

11th May 2026

Julia Plumstead
Copperfield Cottage
Binsted Lane
Binsted
Arundel
BN18 0LQ

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 8th May 2026 which has been recorded as an objection with the comments as follows:

OWPC83431

I wish to object to the above retro planning application. The site is next to a protected Wildlife site Binsted Rife Valley - the water from the hot tubs which need to be cleaned after each occupant will be discharged into the Rife Valley which is a rare chalk stream. The extra fires from the outside fire pits and sauna is causing considerable air pollution - this blows across the garden and Garden Room of the Black Horse pub which makes eating in those areas impossible. This is detrimental to the pub business. The site is located next to the SDNP - this area is part of their Dark Skies - the external lighting & outdoor cinemas of Nestled has a significant impact on the night sky. The bright lights is also having a negative impact on the night wildlife - as you know this area has a significant bat population including red listed species eg Bechstein, Alcothoe bats. I have noticed that suppliers to Nestled have endorsed this planning application - please note that they will not lose any business if the retroplanning consent is refused. Nestled will still be there and they will still be suppliers to the site. Please refuse this planning application. 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>