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Littlehampton, West Sussex, BN17 5LF
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Our priorities...

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From: Elaine Walby <Elaine.Walby@arun.gov.uk> **On Behalf Of** Planning
Sent: 24 August 2026 17:41
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: WA/60/26/PL Land south of the Black Horse Pub Binsted Lane Binsted BN18 OLP

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From: Judith Walker [REDACTED]
Sent: 24 August 2026 09:06
To: Planning <Planning@arun.gov.uk>
Subject: WA/60/26/PL Land south of the Black Horse Pub Binsted Lane Binsted BN18 OLP

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Dear Miss Welch,

Nestled : Land South of The Black Horse Pub, Binsted Lane, Binsted

I wish to register my concern about, and objections to, the above application, aspects of which are retrospective, which only add concern re possible future use (or mis-use) of this erstwhile rural site. Please also be aware that Application WA/20/26/PL was withdrawn, prior to this latest application being submitted.

Evidence of increased development and further activity, with former agricultural land being effectively transformed into a holiday park is a sad and fearful reflection upon the changing aspects of being a resident of, or regular visitor to, Binsted.

The current facility has already dramatically changed many aspects of the rurality and tranquility of Binsted; with fire risk, wafting smoke and associated smells, light pollution, high noise levels day and night, and uncertainty re waste water disposal being just some of the issues.

The possibility of discharge of effluent, together with chemicals from a number of hot tubs and saunas, into the adjacent chalkstream, must remain high on the list of concerns, despite assurances that this will not occur.

Long-established trees and rural landscaping have been removed, and previously proposed grass walkways are now to be hardstanding; it seems without any consideration in regard to bio-diversity.

It is interesting that the Noise Impact Assessment was undertaken in February - hardly a time when the site would have had high occupancy, or outside activities in the evening.

A number of other issues adjacent to site are of concern, but they may be regarded as environmental, rather than planning related.

There is one winding and relatively narrow road through the village, and when approaching the site from the Grade 11* listed Church building, we are now confronted by the view of wooden structures, styled "glamping" or "shepherd's hut" units -- the visual and environmental impact increasing without consideration to the local community.

It was anticipated, when the existing planning consent was granted, that it would *Diversify the rural economy with a small-scale, sustainable, tourism related development that does not unduly compromise the character of the area nor the significance of nearby heritage assets.*

The site has two entrances, with tall gates which one might expect in a security conscious urban housing development, not a venue to spend a relaxing break in the countryside of rural West Sussex, close to the South Downs National Park, and other locations of historical importance.

Many local residents have been severely impacted by the development, including increased fear of fire, high noise levels, air and light pollution, and the urbanisation of a small village. This includes The Black Horse, an existing provider of local employment, with amazing views, facilities and hospitality which has been an important feature and mainstay of our community.

Please do not allow this insidious change to rural life to be perpetuated. Please can the circumstances, concerns and objections of many people in the locality be taken into account, and this application be refused.

Thank you
Judith Walker