

2 Swiss Cottages, Yapton Lane
Walberton, Arundel
West Sussex. BN180LS

Dear Harry Chalk and the Planning Officers, at Arun District Council.

I am writing in objection to WA/20/26/PL.

As a local resident we are being impacted with a development that has not obtained the necessary permissions and licences to run as a glamping site in the way it has been set up and being run and I ask that you look closely into the retrospective permissions the developers are now applying for.

Originally, my understanding is, that the application was granted for a low key siting of a number of portable shepherds huts in the existing meadow and I had no major objections to this provided it met with local planning, building control and environmental requirements.

This has not been the case and the site developers have extended their development considerably which some what makes a mockery of the whole planning system and due process that we all rely on to stop inappropriate developments in our area.

My main objection are as follows:

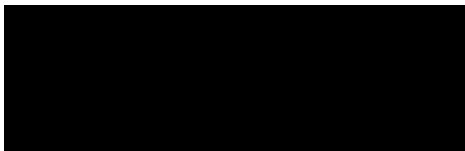
1. There has been lighting installed in the development which we can see from our garden throughout the night.
 - Previously we have had bats flying through the rife valley and up to our house which I have not seen since the installation of the lights.
 - I have seen a barn owl, on several occasions, in the adjacent part of the golf course prior to the installation of the lights, but not since.
 - We are part of the dark skies area – I have taken photographs of the aurora borealis from Binsted church looking north, which is now interrupted by the lighting at the glamping site.
 - *view from our garden at 00.30 hours that used to be completely dark and now is not.*



2. I understand that hot tubs have been installed, without permissions or licences. These will have to be emptied after each customer and will be emptied into a septic tank. The waste water from my own house also empties into a septic tank and so I know how careful you have to be putting chemicals into them. The chlorine from the waste water from the hot tubs will prevent the correct functioning of the septic tank and will result in untreated waste water leaving the tank. This water will either run down into the rife, a scientifically important chalk stream, with the potential to damage the diverse wildlife and fauna found there, or into the ground. The aquifer below ground on Hedgers Hill and the site of the glamping site is high, as witnessed by the springs that often come to the surface in this area. This means that the waste water could enter this aquifer and potentially contaminate a wider area.
3. I am also concerned with the appearance of the site since the developers have grubbed up the native hedgerow and replaced it with laurel hedging and not native hedgerow as they had permission for.
4. The developers are also advertising the site having outdoor cinemas and I am concerned with the potential noise pollution from these when there is a chance of 6 running at the same time on a summers evening. Noise carries well across the valley when on the rare occasion the Black Horse Public House has an event, but we brought our houses knowing this would be a very occasional problem, unlike the glamping site which could be nightly and at anytime day or night!

I believe that taking all of these concerns together there is and would be considerable adverse impacts on the wildlife, the rife, the dark skies and the rural charm of our neighbourhood. I therefore ask that this retrospective planning is refused and the site returned to the level of development that has already been given permission for. I would also recommend that you make a site visit to confirm for yourselves the disregard the developers are showing our neighbourhood and your planning service.

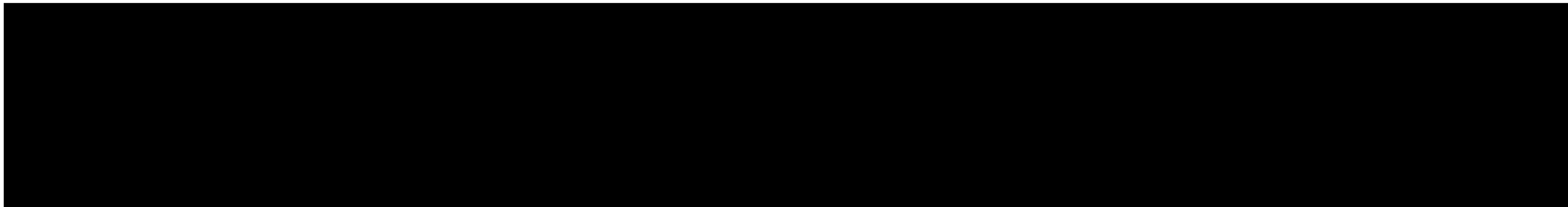
Yours sincerely



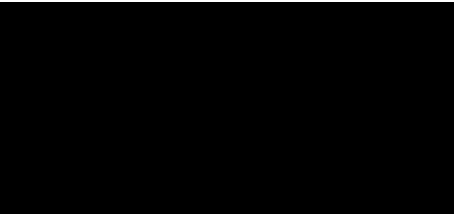
Sandra Cooke

View of the Glamping site from my patio showing heating chimney and the run down to the rife at the bottom of the picture.





Please upload attachment to WA/20/26/PL, planning, rep



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

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<https://www1.arun.gov.uk/planning-application-finder>



From: Breezie Allwright <Breezie.Allwright@arun.gov.uk>
Sent: 08 May 2026 14:12
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Fw: WA/20/26/PL

Breezie Allwright

Planner Degree Apprentice, Planning Department

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

Arun District Council, Civic Centre, Maltravers Rd

Littlehampton, West Sussex, BN17 5LF

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Improving the wellbeing of Arun

Delivering the right homes in the right places

Supporting our environment to support us

Fulfilling Arun's economic potential

From: Sandra Cooke [REDACTED]
Sent: 07 May 2026 11:21
To: Planning <Planning@arun.gov.uk>
Subject: WA/20/26/PL

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Dear Harry Chalk and the Planning department,
I have filed an objection on your website but here is a copy of my original letter of object that includes a couple of photographs for your reference.
Many thanks
Sandra Cooke