

FROM THE DESK OF

GERALD & SARAH LEE

Arun District Council

29th April

Dear Sir / Madam,

WA/20/26/PL - Rebuttal to Planning, Heritage, Design & Access Statement (March 2026)

This submission objects to the retrospective application WA/20/26/PL.

This application does not correct a minor deviation – it seeks retrospective approval for a **materially different** and more intensive scheme that was never assessed or approved. Granting permission would undermine confidence in the planning system and set a precedent for post-hoc intensification.

The applicant's own submission confirms:

- The development has been built
- Deviations from the approved plans occurred during construction
- The application seeks to regularise those deviations

The changes include:

- Additional structures to every unit (saunas, cinema/seating structures, wood stores)
- Subdivision of the site into enclosed plots
- Increased hardstanding and expanded car park
- Additional service infrastructure (container, LPG compound)
- Altered lighting and materials

These changes, individually and cumulatively, result in:

- A **significant increase in built form**
- A **shift from open rural layout to subdivided, managed plots**
- A **material intensification of use and activity**
- A **more urbanised site character**

This is therefore a **different scheme**, not a variation.

KEY ISSUE FOR DETERMINATION

The central question is: Is the development now on site the same as the one that was approved? The answer is clearly **no**.

The applicant does not dispute this. Instead, they argue that the changes are not "material". This submission demonstrates that:

- the changes are **clearly material in planning terms**
- The cumulative impact has not been properly assessed
- The development conflicts with both policy and the basis on which consent was granted

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ADMITTED BREACH OF APPROVED PLANS CONDITION

The applicant confirms: “deviations from the approved plan were made”

This is a direct conflict with the standard condition requiring development to be carried out in accordance with approved drawings.

The following elements were **not approved** but are now present:

- Saunas (x4)
- Cinema/seating structures (x4)
- Enclosed plots with fencing and gates
- Wood stores (x4)
- Large Storage container
- Enlarged car park
- Altered pathways and materials
- Additional lighting

This is not partial non-compliance – it is **systematic deviation across the entire site**.

MATERIAL CHANGE IN CHARACTER OF DEVELOPMENT

From Open Rural Layout → Subdivided Plots

Approved scheme:

- Informal, open layout
- Minimal subdivision
- Low visual impact

As built:

- Each unit enclosed with fencing
- Defined curtilages
- Multiple structures per plot

This represents a **fundamental change in spatial character**

Increase in Built Form

Each unit now includes; Main hut, Sauna, Seating/cinema structure, Wood store, Decking and associated structures. This is a **multiplication of built elements per unit**, not a minor addition.

Intensification of Use

The applicant confirms the site is operational with 98% occupancy. Combined with expanded facilities, this results in: increased activity, greater permanence and higher intensity of use

This is no longer “**low-key rural glamping**”.

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FAILURE TO ASSESS CUMULATIVE IMPACT

The applicant's approach is to list changes individually and describe each as minor. This is fundamentally flawed. Planning requires assessment of **cumulative impact**.

No evidence is provided assessing:

- * Combined visual impact
- * Combined landscape impact
- * Combined activity/intensity

This omission is critical and undermines the application.

INFRASTRUCTURE AND URBANISATION

The as-built scheme includes:

- Expanded car park (~388m²)
- Engineered drainage systems and attenuation basin
- Service infrastructure (container, LPG compound)
- Formalised access and circulation

These elements collectively increase site urbanisation, reinforce permanence and change the nature of development.

UNRESOLVED CONDITION BREACHES & Policy Conflicts

The application does not adequately address several likely breaches:

- Lighting (Condition 4) - "Alternative lighting" introduced may be a reference to the swathe of festoon lighting that is permanently on. There is no evidence of compliance or approval.
- Landscaping / Biodiversity - the commitments described as optional with no evidence of full implementation. Conditions cannot be downgraded to intentions.
- Drainage - local residents are deeply concerned that the application proposes all surface water runoff will be discharged into an existing water course, **an internationally extremely rare chalk stream environment**. The development includes multiple hot tubs, yet no evidence has been provided demonstrating that chemically treated water will be contained and prevented from entering the surface water drainage system. This is particularly concerning given the sensitivity of chalk stream environments, where even low concentrations of chlorine and associated chemicals can cause ecological harm.
- There is also the consideration of the wood fired amenities, 3 wood burners and a fire pit per pod, 24 in total and the smoke pollution impact on the wildlife and the adjacent Black Horse pub.
- Finally, there is the profusion of festoon lighting that is on 24/7.

I believe, The development also conflicts with key South Downs National Park policies, particularly SD4 (Landscape Character), SD5 (Design), SD8 (Dark Night Skies), SD9 (Biodiversity), and SD17 (Water Environment).

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The application:

- Conflicts with planning policy and other local policies
- Fails to assess cumulative impact
- Seeks to regularise clear breaches of planning control

I respectfully request planning permission is refused.

Yours sincerely

Gerald Lee

Appendix

POLICY CONFLICTS

NPPF

- Section 12 (Design):** Development no longer sympathetic to rural context
- Section 15 (Countryside):** Harm to character and landscape

Arun Local Plan

- D SP1 - Design
 - Overdevelopment
 - Change in character
- TOU DM1 - Tourism
 - No longer small-scale
 - Not low-intensity
- ECC SP1 - Countryside Protection
 - Scale and infrastructure now inappropriate

From: Elaine Walby on behalf of Planning.Responses
Sent: 30 April 2026 13:02
To: Planning Scanning
Subject: FW: Objection to Planning Application WA/20/26/PL
Attachments: Objection to Planning Application WA2026PL.pdf

PL- Rep

Please redact

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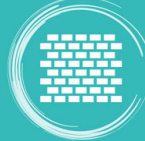
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Fulfilling Arun's economic potential



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From: Breezie Allwright <Breezie.Allwright@arun.gov.uk>
Sent: 29 April 2026 09:20
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Fw: Objection to Planning Application WA/20/26/PL

Breezie Allwright

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

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Our priorities...



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: Gerald Lee [REDACTED]
Sent: 29 April 2026 08:49
To: Planning <Planning@arun.gov.uk>
Subject: Objection to Planning Application WA/20/26/PL

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Dear Sir / Madam,

Please find attached my objection to the above planning application.

Gerald Lee
Lake Copse, Binsted, Arundel

[REDACTED]