

8th May 2026

Sandra Cooke
2 Swiss Cottgaes
Yapton Lane
Walberton
West Sussex
BN18 0LS

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 7th May 2026 which has been recorded as an objection with the comments as follows:

OWPC83363

FROM West Sussex. BN180IS

Dear Harry Chalk and the Planning Officers, at Arun District Council.

I am writing in objection to WA/20/26/PL.

As a local resident we are being impacted with a development that has not obtained the necessary permissions and licences to run as a glamping site in the way it has been set up and being run and I ask that you look closely into the retrospective permissions the developers are now applying for.

Originally, my understanding is, that the application was granted for a low key siting of a number of portable shepherds huts in the existing meadow and I had no major objections to this provided it met with local planning, building control and environmental requirements.

This has not been the case and the site developers have extended their development considerably which some what makes a mockery of the whole planning system and due process that we all rely on to stop inappropriate developments in our area.

My main objection are as follows:

1. There has been lighting installed in the development which we can see from our garden throughout the night.
 - Previously we have had bats flying through the rife valley and up to our house which I have not seen since the installation of the lights.
 - I have seen a barn owl, on several occasions, in the adjacent part of the golf course prior to the installation

of the lights, but not since.

- We are part of the dark skies area - I have taken photographs of the aurora borealis from Binsted church looking north, which is now interrupted by the lighting at the glamping site.

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2. I understand that hot tubs have been installed, without permissions or licences. These will have to be emptied after each customer and will be emptied into a septic tank. The waste water from my own house also empties into a septic tank and so I know how careful you have to be putting chemicals into them. The chlorine from the waste water from the hot tubs will prevent the correct functioning of the septic tank and will result in untreated waste water leaving the tank. This water will either run down into the rife, a scientifically important chalk stream, with the potential to damage the diverse wildlife and fauna found there, or into the ground. The aquifer below ground on Hedgers Hill and the site of the glamping site is high, as witnessed by the springs that often come to the surface in this area. This means that the waste water could enter this aquifer and potentially contaminate a wider area.

3. I am also concerned with the appearance of the site since the developers have grubbed up the native hedgerow and replaced it with laurel hedging and not native hedgerow as they had permission for.

4. The developers are also advertising the site having outdoor cinemas and I am concerned with the potential noise pollution from these when there is a chance of 6 running at the same time on a summer's evening. Noise carries well across the valley when on the rare occasion the Black Horse Public House has an event, but we brought our houses knowing this would be a very occasional problem, unlike the glamping site which could be nightly and at anytime day or night!

I believe that taking all of these concerns together there is and would be considerable adverse impacts on the wildlife, the rife, the dark skies and the rural charm of our neighbourhood. I therefore ask that this retrospective planning is refused and the site returned to the level of development that has already been given permission for. I would also recommend that you make a site visit to confirm for yourselves the disregard the developers are showing our neighbourhood and your planning service.

Yours sincerely

Sandra Cooke

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 to 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>