

Georgie Smith.

02/05/2026

Oakwood Cottage, Shellbridge road

Slindon, West Sussex

BN18 0LT

Dear Sir/Madam,

Re: Objection to Planning Application WA/20/26/PL Land South of The Black Horse Public House, Binsted Lane

I write to formally object to the above retrospective planning application.

This application seeks consent for development that has already been carried out, and which materially differs from the scheme originally approved. It is acknowledged within the submission that deviations from the approved plans have occurred, and this application appears to seek to regularise those changes after construction.

I strongly object on the grounds that the development as built is not consistent with the scale, character, and impact of the original permission.

Planning permission was originally granted on the basis that this would be a small-scale, low-impact development appropriate to its rural setting. However, the development now constructed appears to exceed that scope and raises serious concerns regarding its visual impact and effect on the surrounding area.

My objections are as follows:

1. Material Departure from Approved Plans

The development differs significantly from that originally approved. Retrospective applications should not be used to legitimise substantial unauthorised changes without proper scrutiny.

2. Harm to Rural Character

The scale and appearance of the development undermine the character of the surrounding countryside and are inconsistent with the low-impact nature originally proposed. The light pollution coming from the glamping pods is simply disgusting, we are in a light pollution free zone. Also to add it is on the edge of the south downs national park where planning is very strict.

3. Precedent and Planning Integrity

Granting retrospective consent in these circumstances risks undermining confidence in the planning process by rewarding development carried out outside approved parameters.

4. Impact on Local Amenity

The increased scale and altered nature of the development have the potential to adversely affect neighbouring residents through increased activity, disturbance, and visual intrusion.

5. Smoke and Air Quality Impact

The operation of the site has resulted in noticeable smoke emissions which have affected neighbouring properties. Smoke regularly drifts beyond the site boundary and creates a nuisance for customers dining at the black horse and nearby residents by affecting the use and enjoyment of their outdoor space. This is inconsistent with the low-impact nature of the development originally presented when planning permission was granted. Given the rural setting and proximity to neighbouring dwellings, the level of smoke generated raises legitimate concerns regarding residential amenity and local air quality (also an extreme fire hazard and risk with each glamping pod having 5 sources of fire per one). The retrospective application does not, in my view adequately address the extent of these emissions or demonstrate that sufficient mitigation measures are in place to prevent ongoing nuisance to neighbouring occupiers. Lastly, I don't think any consideration was taken when installing the log burner, sauna, hot tub, firepit and barbeque as residents who may have severe asthma will have the constant smell and fumes of the smoke which will severely harm their breathing. It is a genuine medical issue which can cause death or lifelong issues, it should have been taken into consideration before any of it was approved.

The determining issue is whether the development as built is materially different from that approved. In my view, it clearly is.

I respectfully request that this application be refused and that any enforcement action necessary to ensure compliance with the originally approved scheme be considered.

Yours Sincerely

Georgie Smith



PL- Rep



Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
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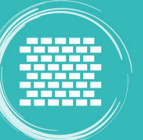
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From: Breezie Allwright <Breezie.Allwright@arun.gov.uk>
Sent: 05 May 2026 08:27
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Fw: Objection WA/20/26/PL

Breezie Allwright

Planner Degree Apprentice, Planning Department

T: 01903737889

E: Breezie.allwright@Arun.gov.uk

Please note my working days are Monday, Tuesday, Wednesday and Friday.

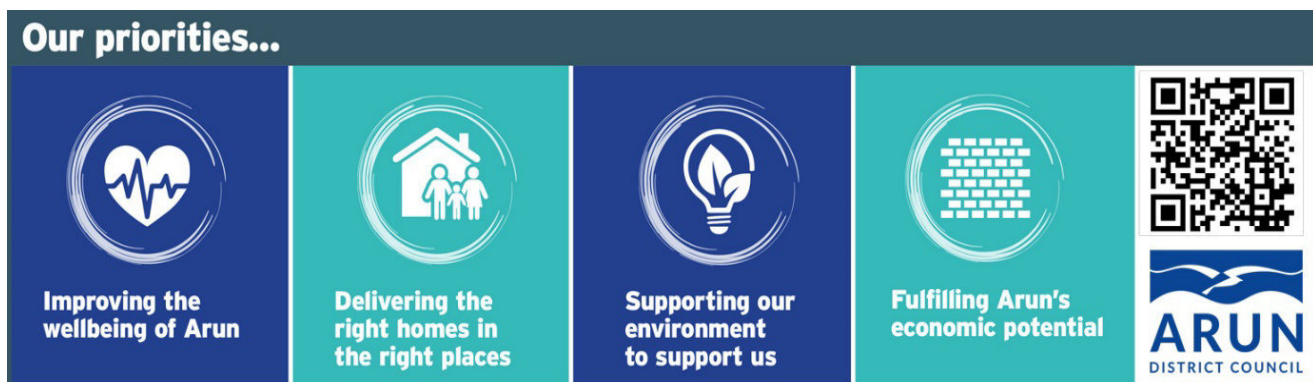
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From: Georgina Smith [REDACTED]
Sent: 02 May 2026 13:14
To: Planning <Planning@arun.gov.uk>
Subject: Objection WA/20/26/PL

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Dear Sir/Madam

Please find my objection to planning WA/20/26/PL. It has been attached below.

Kind regards
Georgie smith