



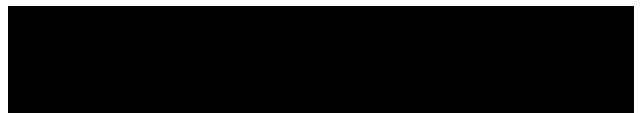
Planning & Heritage Statement

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

Prepared by



July 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.
- 1.2 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.
- 1.3 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.
- 1.4 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
 - Drg No. 001 – Emergency Pedestrian Exit Route
 - Flood Risk Assessment and Supplementary Statement
 - Noise Impact Assessment
 - Archaeology Report
 - Preliminary Ecology Survey
 - Transport Technical Note
 - Drainage Strategy, Report and accompanying documents

2. SITE DESCRIPTION AND SURROUNDING AREA

2.1 Application Site

- 2.1.1 The site extends to 0.7 hectares and previously comprised equestrian grazing land.
- 2.1.2 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.
- 2.1.3 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.
- 2.1.4 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.

Figure 2.1 – Site Location



2.2 Wider Area

- 2.2.1 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.
- 2.2.2 The Edgumbe roastery and café and numerous pubs provide eating options within walking distance of the site.

Figure 2.2 – Site location in relation to nearby attractions

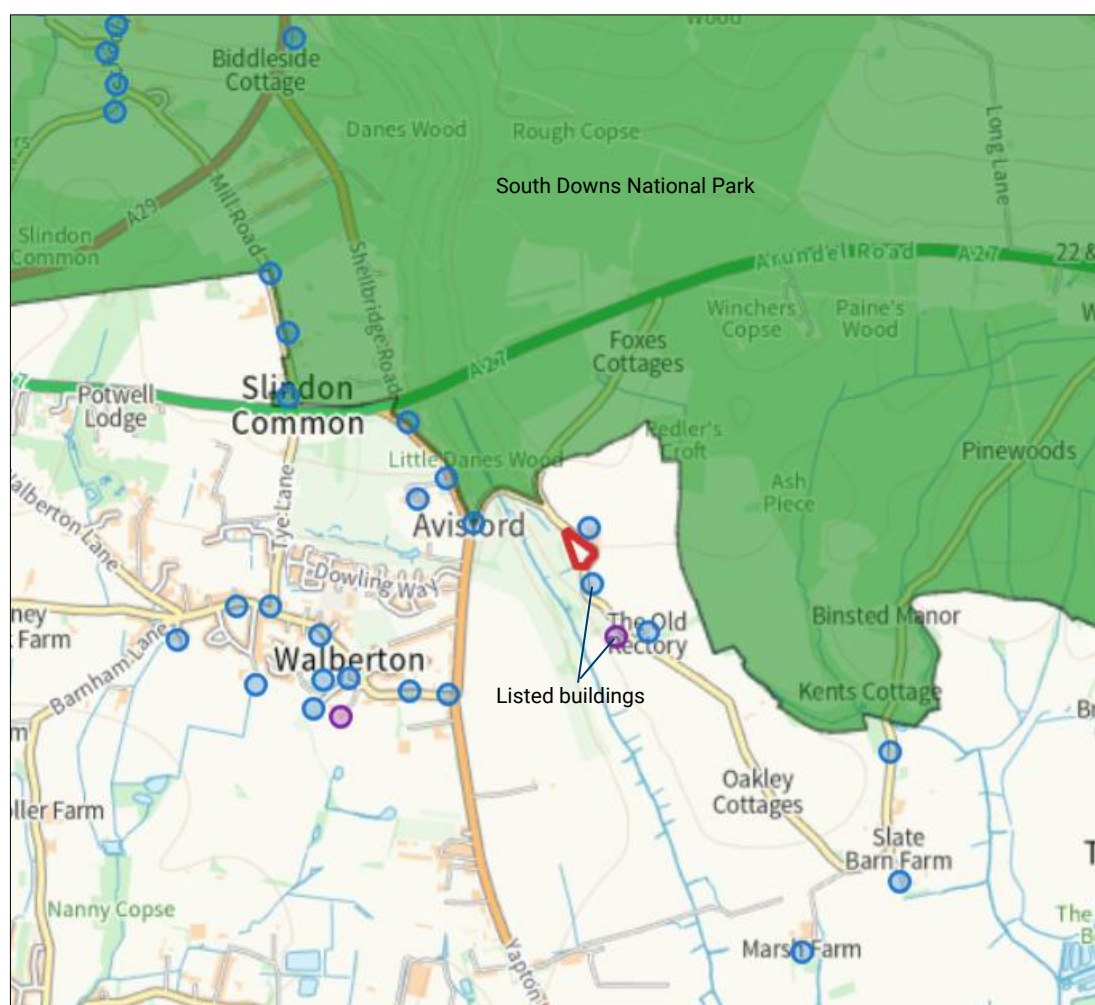


3. PLANNING BACKGROUND

3.1 Environmental Designations

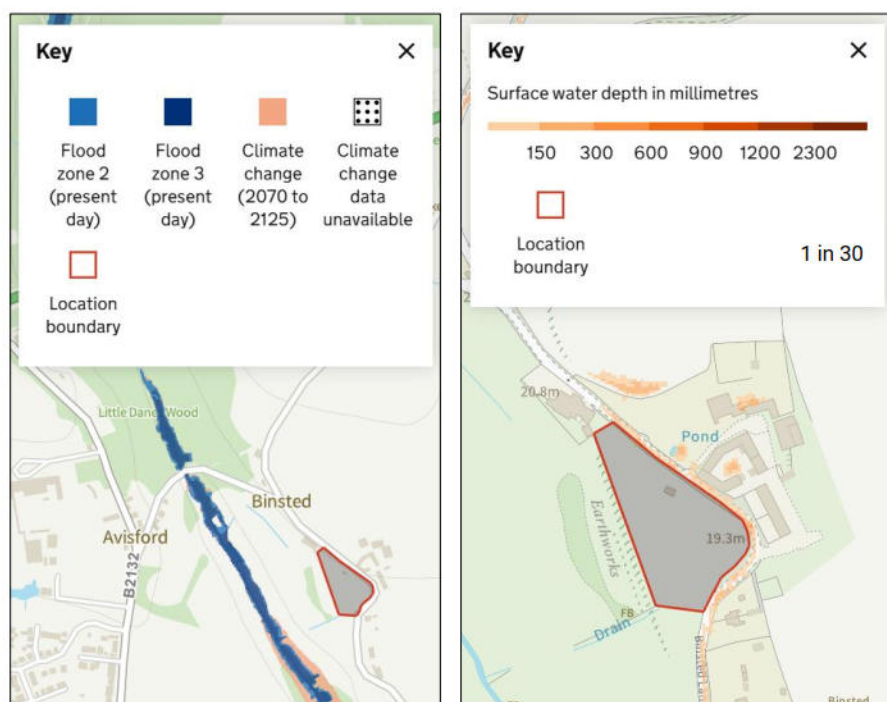
- 3.1.1 The site is not subject to any statutory designations.
- 3.1.2 Further afield the South Downs National Park boundary is 135m to the north. There are also three Grade II listed buildings and a Grade II* listed church within 400m.

Figure 3.1 – Designations within 2km of the application site



3.2 Flood Risk

- 3.2.1 The Flood Risk map for Planning shows the site to be located within Flood Zone 1 in an area modelled to be a very low risk of flooding from surface water. The section of Binsted Lane adjacent and to the east of the site is modelled to be at medium and high risk of surface water flooding.

Figure 3.2 – Flood risk information

3.3 Planning History

- 3.3.1 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.
- 3.3.2 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



3.3.3 Planning application reference WA/20/26/PL was submitted in March 2026 and sought to regularise changes made to the scheme during the course of construction. During the application's determination period the Council's Engineer raised a number of queries about the site in relation to the proposed drainage strategy. In addition, the applicant replaced a number of existing log burners with heat source pumps to address concerns about wood smoke with this change requiring a change to the layout plan. As these changes, together with the additional drainage information, required further consultation, the Council was unwilling to accept amendments to the application during its determination. Consequently, the application was withdrawn to allow the revised plans and supporting information to be prepared and submitted as part of a new application.

4. PROPOSED DEVELOPMENT

- 4.1 The development is now largely complete and continues to provide the same number of glamping lodges as previously approved. The changes that have been made to the scheme relate to improvements to the quality of accommodation, tailored to suit the target market of people seeking quiet, wellness breaks.
- 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 timer-controlled projector screen
 - Addition of outside electric saunas to plots 5 and 6, and woodfired saunas to plots 1-4
 - Altered decking area and positioning of hot tubs with tubs for plots 1-4 being powered by heat source pumps, and plots 5-6 being electric.
 - Plots 1, 5 and 6 to feature electric stoves, plots 2, 3 and 4 to feature wood-fired stoves.
 - All huts now feature 2 bedrooms and an outside shower
 - Plinth added to the bottom of all shepherds huts
 - Woven timber panels with festoon lighting (on timer switches to ensure switch-off at 10pm) 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 plots 1-4.
 - 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
 - Addition of a detention basin in the south-eastern corner
 - Extension of meadow planting

- Minut noise monitoring system installed within each plot

4.3 As the scheme is retrospective in nature, Biodiversity Net Gain is not a mandatory 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. These measures equate to an equivalent of a 33.93% net gain in on-site habitat units and a gain of 23.59% in on-site hedgerow units. In addition, the detention basin will be planted with a mixture of rushes, sedges, moisture-tolerant grasses and native wildflowers adding further to the gain.



- 4.4 A comprehensive surface water drainage strategy has been prepared by CGS Civils in support of the application. The strategy follows the drainage hierarchy set out within the National Planning Policy Framework and the Non-Statutory Technical Standards for Sustainable Drainage Systems (SuDS). Infiltration testing and groundwater monitoring confirmed that infiltration drainage is not feasible due to high groundwater levels. Surface water will therefore be attenuated on site within a detention basin before discharging at a restricted greenfield runoff rate to the existing drainage ditch network. Attenuated surface water will be the only discharge made to the adjacent watercourse.
- 4.5 The drainage system has been designed to accommodate the 1 in 100-year rainfall event, including allowances for climate change and urban creep, and incorporates SuDS features that provide water quality treatment, biodiversity and amenity benefits. Exceedance flows have been safely managed, and a maintenance strategy has been prepared to ensure the long-term operation of the drainage system.
- 4.6 Foul sewerage is provided by a septic tank which is emptied on a regular basis.
- 4.7 Each plot has its own dedicated soakaway for hot tub and external shower water (separate to the foul drainage system). Tub water is treated with a small, controlled sanitising dose and prior to emptying is subject to a dechlorination treatment. This ensures any remaining chlorine is neutralised before the water is discharged to the soakaway. Operational records are maintained for each changeover which include photographic evidence and records of water pH and chlorine levels to ensure compliance with the site's management procedures. The Applicant's drainage consultant has liaised with the Environment Agency to confirm that the site lies outside of the relevant exclusion zones. The Applicant has, as a precaution, submitted a pre-application enquiry to the Environment Agency to clarify any permit requirements.
- 4.8 In addition, site management measures ensure the site operates safely and with minimal disturbance to neighbours. Such measures include automated text and email reminders about quiet hours; noise monitors set up to alert the Minut support team and site management team should external noise levels be exceeded; fire safety guidance before arrival, including restrictions on fires and guidance to minimise fire risk.
- 4.9 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.
- 4.10 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.
- 4.11 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.

- 4.12 They also run a monthly social media giveaway to their 24k+ followers, offering a free night's stay in partnership with local businesses (including Edgicumbes and The Steakist Arundel to date). In addition they run monthly charity giveaways (2-night stay) with Sophie's Legacy and Snowdrop Trust in Walberton.



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	Cleanliness	Accuracy	Check-in	Communication	Location
5.0	5.0	5.0	5.0	5.0	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. HERITAGE STATEMENT

5.1 Heritage Context

5.1.1 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.

5.1.2 The site does not lie within a Conservation Area and there are no assets on the site itself.

5.2 Legislation

5.2.1 The Planning (Listed Building and Conservation Areas) Act 1990 sets out the legislative background for proposals affecting heritage assets.

5.2.2 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.

5.3 Policy and Guidance

National Planning Policy Framework

5.3.1 The National Planning Policy Framework (2024) sets out the Government's heritage policies for England.

5.3.2 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.

5.3.3 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
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

National Planning Practice Guidance (NPPG)

5.3.4 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.

5.3.5 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.’

Figure 6.1 – Nearby heritage assets



Arun Local Plan

- 5.3.6 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.
- 5.3.7 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

- 5.3.8 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.
- 5.3.9 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 5.2 - 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

- 5.3.10 The significance of the building lies with its historical, architectural and aesthetic interest.
- 5.3.11 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 5.3—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

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

5.4 Assessment of Impact

- 5.4.1 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.
- 5.4.2 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.
- 5.4.3 The setting of Glebe House is provided by its garden and is not influenced by the application site.
- 5.4.4 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 5.4 – Google Maps image showing the site's relationship to the two listed buildings



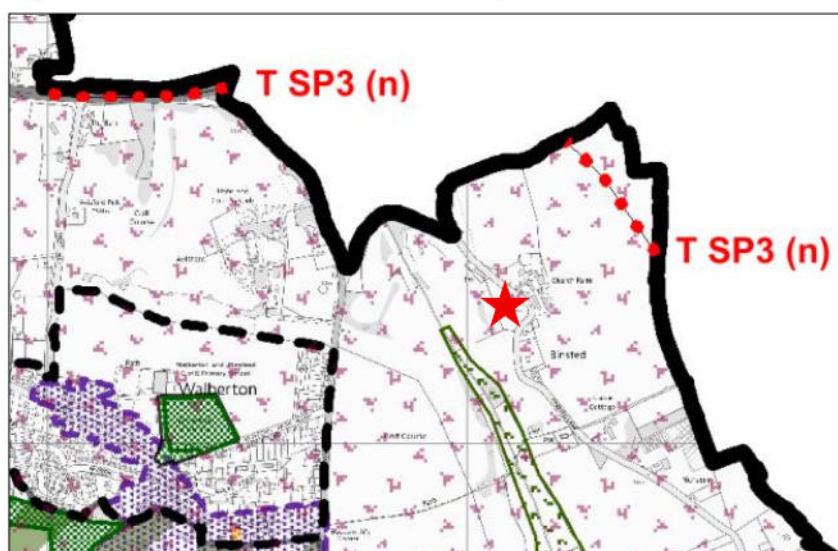
6. PLANNING POLICY

- 6.1 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

- 6.2 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 Local Plan Policies Map



- 6.3 The following policies are therefore of relevance.
- 6.4 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.
- 6.5 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.
- 6.6 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.

- 6.7 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.
- 6.8 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.
- 6.9 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.
- 6.10 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.
- 6.11 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

- 6.12 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.

West Sussex Joint Minerals Plan 2018–2033

- 6.13 Policy M9 states that proposals for non-mineral development within the Minerals Safeguarded Areas will not be permitted unless:
- Mineral sterilisation will not occur; or
 - It is appropriate and practicable to extract the mineral prior to the development taking place, having regards to other Plan policies in this Plan; or
 - The overriding need for the development outweighs the safeguarding of the mineral and it has been demonstrated that prior extraction is not practicable or environmentally feasible.

- 6.14 Although the plan's policy maps are not clear, the site possibly lies within the 250m buffer for sharp sand and gravel.

National Planning Policy Framework

- 6.15 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.

7. PLANNING APPRAISAL

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

- Principle of Development
- Character and Design
- Landscape
- Amenity
- Ecology and Trees
- Heritage
- Access
- Flood Risk and Drainage
- Economic benefits
- Planning balance

7.2 These are discussed in more detail below.

Principle of Development

7.3 The principle of development has already been agreed through the granting of consent for the original scheme. The proposal does not seek to intensify the approved use. The number of units remains unchanged and the development continues to operate as a small-scale rural tourism enterprise on an established agricultural holding. The changes principally relate to the detailed layout and quality of visitor accommodation rather than the nature or scale of the approved development.

7.4 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 (W NDP).

7.5 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.

- 7.6 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.'
- 7.7 The proposal clearly satisfies the objectives of Policy C SP1. The development forms part of an established agricultural holding and provides an important source of farm diversification, assisting the long-term resilience of the farming business through an alternative income stream. The use remains closely related to the rural location and does not represent sporadic or isolated development unrelated to the countryside.
- 7.8 Likewise, the proposal complies with Policy TOU DM1. The development remains a small-scale visitor accommodation scheme comprising only six units, specifically designed to provide quiet countryside retreats rather than intensive tourism or entertainment uses. The amendments proposed do not increase the scale or capacity of the development but instead improve the quality of the accommodation and its environmental performance.
- 7.9 The proposal also accords with Policy CL4 of the Walberton Neighbourhood Development Plan. The site lies within an accessible rural location adjacent to an existing public house and within easy reach of the South Downs National Park, Arundel and other local visitor destinations. The scheme supports sustainable tourism, provides appropriate parking, and has demonstrated through its successful operation that it attracts visitors without causing unacceptable impacts on the surrounding rural environment.
- 7.10 The proposal therefore fully accords with Policies C SP1 and TOU DM1 of the Arun Local Plan, Policy CL4 of the Walberton Neighbourhood Development Plan and paragraph 88 of the National Planning Policy Framework, which supports rural diversification and sustainable tourism development that respects the character of the countryside.

Character and Design

- 7.11 The overall character of the development remains consistent with that previously approved. The number of visitor accommodation units remains unchanged and the development continues to comprise small-scale shepherd's huts set within a landscaped rural setting. Whilst a number of ancillary structures have been introduced, including saunas, wood stores, screening panels and a maintenance store, these are modest in scale and incidental to the principal use of the site.
- 7.12 The alterations have principally been made to improve the quality and attractiveness of the visitor accommodation rather than to intensify the development. The additional screening and landscaping serve to improve the appearance of the development and create greater privacy whilst assisting in reducing the potential for noise transmission between plots and neighbouring properties. This results in a quieter environment for both guests and neighbouring properties in comparison with the previously approved scheme,

- 7.13 The revised layout remains well contained within the site, with additional landscaping and the proposed meadow and detention basin further integrating the development into its rural surroundings. As planting matures, the development will become increasingly well screened from surrounding viewpoints.
- 7.14 The amended scheme therefore preserves the rural character of the area and continues to represent an appropriately designed tourism development within the countryside, consistent with the objectives of Policies C SP1, LAN DM1 and TOU DM1 of the Arun Local Plan.

Landscape

- 7.15 The application site occupies a relatively contained parcel of land adjacent to existing development at Binsted Farm and The Black Horse Public House. The development remains low in height and is set back from Binsted Lane behind existing hedgerows, with additional native planting reinforcing the site's boundaries. The introduction of a wildflower meadow, new hedgerows, trees and the landscaped detention basin will further integrate the development into its surroundings as planting matures.
- 7.16 Although a number of ancillary structures have been added to the approved scheme, these are modest in scale and remain closely associated with each lodge. They do not result in a materially greater visual presence within the wider landscape. The overall character of the site remains that of a small-scale, sensitively designed rural tourism development which respects the surrounding countryside and the setting of the nearby South Downs National Park.
- 7.17 The proposal therefore continues to accord with Policies LAN DM1 and TOU DM1 of the Arun Local Plan and Policy CL4 of the Walberton Neighbourhood Development Plan.

Amenity

- 7.18 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.
- 7.19 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.
- 7.20 During the first nine months of the site's operation, before concerns were first raised in relation to the previous application, no noise complaints had been received by the Council. Following those concerns, the site's noise management procedures were reviewed and further enhanced. For example:
- Guests receive automated text and email reminders about quiet hours before 10pm.
 - Every lodge is fitted with a Minut noise monitoring system, which monitors external noise levels only and does not record conversations.

- Alerts are managed proactively by both Minut support team and the site management team.
- Projector volumes are permanently fixed, with projectors automatically switching off each evening on a timer.

7.21 Since the Minut system was introduced, no noise alerts have required intervention. This demonstrates that the development is not only well designed but also proactively managed, with additional measures introduced in response to concerns.

7.22 In addition, the site is intentionally marketed as a peaceful, wellbeing-focused rural retreat aimed at couples and families rather than group celebrations or party breaks. This expectation is reinforced throughout the booking process and guest communications, helping to attract the type of visitor the development has been designed for.

7.23 Overall, the scheme has demonstrated that it does not result in any significant adverse impact on neighbouring residential amenity.

Ecology & Trees

7.24 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.

7.25 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. In addition, the detention basin has been designed as a biodiversity feature incorporating wetland planting which will further enhance ecological value.

Heritage

7.26 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.

7.27 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.

7.28 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.

- 7.29 Accordingly, the proposal gives rise to no harm to the significance or setting of designated heritage assets and satisfies the statutory duty under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 7.30 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

- 7.31 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.
- 7.32 The number of daily vehicle trips resulting from the proposals have been assessed as having a negligible impact upon the local road network.
- 7.33 The development has now been operating for several months without highway safety issues
- 7.34 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

- 7.35 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.
- 7.36 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.
- 7.37 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.

- 7.38 The proposed drainage measures ensure that suitable means of surface water drainage can be achieved for the proposed development. The proposals therefore satisfy the requirements of Policy W DM1 and the National Planning Policy Framework.

Economic Benefits

- 7.39 One of the principal objectives of both national and local planning policy is to support rural diversification and sustainable tourism. The development makes a positive contribution towards these objectives by providing high-quality visitor accommodation within a working farm, thereby assisting the long-term viability of the wider agricultural enterprise.
- 7.40 Since opening in December 2025 the site has experienced exceptionally high occupancy levels, demonstrating clear demand for this type of accommodation within the district. The business directly supports local employment through cleaning, maintenance and management, whilst also generating expenditure within the local economy through partnerships with nearby cafes, restaurants, retailers, visitor attractions and other local businesses. Complimentary transport to Arundel further encourages guests to visit and spend within the surrounding area.
- 7.41 The proposal therefore delivers tangible economic benefits consistent with Policies EMP DM1 and TOU SP1 of the Arun Local Plan, as well as the objectives of the National Planning Policy Framework to support rural businesses and sustainable tourism.

Planning balance

- 7.42 The principle of the development has already been established through the extant planning permission. The current application seeks to regularise amendments made during construction which do not alter the fundamental nature of the approved development or increase the number of visitor accommodation units.
- 7.43 The accompanying technical evidence demonstrates that the amended scheme remains acceptable in relation to landscape character, neighbouring amenity, heritage assets, ecology, drainage, flood risk and highway safety. The additional drainage information directly addresses the matters raised by the Council's Drainage Engineer during the previous application, whilst the replacement of the majority of log burners with heat pumps responds positively to concerns regarding air quality and smoke emissions.
- 7.44 Against this, the proposal will continue to provide a successful rural tourism business which supports the diversification of an established agricultural holding, contributes to the local economy and delivers environmental enhancements through new planting, habitat creation and sustainable drainage measures.
- 7.45 The scheme has continued to evolve positively in response to consultee and neighbour feedback. The reduction in wood-burning appliances, enhanced drainage measures, additional landscaping, improved screening and comprehensive noise management demonstrate a proactive approach to minimising potential impacts whilst improving the overall quality of the development. The effectiveness of these measures is confirmed within the technical reports which support this application.

- 7.46 The proposal therefore accords with the Development Plan when read as a whole. There are no adverse impacts that would significantly or demonstrably outweigh the identified benefits, and the application is considered to represent sustainable development for which planning permission should be granted.

Comments raised in relation to Application Reference WA/20/26/PL

- 7.47 The application has sought to address all comments raised during the determination of the previous planning application. Details of these are provided below together with the Applicant's response.

Consultee	Comments	Applicant's Response
Environmental Health	It has come to light that each of the proposed units have a log burner for the accommodation, one for the sauna and one for the hot tub, resulting a total of 18 log burners on a relatively small site. This raises concerns about the odour and smoke impact on the nearby properties, as well as the impact on the local air quality. I would recommend that planning consent is not granted, until the impact on the air quality and the odour/smoke emissions are properly assessed and mitigation set out as required	The number of log burners has been reduced from 18 to 7. 3 of these serve stoves inside each lodge which also benefit from central heating, so are seldom used. There are no log burners supplied to plots 1, 5 and 6 which are the closest plots to houses and the pub.
Engineer	Clarification and additional evidence sought regarding the proposed drainage design, discharge arrangements, levels, exceedance routing, water quality, biodiversity and long-term management and maintenance of the drainage system	Additional information is provided with this application, including: - Infiltration testing and over-winter groundwater monitoring which confirms infiltration to be unsuitable. - Greenfield runoff calculations, FEH22 modelling and storage calculations. - Detention basin details, designed for the 1 in 100 year +45% climate change (+10% urban creep), and to

		achieve biodiversity and amenity benefits. - Information on the CIRIA SuDS Manual Simple Index Method in respect of water quality. - Exceedance routing with flows directed away from development towards the drainage ditch. - Long-term maintenance schedule - Information to demonstrate compliance with national SuDS standards.
Walberton Parish Council	Objection on the grounds that the retrospective changes represent a material departure from the approved scheme, including increased built form, additional structures and infrastructure, subdivision of the site, expanded hardstanding, external lighting and potential changes to the approved layout. The Parish Council also raises concerns regarding the impact on the rural landscape, heritage assets, biodiversity, drainage and water quality, noise, compliance with approved access arrangements and relevant local and neighbourhood plan policies. It further considers that the submitted assessments do not adequately address the cumulative effects of the proposed changes or demonstrate compliance with the approved biodiversity and landscaping requirements.	Whilst the Parish Council raised concerns regarding the cumulative effect of the amendments, the accompanying plans and technical assessments demonstrate that the development continues to accord with the approved principles of the original permission. The number of accommodation units remains unchanged and the additional structures are ancillary to the approved use. Updated reports addressing drainage, ecology, transport, lighting, heritage and noise accompany the application and demonstrate that the development remains policy compliant.
WSCC Highways Authority	The Highways Authority does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network,	The approved access has been constructed in accordance with the submitted engineering drawings, including the required visibility splays. Car parking and cycle parking

	therefore is not contrary to the NPPF (paragraph 116), and that there are no transport grounds to resist the proposal. Conditions recommended requiring the access to be constructed and visibility splays provided in accordance with the submitted details. Car and cycle parking should also be provided in accordance with the site plan.	have been provided on site and continue to exceed the likely operational requirements of the development.
Conservation Officer	The proposed development would result in no harm to the setting of the heritage assets, and therefore not harm their significance.	No amendments have been made that materially alter the relationship between the development and nearby heritage assets. Existing and proposed planting continues to preserve the setting and significance of the listed buildings and locally listed public house.
Ecologist	No objection subject to conditions.	The approved ecological mitigation measures will continue to be implemented. Although Biodiversity Net Gain is not mandatory for this retrospective application, the development will still deliver the habitat creation and enhancement measures previously approved, resulting in a substantial biodiversity net gain.
Archaeologist	No further archaeological intervention is warranted.	The approved archaeological mitigation has been completed in accordance with the agreed Written Scheme of Investigation and no further archaeological works are required.
Economic Regeneration	The economic development team are supportive of this application. The policies of TOU DM1 and SMP SP2 in our local plan are supportive of this application. The recent visitor strategy study found a	The scheme has now demonstrated the economic benefits originally anticipated. Since opening, occupancy rates have exceeded expectations and the business actively

	lack of holiday accommodation as an issue within the district.	supports local suppliers, trades, restaurants, cafés and visitor attractions, contributing positively to the local rural economy throughout the year.
Members of the public	Concerns raised related to: - Noise - Smoke from fires - Lighting - Run off from toilets, showers and hot tubs will end up in the stream. - Planting of non-native hedging - Removal of trees - Impacts on wildlife - Enlarged size of lodges - Views, noise and smoke experienced from the pub garden	The issues raised have been addressed through revisions to the scheme and supporting technical information. Log burners have been significantly reduced, updated noise and drainage assessments have been undertaken, biodiversity enhancements are being delivered, lighting has been carefully designed and is connected to timers, and the approved landscaping will further soften the appearance of the development as it matures.

7.48 The previous application also received support from over 20 local residents, businesses and trades people who support the economic benefits of the proposals.

8. CONCLUSIONS

- 8.1 Planning permission was granted in July 2025 for six glamping lodges with associated access, parking and landscaping. The current application seeks to regularise amendments made during construction. Whilst these amendments have enhanced the quality of the visitor accommodation and introduced additional ancillary structures, they do not materially alter the nature, scale or purpose of the approved development.
- 8.2 The amendments proposed through this application should be considered in the context of the extant planning permission granted under reference WA/21/25/PL. The approved use of the site as six self-catering holiday lodges remains unchanged, with no increase in the number of units.
- 8.3 The majority of the amendments relate to the detailed design and operation of the development, including revised decking arrangements, ancillary wellness facilities, changes to heating systems, revised landscaping, drainage infrastructure and alterations to the positioning of some structures. Collectively these changes enhance the quality and sustainability of the visitor accommodation but do not fundamentally alter the character, scale or planning impacts of the approved development.
- 8.4 The accompanying technical reports demonstrate that the revised development continues to be acceptable in respect of residential amenity, landscape, heritage, ecology, drainage, flood risk and highway safety. The amendments should therefore be viewed as refinements to an already approved development rather than a materially different proposal.
- 8.5 Accordingly, the proposal accords with the Development Plan when read as a whole together with the National Planning Policy Framework. There are no material considerations indicating that planning permission should be withheld and the application should therefore be approved.