

13th August 2026

Kevin Byrne OBE BCAB
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Arundel Road
Richmond House, Arundel Road
BN18 0QP

Case Officer: Kathryn Welch
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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 13th August 2026 which has been recorded as an objection with the comments as follows:

OWPC85906

Dear Planning Officer,

I strongly object to this retrospective application.

The original permission was for a modest, low-impact glamping scheme. What has actually been built is far more extensive, with additional structures, hot tubs, saunas, decking, stores, lighting, parking, hardstanding and other infrastructure.

Taken together, these are not minor alterations. They have changed the scale and nature of the development into something much closer to a holiday park.

1. The development goes well beyond the approved scheme

Although retrospective applications are permitted, the fact that the work has already been carried out must not count in the applicant's favour. The Council should consider whether this development, in its present form, would have been approved if the full details had been submitted at the beginning.

The Council should require a complete comparison between the approved plans and everything now on the site. The additions must be considered together, rather than being treated as a series of small changes. If the development as a whole is unacceptable, permission should be refused and the unauthorised elements removed.

2. It is harming the rural character of Binsted

The number of additional structures and facilities has transformed a low-key glamping proposal into a much more intensive holiday and leisure development.

The hot tubs, saunas, decking, stores, lighting, parking and plant create visual clutter and bring a suburban, holiday-park character into open countryside. They also increase the amount of traffic, activity and disturbance.

This is steadily eroding the rural character and tranquillity of Binsted and harming the setting of the nearby South Downs National Park.

3. Noise and disturbance are already occurring

Local residents have already reported loud parties and disturbance from the site. Their actual experience should carry more weight than predictions contained in a theoretical acoustic report.

Noise from groups using outdoor decking, hot tubs and saunas, together with music, raised voices, vehicles and late arrivals, will be particularly intrusive in a quiet rural area.

The Council should assess noise based on the site operating at full capacity during evenings and weekends. If disturbance cannot be prevented through clear and realistically enforceable conditions, the application should be refused.

4. The environmental risks have not been properly answered

I remain seriously concerned about the disposal of hot-tub water, particularly because groundwater is reportedly close to the surface.

It is not enough for the applicant simply to claim that there is "no credible pathway" to the Binsted Rife. Clear evidence is needed showing the volume and frequency of discharges, the chemicals involved, where the water will go, how it will be treated and what happens if the system fails or overflows.

Given the sensitivity of the Binsted Rife and the surrounding wetland environment, permission should not be granted unless the Council is completely satisfied that there is no risk of contamination.

The additional lighting is also inappropriate in this dark rural location, while the numerous wood-burning appliances could produce cumulative smoke, odour and particulate pollution.

Conclusion

This is not a minor adjustment to the approved scheme. It is a substantially larger and more intensive development with harmful effects on neighbouring residents, rural character, dark skies and the local environment.

I therefore ask the Council to refuse the application and take appropriate enforcement action to remove the unauthorised development.

Yours faithfully,
Kevin Byrne OBE BCAB

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>