

7th May 2026

Bill Treves
Oakleys Barn
Binsted Lane
Binsted
West Sussex
PO19 1BE

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 Binsted 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 6th May 2026 which has been recorded as an objection with the comments as follows:

OWPC83352

I objected to this planning application the first time around as I saw it as an overdevelopment of an agricultural use field, a threat to the quiet enjoyment of the neighbours and a bad planning precedent to set, which would inevitably lead to conflicts locally.

The application was granted permission anyway, and almost immediately we see conflict and a flagrant abuse of the planning permission granted.

The whole premise of the original application was for an agricultural use field to house six discreet shepherds huts on wheels, within as natural a meadow setting as possible, and not the kind of suburbanised development that has actually been built. Outdoor cinemas, saunas, hot tubs, fenced off gardens, 24 hour lighting arrays, and fully exposed gas storage tanks and other infrastructure was most definitely not what any planning officer could have had in mind when granting permission.

Whilst I realize that the original permission cannot be overturned, I urge the Council to refuse this retrospective attempt to regularize the applicant's overdevelopment. To fail to do so would in my opinion bring the planning system into disrespect, lead to local disengagement with a system that is meant to represent them fairly, and would potentially allow any agricultural field to be turned into a 360 days a year, quasi motel level operation.

Thank you.

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>