

19th May 2026

Mel Penycate
3 Forge Cottages
The Street
Walbeton
BN18 0PQ

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 19th May 2026 which has been recorded as an objection with the comments as follows:

OWPC83578

From the outset, these Developers have ignored the terms of their own plan.

Many of the comments here outline their transgressions, inclusion of outdoor cinemas and hot tubs, lighting that was not as recommended for a 'dark skies' area, lodges not 'pods' as described but 3 bedroom buildings with an external roofed area, hedges not of native species as proposed, the felling of trees without permission and the razing of the adjoining field, including flattening an ancient barrow all took place at an early stage. The site was open and trading before it was licenced, and had apparent customer reviews before it was even built. And today we learn that another lodge has been delivered to the site. What is the justification for this? This development is not suitable for its location in any way,

and has been created by developers insensitive to the area and the vicinity of the National Park. The developers have done whatever they wanted, secure in the knowledge that little action would be taken, even when they were trading illegally.

There is a Health and safety concern with the sewage waste and the hot tub emptying, which, if it drains across the field, will run down into the rife, one of Britain's rare chalk streams.

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>