsted Lane to the east, including the existing access points are at low risk of surface water flooding.

No alterations to the egress of site including the emergency route are made and this is acceptable.

Given the scale of development is larger than the previous approval, the application now also falls under the remit of needing to provide sustainable surface water drainage details. It is proposed to discharge to a watercourse to the south of site via a retention basis to cater for extreme rainfall events. The benefits of an open storage feature includes enhancements to both amenity and biodiversity values of site. This is positive and the Drainage Engineers do not object.

The proposal is in accordance with the NPPF, and ALP policies W DM3 and W DM2.

TRANSPORT & PARKING

The proposal provides a gravel parking area for 10 No. cars plus space for on-site manoeuvrability. This would ensure there is on-site parking for at least one car per unit, and two spaces available for four of the units at any given time. No amendments are made to the parking arrangements or the site access and this is acceptable.

The provision of on-site cycle storage facilities would encourage visitors to access the site by sustainable modes of transport where appropriate, or to store cycles brought to the site for use within the surrounding countryside. The cycle parking provides space for up to six bicycles. A similar cycle store, accommodating six cycle parking spaces, was approved under application WA/72/25/DOC. As such, the proposal is considered acceptable.

There is ample space in the site to accommodate additional bicycles in secure and private areas should demand arise. No harm is identified in this respect. The secure cycle storage would enable visitors to bring or hire bicycles during their stay, supporting opportunities for sustainable travel and recreation.

The proposal is in accordance with ALP policies T SP1 and WNDP2 Policy CL 4.

ECOLOGY & BIODIVERSITY

The proposal has been supported by a Preliminary Ecological Appraisal that has been reviewed by the Council's Ecologist. The appraisal, including the protected species surveys and results have been concluded as acceptable and no further surveys are required.

The proposal is subject to requirements of Statutory Biodiversity Net Gain (BNG) and would achieve an increase of 33.93% in habitat units and an increase of 12.18% in hedgerow units through the planting of additional native hedging, 8 No. native trees (Oak, Hazel & Beech), and wildflower meadow planting across the site. WA/59/25/DOC previously approved the BNG on site, the applicants have made a commitment to providing the details agreed under WA/59/25/DOC.

The Biodiversity Enhancement Statements states the development shall provide:

- Over 50m of new native hedgerow.
- A species-rich wildflower meadow planting.
- Planting of at least seven new native trees.
- Creation of a landscaped attenuation basin.
- New soft landscaping using native species.

Planting would be spread across the site, and in time, provide additional commuting and foraging opportunities for wildlife, including bats. Wildflower meadows would improve conditions on site for pollinators, and the additional hedgerow planting, particularly to the north end of the site, would help establish sheltered connection routes for small mammals.

To protect dark skies, WNDP2 VE 8 states new lighting will be required to conform to the highest standard of light pollution restrictions, security and other outside lighting on private and public premises

will be restricted or regulated to be neighbourly. In this instance bollard lighting (on dawn to dusk sensors) and a single wall mounted light to each of the units (motion sensor limited to 6 minutes on) have been approved by WA/72/25/DOC. These are acceptable and accord with WNDP2 Policy VE 8 in that these lights are appropriate and necessary for users safety on site during night time hours.

Festoon lighting on dawn to dusk sensors is applied for this lighting acts as a decorative feature over that of site safety and will be visible on the outer edges of site. his lighting which is on all night is not acceptable nor policy compliant and should be limited to more neighbourly hours. This can be controlled by condition.

Subject to restrictions being set on lighting via condition, the proposal is in accordance with ALP Policy ENV DM5 and WNDP2 Policy VE 8.

HERITAGE

The site is within proximity to a Locally-Listed Building of Character (The Black Horse Public House), and two Grade II Listed Buildings (Church Farmhouse and Glebe House).

The site is adjacent to two Archaeological Notification Areas, and immediately to the east of a section of entrenchment that connects to the 'War Dyke' Scheduled Monument much further north. The Council's Archaeologist confirmed that no further surveys are required and the scheme is acceptable.

In terms of their significance, The Black Horse Public House is of architectural and communal interest, Church Farmhouse is of historical, architectural, and aesthetic interest, and Glebe House is of architectural interest. The particular details, features, and listing descriptions of these assets have been clarified by the Conservation Officer and form part of the consideration of the impacts to the significance of each asset.

The Conservation Officer concluded that, given existing and proposed boundary treatments and planting, the proposal would have a neutral on the the significance, of the adjacent listed or locally-listed buildings.

The proposal would have a neutral impact on the settings of the Listed & Locally-Listed Buildings. The proposal is in accordance with ALP policies HER SP1, HER DM1 and WNDP2 Policy VE 5.

SUMMARY

This retrospective application seeks permission for amendments to the previously approved six-unit glamping site, including outdoor cinema rooms, sauna pods, enclosed amenity areas and associated infrastructure. Whilst the site lies outside the Built-up Area Boundary, the proposal comprises a form of small-scale tourist accommodation that supports rural diversification, local businesses and countryside recreation, and is considered acceptable in principle.

The additional structures are modest in scale, well screened and sympathetic to the rural character of the area. No significant impacts have been identified in respect of landscape character, the setting of the South Downs National Park, neighbouring residential amenity, drainage, highways, ecology or heritage assets. Consultees, including Environmental Health, Drainage and Ecology, raise no objections subject to conditions.

The proposal would provide tourism and economic benefits, alongside biodiversity enhancements through new planting and habitat creation. Whilst the intentional unauthorised nature of the development weighs significantly against the scheme, the identified harm is not considered sufficient to outweigh the benefits. The proposal is considered acceptable and approval is recommended subject to appropriate conditions.

HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby approved shall be carried out in accordance with the following approved plans & correspondence:

- Location Plan 148_01
- Block Plan 148_03
- Proposed Arrangement 148_02
- Cycle Storage 148_07

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policies C SP1, D SP1, D DM1, HER SP1, T SP1 & ENV DM5, and policies HP 13, CL 4 & VE 5 of the Walberton Neighbourhood Development Plan.

- 3 The noise and amenity on site shall at all time be managed in accordance with the approved 'Noise and Operational Management Plan - September 2026' unless otherwise agreed in writing with the Local Planning Authority. This stipulates quiet hours, guest management, fire prevention plans and air quality management.

Reason: In order to protect the residential amenity of the local area and in accordance with Arun Local Plan policies QE SP 1 and QE DM1.

- 4 The shepherds huts shall be used for holiday accommodation only and shall not be occupied by any person as their sole or main place of residence. The owners/operators shall maintain an up-to-date register of the names of all occupiers of the accommodation, together with their main home addresses and dates of arrival and departure. The register shall be made available to the Local Planning Authority upon request.

Reason: The establishment of a permanent residential use of the site would be contrary to Development Plan policies and detrimental to the character of the area in accordance with Arun Local Plan policies C SP1, D DM1 and TOU DM1.

- 5 The existing most westerly vehicular access serving the development including its visibility splays, as approved under application reference WA/21/25/PL and as shown on plan 'Access Overview & Visibility Splays 2025-6829-001 Rev B', shall be retained and maintained free of all obstructions exceeding 0.6m in height above the adjoining carriageway level, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of road safety and in accordance with Arun Local Plan policy T SP1.

- 6 The proposed lighting scheme shall be installed and thereafter maintained in accordance with drawing 'Proposed Lighting Plan 148_06', with the exception of the proposed festoon lighting.

Within two months of the date of this permission, the festoon lighting shall be programmed to switch off between the hours of 23:00 and 07:00. All other lighting shall operate on dawn-to-dusk or PIR sensors, as indicated on the approved plan. The lighting shall thereafter be retained and maintained in good working order in perpetuity.

Reason: In the interests of the amenities of the area, the site biodiversity (particularly in respect of bats) and to minimise unnecessary light spillage outside the development site in accordance with Arun Local Plan policies QE SP1, QE DM2 & ENV DM5, and Walberton Neighbourhood Development Plan policy VE 8.

- 7 Within four months of the date of this permission, the covered and secure cycle parking spaces shown on drawing 'Cycle Storage 148_07' shall be provided. Thereafter, the cycle parking spaces shall be retained and maintained in good order for the parking of bicycles in perpetuity.

Reason: To provide alternative travel options to the use of the car, and to encourage enjoyment of the surrounding countryside without compromising the visual amenities of the site or area in accordance with Arun Local Plan policies T SP1 & TOU DM1.

- 8 Within four months of the date of this permission the pedestrian gate as shown on 'Proposed Arrangement 148_02' and 'Proposed pedestrian route in the event of a flood event on Binsted Lane 001' shall be installed in the northwest corner of the site. The existing path to be use in the event of flood emergency shall be cleared of any loose obstructions to allow unhindered pedestrian travel, and thereafter be maintained in such a condition.

Reason: To ensure safe emergency access and egress is possible during a modelled flood event and to minimise the adverse impacts of flooding in accordance with Arun Local Plan policy W DM2 and the NPPF.

- 9 Within four months from the date of this approval a Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Biodiversity Enhancement Statement, shall be submitted to and approved in writing by the Local Planning Authority. The Biodiversity Enhancement Statement and shall include the removal of all proposed and existing Laurel hedges from the site and its replacement with

native species hedgerow planting.

The enhancement measures shall be implemented in accordance with the approved details and no later than the 30 September 2027 and all features shall be retained in that manner thereafter.

Reason: To enhance protected and priority species and habitats in accordance with Arun Local Plan policies ENV SP1 and ENV DM5 and allow the Local Planning Authority to discharge its duties under the NPPF and s40 of the Natural Environment and Rural Communities Act 2006 (Priority habitats and species).

- 10 INFORMATIVE: The granting of planning permission does not in any way indemnify against statutory nuisance action being taken should substantiated complaints within the remit of the Environmental Protection Act 1990 be received. For further information, please contact the Environmental Health Team: pollution@arun.gov.uk, 01903 737555.
- 11 INFORMATIVE: Prior to first occupation, the site owner may need to have a camping/caravan site licence in place. The land must have the relevant planning permission in place before a site licence can be granted. Please contact Environmental Health for advice or apply online: pollution@arun.gov.uk or 01903 757555 or www.arun.gov.uk/camping-and-caravan-sites
- 12 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
- 13 INFORMATIVE: The proposed development includes hot tubs, with discharged water understood to be infiltrated to ground via a soakaway. The applicant is advised that, depending on the nature of the discharge, it may be necessary to obtain a Discharge to Surface Water and Groundwater Environmental Permit from the Environment Agency. Further information is available at: <https://www.gov.uk/guidance/discharges-to-surface-water-and-groundwater-environmental-permits>.

If the applicant considers the discharge to be exempt from permitting requirements, guidance on groundwater activity exclusions is available at: <https://www.gov.uk/government/publications/groundwater-activity-exclusions-from-environmental-permits/groundwater-activity-exclusions-from-environmental-permits>.