

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Harry Chalk
FROM:	WSCC – Highways Authority
DATE:	24 April 2026
LOCATION:	Land to the South of The Black Horse Pub Binsted Farm Binsted Lane BN18 0LP
SUBJECT:	WA/20/26/PL Siting of 6 No glamping pods with associated structures, access, car parking and landscaping (part retrospective). This application may affect the setting of a listed building and is in CIL Zone 3 (Zero Rated) as other development.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.

This application is for the siting of 6 No glamping pods with associated structures, access, car parking and landscaping (part retrospective). The LHA was consulted on a similar application under ref: WA/21/25/PL, the LHA did not raise any highway safety concerns to the proposal but did raise an issue regarding land ownership and whether visibility splays could be secured within the land in question. The LPA approved the application.

This application seeks approval of a very similar scheme to WA/21/25/PL. The application is supported by the Technical Note submitted with WA/21/25/PL. No alterations to the proposed access arrangement as approved under WA/21/25/PL are proposed, as such the LHA is satisfied with the proposed access arrangement. Works taking place within the maintained highway boundary will be subject to a licence from WSCC to undertake the works, and constructed to a specification agreed with a WSCC Highway Area Engineer.

Nine car parking spaces are proposed within the new gravelled parking area. The proposed parking provision would be considered sufficient for a development of this size. On-site turning within the site appears achievable, allowing cars to exit in a forward gear. Secure cycle parking is proposed to serve the site.

Conclusion

In summary, the LHA 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, therefore is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application, the following conditions and informatives should be applied:

Conditions

Access (Access to be provided prior to first occupation)

No part of the development shall be first occupied until such time as the vehicular access serving the development has been constructed in accordance with the details shown on

the drawing titled "Access Overview & Visibility Splays" and numbered "2025-6829-001 Rev. B".

Reason: In the interests of road safety.

Visibility (details approved)

No part of the development shall be first occupied until visibility splays of 2.4 metres by 39.3 metres to the northwest and 2.4 metres by 38.5 metres to the southeast have been provided at the proposed site vehicular access onto Binsted Lane in accordance with the approved planning drawings. Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.

Reason: In the interests of road safety.

Car parking space (details approved)

No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

Cycle parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with the approved site plan.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Informative

Vehicle Crossover – Minor Highway Works

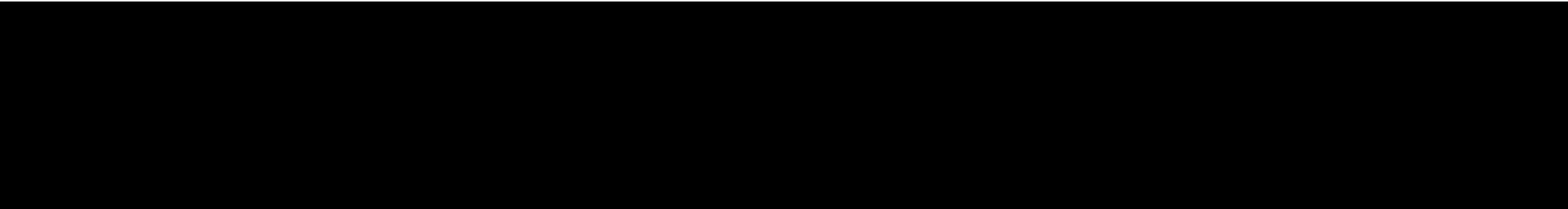
The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted because the highway license process considers wider factors than are considered by the Highway Authority at planning stage.

Additional information about the licence application process can be found at the following web page:

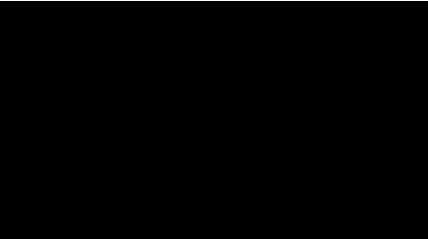
<https://www.westsussex.gov.uk/roads-and-travel/highway-network-permits-and-licences/highway-licences/west-sussex-county-council-licences/dropped-kerbs-or-vehicle-crossovers-for-driveways/>

Nicola Elliott

West Sussex County Council – Planning Services



PL- Consultation- WSCC Highways response



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Our priorities...



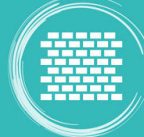
Improving the wellbeing of Arun



Delivering the right homes in the right places



Supporting our environment to support us



Fulfilling Arun's economic potential



Our core foundations



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From: [Redacted]
Sent: 24 April 2026 15:48
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Response To Application Number WA/20/26/PL at Land to the South of The Black Horse Pub Binsted Farm Binsted Lane BN18 0LP

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Please could the attached response be distributed to the relevant case officer.

Regards

Nicola Elliott

Please do not reply directly to this email.

Any formal reconsultation on the application should be directed to [Redacted] but the responding officer can be contacted directly via email if there are any questions relating to this response.

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