

Dear Mr Chalk,

**Re: 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 in my capacity as Victoria Smith of Oakwood Cottage, Shellbridge Road, Slindon, BN18 0lt

1. Introduction

This application seeks retrospective consent for development that has already been carried out and which materially departs from the scheme approved under application WA/21/25/PL.

It is explicitly acknowledged within the submission that the development has been constructed and that deviations from the approved plans have occurred. The purpose of the current application is therefore to regularise those deviations.

The key issue for determination is whether the development as built is materially different from that which was approved. In my view, and for the reasons set out below, it is.

2. Approved Scheme Context

Planning permission was granted on the basis of a small-scale, low-impact glamping development that would:

- Preserve the rural character and openness of the site
- Maintain a largely undeveloped and verdant landscape
- Avoid significant noise, lighting, and visual impacts
- Incorporate minimal supporting infrastructure
- Deliver biodiversity enhancements through native planting

The planning balance was clearly dependent on these specific characteristics.

3. Nature of the Development as Built

The development now in situ differs materially from the approved scheme. The changes are numerous and include:

- Increased built form through enlarged units and additional external structures (including saunas, seating/cinema areas, and storage facilities)
- Subdivision of the site into enclosed plots through fencing and gates
- Expansion of hardstanding, including car parking and internal access tracks
- Installation of external lighting, including continuous festoon lighting
- Introduction of additional infrastructure, including a storage container and above-ground LPG compound
- Alterations to landscaping, including the use of non-native planting species
- Potential deviations from approved siting and layout

These changes are not minor or incidental. They represent a clear intensification of the use and a fundamental alteration to the character of the development.

4. Impact on Character and Appearance

The approved scheme was predicated on a “light-touch” form of development within an open rural setting.

The current development introduces a series of enclosed plots, additional built structures, and urbanising features that significantly erode the openness of the site. The cumulative effect is to create a far more intensive and visually intrusive form of development.

As a result, the site can no longer reasonably be described as retaining its rural and verdant character. The development therefore fails to preserve the character and appearance of the countryside.

5. Residential and Environmental Amenity

The development as implemented gives rise to impacts that were not assessed as part of the original permission:

- **Noise:** Outdoor facilities, including hot tubs, saunas, and loud cinema areas, introduce a level and type of activity materially different from that previously considered. The submitted noise information does not adequately assess these impacts.
- **Light Pollution:** The presence of continuous festoon and external lighting is harmful to the “unlit village” character of Binsted and results in unacceptable visual intrusion.
- **Air Quality / Smoke:** The use of multiple wood-burning features generates smoke which has already resulted in adverse impacts on neighbouring land and businesses.
- **Water Environment:** The site drains toward a local watercourse forming part of a chalk stream system. Insufficient information has been provided to demonstrate that water from hot tubs and associated chemicals will not adversely affect this sensitive environment.

- **Biodiversity:** The use of non-native planting and the intensification of activity across the site undermine the biodiversity objectives associated with the approved scheme and conflict with relevant policy requirements.
-

6. Policy Conflict

The development, as now proposed, conflicts with relevant development plan policies, including:

- **Policy TOU DM1 (Arun Local Plan 2011–2031):**
The proposal fails to demonstrate that it is sensitively designed or that it minimises impacts on the countryside.
 - **Policy CL4 (Walberton Neighbourhood Development Plan):**
The development has an adverse impact on the rural landscape and does not respect the character of the area.
 - **Policy VE8 (Walberton Neighbourhood Development Plan):**
The introduction of significant external lighting detracts from the unlit environment of the parish.
 - **Policy ENV DM5 (Arun Local Plan):**
The scheme fails to adequately demonstrate biodiversity net gain or protection of existing habitats.
-

7. Retrospective Nature and Planning Balance

The development has been carried out in advance of obtaining the necessary permissions and involves a series of changes that appear to have been implemented knowingly.

The retrospective nature of the application, and the apparent intentional departure from the approved scheme, are material considerations that weigh against the grant of planning permission.

8. Conclusion

The development now on site is materially different from that which was approved and results in a significantly greater impact on the character of the area, environmental quality, and local amenity.

The proposal represents an unjustified intensification of development in the countryside and conflicts with both the Arun Local Plan and the Walberton Neighbourhood Development Plan.

There is no clear or compelling justification for these changes, and refusal of this application would not prevent the lawful implementation of the approved scheme.

Whilst the letters of support come mostly from people that are employed or are suppliers for the site this would, not change if the application was refused.

For the reasons set out above, I respectfully request that Arun District Council refuses planning permission for application WA/20/26/PL and takes appropriate steps to secure compliance with the approved development.

Yours sincerelyOO

Mrs Victoria Smith

Sent from my Galaxy

From:
Sent:
To:
Subject:
Attachments:

Elaine Walby on behalf of Planning.Responses
30 April 2026 12:57
Planning Scanning
FW: objection WA/20/26/PL
OBJECTION.docx

PL- Rep

Please redact

Elaine Walby
Technical Support Assistant
Planning Services

T: 01903 737 904
E: elaine.walby@arun.gov.uk

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Littlehampton, West Sussex, BN17 5LF
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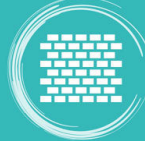
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Delivering the right homes in the right places



Supporting our environment to support us



Fulfilling Arun's economic potential



Our core foundations





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From:
Sent:
To:
Subject:

Breezie Allwright <Breezie.Allwright@arun.gov.uk>
29 April 2026 09:19
Planning.Responses <Planning.Responses@arun.gov.uk>
Fw: objection WA/20/26/PL

Breezie Allwright

Planner Degree Apprentice, Planning Department

T: 01903737889

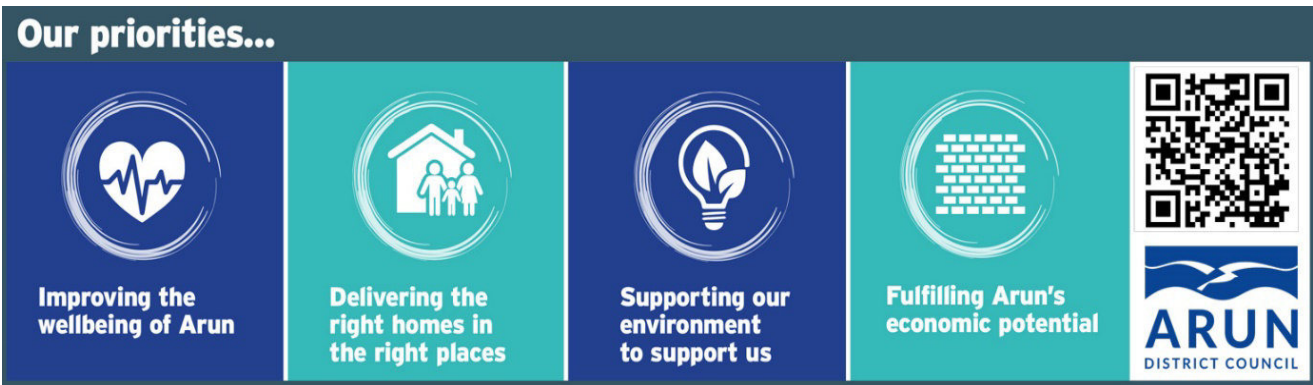
E: Breezie.allwright@Arun.gov.uk

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

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From: [REDACTED]
Sent: 28 April 2026 17:11
To: Planning <Planning@arun.gov.uk>
Subject: objection WA/20/26/PL

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Dear Mr Chalk

I have attached my letter of objection WA/20/26/PL.
Please acknowledge by receipt.

Kind Regards
Victoria Smith

Sent from my Samsung Galaxy smartphone.