

DECISION NOTICE

Application Ref: WA/60/26/PL

1 To Addressee

Miss Clare Bartlett
Stratton House
57 Lower Street
Pulborough
RH20 2AZ

2 Site Address

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

3 Description of Development

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.

4 In pursuance of their powers under this Act and related Orders and Regulations the Council **PERMIT** this development to be carried out in accordance with the application and plans and subject to the following conditions.

- 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 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).

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.

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

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.

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>.



Neil Crowther
Group Head of Planning

Case Officer: Miss K Welch

Decision Issued: **22nd October 2026**

Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

IT IS IMPORTANT THAT YOU READ THE NOTES ATTACHED TO THIS DOCUMENT

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, and you want to appeal against this planning application decision, then you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against this planning application decision, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months of the date of this notice, whichever period expires earlier.

Otherwise, if you want to appeal against this decision then you must do so within 6 months of the date of this notice.

Appeals should be made on line via Appeal A Planning Decision <https://appeal-planning-decision.service.gov.uk/before-you-start> If someone does not have access to the internet and needs help completing the appeal digitally, they should contact the Planning Inspectorate customer service team on 0303 444 5000 who will provide details of the support options available.

Before making an appeal, you may find it useful to review guidance and watch a video explaining the appeals process at <https://www.gov.uk/government/collections/make-an-appeal-to-the-planning-inspectorate-and-associated-guidance>

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

PURCHASE NOTICES

If either the local planning authority or the Secretary of State refused permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (that is, where the land is situated in a National Park, the National Park authority for the Park, or in any other case the district council in whose area the land is situated). This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter 1 of Part VI of the Town & Country Planning Act 1990.

Please note that this decision notice only relates to matters under the Planning Acts and does not give consent under any other legislation that may apply to the development. You will need to carry out your own checks to determine whether any other consents or permissions are required. For example, the Building

Regulations are likely to apply to most developments, and a Highways Licence may be required from West Sussex County Council for any development within the public highway (including the placing of skips on highway land).