

11/08/26

Re Planning Application: WA/60/26/PL – Nestled Binsted

I am writing to object to this retrospective planning application for the following reasons.

1. The development goes far beyond what was approved

The original proposal was for a relatively small, rural glamping site that many local residents, myself included, would have been happy to welcome. What has been built is on a completely different scale, with additional lodges, saunas, hardstanding, storage buildings, lighting, parking areas and other infrastructure that were not part of the original permission.

It seems wrong that the applicant has been allowed to construct a much larger development first and then seek retrospective permission for it afterwards.

2. Changing the character of Binsted

Large areas of what was once an open rural field have been replaced by buildings, hardstanding and parking areas, significantly reducing green space and changing the peaceful rural character of the site.

3. Negative impact on residents

We regularly smell wood smoke in our garden, particularly during evenings and at weekends when the site is busiest. The site now contains around **24 wood-burning appliances**, compared with just **six** in the original proposal. The cumulative impact of this increase has not been properly assessed.

I have asthma, and during busy periods the smoke from Nestled aggravates my condition, leaving me short of breath and making it difficult to enjoy spending time in our garden. This is not a theoretical concern but a real and ongoing impact on my daily life. One of the reasons we moved from London to Binsted was to enjoy cleaner air and a healthier rural environment where my asthma would be less likely to flare up. Instead, during periods when the campsite is busy, my asthma is triggered more often than it was when we lived in London. Please consider this when evaluating the impact of this development on neighbouring residents.

I was grateful that the frequency of fires appeared to reduce after West Sussex Fire & Rescue Service introduced its Significant Fire Severity warning. Before that, the smoke was often so noticeable that I chose to stay indoors rather than enjoy the garden. I recorded the following occasions when the smoke was particularly bad:

- Monday 15 June – daytime
- Friday 26 June – all evening
- Saturday 27 June – all morning
- Sunday 28 June – all evening
- Wednesday 8 July – all morning

These are only the occasions that I noted down and are not intended to be a complete record.

4. There are environmental and wildlife concerns that have not been properly addressed

I remain concerned about the disposal of hot tub water and the potential impact on the Binsted Rife. The site's own drainage report acknowledges the risk of groundwater contamination, and groundwater is known to be close to the surface. Although the applicant states that there is "no credible pathway" to the Rife, I do not believe this has been demonstrated convincingly enough.

The additional lighting is also inappropriate in a dark-skies area close to the South Downs National Park. Combined with the increase in smoke, noise and activity, these changes are eroding the peaceful rural environment that made the original proposal acceptable.

5. Highway safety

I am also concerned about highway safety. Binsted Lane is a narrow, winding rural road with no footway, drivers drive fast (unsafely) around the bends. Visitors unfamiliar with country lanes frequently walk on the inside of bends where they are difficult for approaching drivers to see.

Binsted Lane needs to be made safer. Arun District Council is currently consulting on improvements to walking and cycling infrastructure across the district, and this application highlights why Binsted Lane should have a 20mph speed limit

6. Economic benefits should not outweigh planning policy

I note that many of the letters supporting this application come from businesses that supply the campsite. I fully support local businesses and want them to thrive. All these businesses could continue supplying the campsite if it operated within the planning permission that was originally granted. The economic benefits of the site should not outweigh the need to comply with planning policy or the legitimate concerns of neighbouring residents about the impact of a development that has grown far beyond what was originally approved.

For all these reasons, I ask the Council to consider the serious impact of this expanded development on neighbouring residents, the rural character of Binsted and the local environment when determining this retrospective application.

Yours sincerely,

Binsted resident (I would prefer to remain anonymous)

[REDACTED]

From: Elaine Walby on behalf of Planning.Responses
Sent: 17 August 2026 17:16
To: Planning Scanning
Subject: FW: Objection: WA60/26/PL
Attachments: Nestled - objection 2.docx

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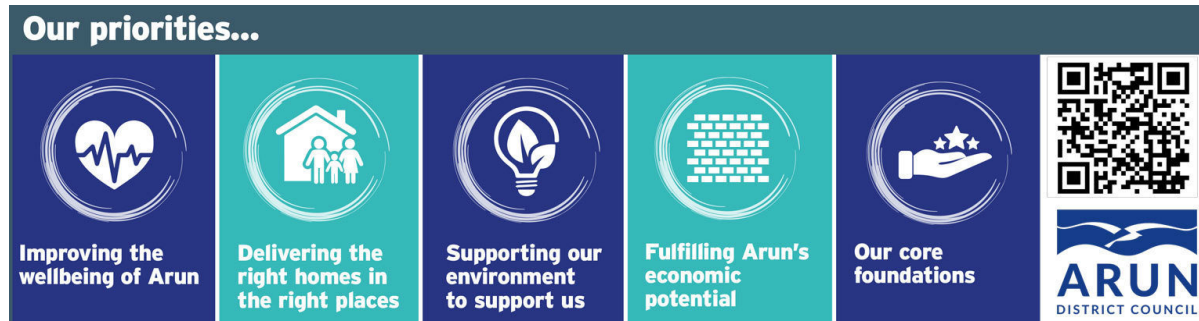
From: Elaine Walby <Elaine.Walby@arun.gov.uk> **On Behalf Of** Planning
Sent: 13 August 2026 17:55
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: Objection: WA60/26/PL

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From: [REDACTED]
Sent: 13 August 2026 11:34
To: Planning <Planning@arun.gov.uk>
Subject: Objection: WA60/26/PL

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Good morning, I am writing with an objection to planning application WA60/26/PL at Nestled in Binsted, please see attached letter.

I would prefer to make my objection anonymously as I'm sharing medical information in relation to the smoke from the 24 wood fires on the site.

Thank you

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