



Arun District Council
Arun Civic Centre
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5th May 2026

Grace Smith
Oakwood Cottage, Shellbridge Road
Slindon, West Sussex
BN18 0LT

Case Officer: Harry Chalk
Telephone: 01903 737577
Email: harry.chalk@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No: WA/20/26/PL
Site Address: Land to the South of The Black Horse Pub Binsted Farm Binsted Lane BN18 0LP
Description of works: 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.

Thank you for your internet representation made on 4th May 2026 which has been recorded as an objection with the comments as follows:

OWPC83314

As a customer of the black horse binsted for over 10 years, these pods have only taken away the beauty and uniqueness of the pub and binsted area. We cannot sit outside if they have their fires burning as it floods the garden with smoke and is quite frankly unbearable. Also the noise for the people using the hot tubs and just general outside space echos into the garden and upon reading the planning their pods are positioned far too close to the perimeter of the pub. They also ripped out a whole load of native trees to plan a "wildflower meadow" but everyone can see there's no meadow and they have simply created a slight view for some of the pods. Killing and ripping up trees is not an acceptable action just for a "view". If you allow these pods to be positioned where they are and continue to be allowed to go against regulations you will simply ruin a family run business that has been thriving for nearly 14 years, in an already struggling sector!

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. The website is updated once a day in the evening so it may take up to 24 hours for it appear on there. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the

decision making process can be found on the website at :<https://www.arun.gov.uk/what-happens-next>.

Some applications will be determined by the Planning Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website <https://www.arun.gov.uk/privacy-policy/>

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to
<https://www1.arun.gov.uk/planning-application-finder>