

11th August 2026

Dave Hurst
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binsted lane
Arundel
BN18 0LQ

Case Officer: Kathryn Welch
Telephone: 01903 737789
Email: kathryn.welch@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/60/26/PL
Site Address: Land south of the Black Horse Pub Binsted Lane Binsted BN18 0LP
Description of works: Siting of 6 No. glamping pods with associated structures, access, car parking and landscaping (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 11th August 2026 which has been recorded as an objection with the comments as follows:

OWPC85869

Dear Sir/Madam,

I wish to formally object to this planning application on the grounds of the scale and intensity of the development, its impact on the rural character of Binsted, residential amenity, noise, lighting and the potential environmental impact on the Binsted Rife.

1. Development substantially beyond what was approved

The original application was for a relatively modest rural glamping scheme which was broadly acceptable to local residents. What has actually been constructed, and is now being retrospectively applied for, is considerably more extensive, including additional structures, hot tubs, saunas, decking, stores, lighting, hardstanding, parking, plant and other infrastructure.

I strongly object to the principle of allowing development to take place first and seeking permission afterwards. The Council should assess the development as it actually exists and consider whether its overall scale and intensity remain appropriate.

2. The site is becoming a holiday park

The cumulative effect of the additions has materially changed the character of the development. It is increasingly resembling a small holiday park rather than the low-key rural glamping scheme originally

approved.

The numerous facilities, structures, lighting, parking and associated activity are steadily urbanising what remains a very rural linear village. These impacts should be assessed cumulatively rather than considering each addition in isolation.

3. Noise and disturbance

Local residents have already experienced loud parties and disturbance from the site. A theoretical acoustic assessment should not outweigh the actual experience of people living nearby.

The Council should consider the cumulative noise generated by guests, outdoor activities, hot tubs, social gatherings, vehicles and other activity associated with commercial holiday accommodation, and whether this is compatible with protecting residential amenity.

4. Risk to the Binsted Rife

I remain seriously concerned about the proposed disposal of hot-tub water and the potential risk to groundwater and the Binsted Rife.

The drainage information acknowledges the potential risk of groundwater contamination, while groundwater is understood to be close to the surface. The assertion that there is "no credible pathway" to the Rife has not, in my view, been convincingly demonstrated.

Given the sensitivity of the Rife, the Council should require robust evidence that the proposed arrangements cannot result in pollution of groundwater or the watercourse. This is not a risk that should be accepted without clear and satisfactory evidence.

5. Lighting, pollution and urbanisation

The additional external lighting is inappropriate for this rural location, particularly given the proximity to the South Downs National Park and the importance of protecting dark skies and rural tranquillity.

The number of wood-burning appliances also raises concerns about smoke and particulate emissions. Combined with increased traffic, noise, lighting and general activity, these changes are progressively eroding the rural character and tranquillity of the area.

Conclusion

I strongly object to this application. The development now on the ground is materially more intensive than the modest scheme originally approved. Its cumulative impact on the character of Binsted, residential amenity and the local environment is significant.

I ask the Council to give full consideration to the actual scale and intensity of the development and not approve the application unless it is satisfied, on the basis of robust evidence, that there will be no unacceptable harm to residential amenity, the rural character of Binsted, dark skies, groundwater or the Binsted Rife.

Yours faithfully,

Unfortunately, it is not possible for the council to respond to comments on planning applications but 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>