

Dear Planning Officer

I am writing to object to planning application WA/60/26/PL Siting of 6 No. glamping pods on the agricultural use field next to the Black Horse pub in Binsted.

Instead of the applicants sticking to the design and intent of their own planning application WA/21/25/PL and abiding by the planning permission that was duly granted, they have wilfully ignored it and several of its conditions. This has resulted in a gross over-development of the site as can be seen by the as-built photograph below. They are now seeking to justify this over-development by way of the current application.



The planning officer's report gave the following reasons, amongst others, for the recommendation for approval -

“The glamping pods take the form and design of 'shepherds huts' with horizontal timber boarding, curved, corrugated metal and timber verandas. There are six huts in total and the site would remain

almost entirely verdant with wildflower meadows, grass tracks, and additional tree planting spread across the site. The exception to this would be the gravel parking area, which is both necessary and appropriate, and of a scale no greater than required. The proposal is of a design, scale, and layout that is sympathetic to the rural and agricultural character of the area."

"The shepherds huts are of a design, material palette, and scale that are suitable for a rural/agricultural context. Being raised off the ground on 'stilts' adds to the lightweight design of the huts and reduce their perceived impact on the environment. This, in combination with the limited number of huts, their layout, spacing, and additional planting that would populate the site, would ensure that although the site would be developed, the rural and agricultural character of the area would not be unduly compromised."

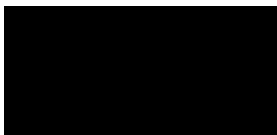
"The site is in a rural location and no specific external lighting has been proposed. It is not anticipated that any significant external lighting will be required, but a condition to secure the details of any proposed external lighting has been imposed to ensure it respects the 'unlit village' statutes of Walberton Parish, and local ecology, including bats."

Almost none of this has been delivered - there being eighteen huts in total with gardens, fences, gates, decks, jacuzzis, saunas, outdoor cinemas, festoon lighting, security lighting, no native trees, no native hedges, no wild meadows and no space. It is a totally urbanized development crammed into a small field, and it has no relation to camping, glamping or the countryside.

Given the above, I do not see how a new officer's report could reasonably square the previous justification with the form and nature of the current development, and I would urge refusal and proper enforcement of the original planning permission.

Many thanks.

Yours faithfully



Bill Treves
Oakleys Barn
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PL Rep

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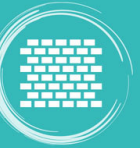
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From: Elaine Walby <Elaine.Walby@arun.gov.uk> **On Behalf Of** Planning
Sent: 27 August 2026 11:02
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: WA/60/26/PL Objection Letter

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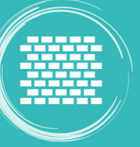
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From: [REDACTED]
Sent: 25 August 2026 21:06
To: Planning <Planning@arun.gov.uk>
Subject: WA/60/26/PL Objection Letter

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Please find attached my letter of objection to planning application WA/60/26/PL.

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