

Dear Ms Welch

Objection to planning of WA/60/26/PL

Grace Smith

Oakwood cottage

Shellbridge road

Slindon

BN18 0LT

To the Members of the Planning Committee,

I am writing to strongly object to planning application **WA/60/26/PL**. This follows the recently withdrawn application **WA/20/26/PL** and is asking for retrospective permission for changes that go well beyond what was originally approved under **WA/21/25/PL**.

I believe approving this application would send the wrong message. Developers should not be able to build something different from the approved plans and then simply apply for permission afterwards. This could damage public trust in the planning system.

Local residents did not object to the original application because it was presented as a small, quiet and low-impact glamping site that would fit in with the rural character of Binsted.

What has actually been built and is now being proposed is very different. There are more structures, facilities and services, making the site feel more like a commercial holiday park rather than the simple rural glamping site that was originally approved.

I also have the following concerns:

1. Water pollution and Binsted Rife

The site is close to Binsted Rife, which is an important and sensitive chalk stream. I am very concerned that the drainage from the site, particularly wastewater from the hot tubs, could cause pollution and damage wildlife, plants and fish.

2. Impact on the countryside

The larger units and extra structures change the appearance of the site and do not fit with the rural character of Binsted.

3. Noise and disturbance

More visitors, hot tubs and outdoor facilities are likely to create more noise and disturbance, particularly during evenings and weekends.

4. **Light pollution**

The site is close to the South Downs National Park, where dark skies are important. Extra outdoor lighting could have a negative effect on the countryside, wildlife and nearby residents.

5. **Smoke from wood-burning appliances**

The large number of wood-burning appliances could create additional smoke and air pollution, which may affect nearby homes and the surrounding area.

6. **Impact on local residents**

The combination of extra traffic, noise, lighting, smoke and the visual impact of the development could significantly affect the quality of life of people living nearby.

Hot Tub Drainage

I am particularly concerned about how wastewater from the hot tubs will be dealt with. Hot tub water can contain chemicals and other substances and should not be allowed to enter the surrounding land or Binsted Rife.

The Council should be completely satisfied that the proposed drainage system is safe and will not cause pollution before considering granting permission.

Overall, this development is very different from the smaller and simpler glamping site that was originally approved. I therefore ask the Planning Committee to **refuse application WA/60/26/PL** and ensure that the site complies with the planning permission that was originally granted.

Your sincerely

Grace Smith

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[REDACTED]

[REDACTED]

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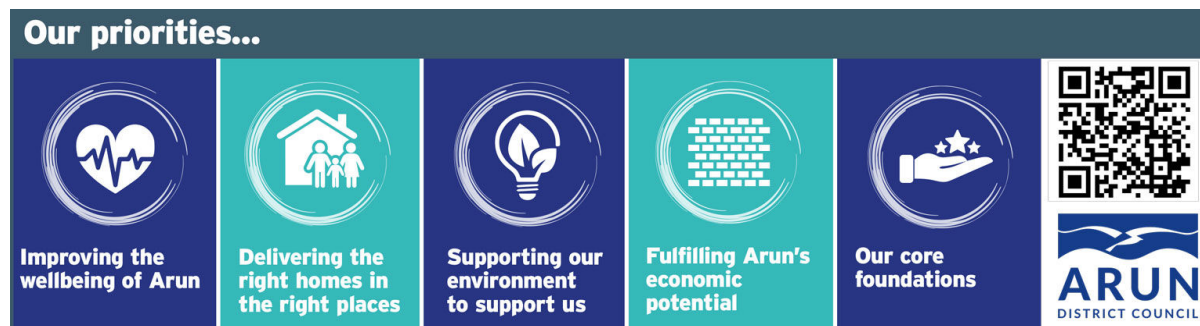
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From: Elaine Walby <Elaine.Walby@arun.gov.uk> **On Behalf Of** Planning
Sent: 25 August 2026 11:24
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: objection WA_60_26_PL

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From: Grace Smith [REDACTED]
Sent: 24 August 2026 22:20
To: Planning <Planning@arun.gov.uk>
Subject: objection WA_60_26_PL

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