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Arun District Council (ADC)
Arun Civic Centre
Maltravers Road
Littlehampton
BN17 5LF

17th August 2026

By email: kathryn.welch@arun.gov.uk

Dear Sir/Madam

Application WA/60/26/PL - Land south of the Black Horse Pub Binsted BN18 0LP -

Siting of 6no. glamping pods with asse' structures, access, car parking and landscaping (retrospective) Application may affect the setting of a Listed Building.

Reference the application, each individual 'pod' now has a far greater 'bulk' becoming overbearing in scale i.e. timber-clad 'top to toe' rather than off-ground on decorative wheels in a 'shepherds-hut-style', various outbuildings surround each hut being of both prominent sauna and hot tubs + log stores serving some three 'steel chimneys' per unit; each 'pod' too is surrounded by high interlocking fence panels.

All 'pods' appear of the same increased-scale of two bedrooms yet housing "five persons", is it assumed the "snug" may become sleeping arrangements for the additional person.

Each individual 'complex' supports a large outside TV/film projector & speakers.

Further, there appears a possible issue regarding disposal of hot-tub water, it is understood the developer believes there is "no credible pathway" to Binsted Rife but, as part of the planning process will ADC not require confirmation by specific independent survey/s and monitoring along with perhaps over-winter rainwater monitoring too given a potentially high-level of groundwater in the vicinity.

None of the aforesaid relate to what was originally promoted by the initial application as a low-key rural development of much-smaller individual '*shepherds huts*' in a meadow setting within a dark-sky village setting but appears now more akin to a holiday park.

One wonders if permission might have been granted so readily by WA/21/25PL had such inclusions formed been part of that application, possibly not and the writer objects to an application before ADC that surely now very much affects a Listed Building.

Yours faithfully

Simon J Arch

[REDACTED]

[REDACTED] [REDACTED]
[REDACTED] [REDACTED]
[REDACTED] [REDACTED]
[REDACTED] [REDACTED]
[REDACTED] [REDACTED]

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[REDACTED]



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Amber Willard <Amber.Willard@arun.gov.uk>
Sent: 13 October 2026 14:43
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: Planning Ref' WA/60/26/PL - Land South of Black Horse Pub BN180LP -

Please upload as rep letter for WA/60/26/PL

Thanks

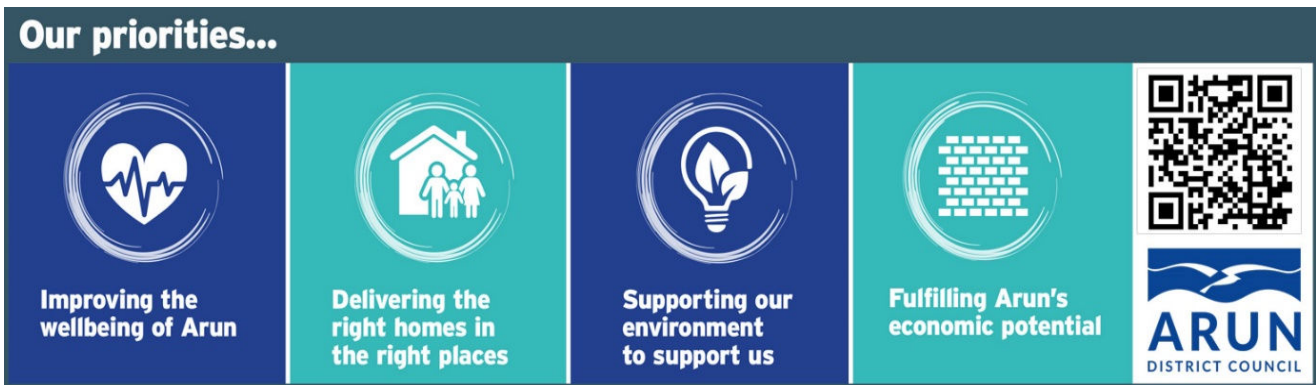
Amber Willard MRTPI
Principal Planning Officer, Planning Department

Tel: 01903 737942
E: amber.willard@arun.gov.uk

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Littlehampton, West Sussex, BN17 5LF
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From: Cllr. Mel Penycate <Cllr.Mel.Penycate@arun.gov.uk>

Sent: 13 October 2026 14:21

To: Amber Willard <Amber.Willard@arun.gov.uk>; Neil Crowther <Neil.Crowther@arun.gov.uk>; Cllr. Sue Wallsgrove <Cllr.Sue.Wallsgrove@arun.gov.uk>; Diane Evans [REDACTED]

Subject: Fw: Planning Ref' WA/60/26/PL - Land South of Black Horse Pub BN180LP -

Please can this resident's letter be added to the objections. For some reason it has not appeared on the site.

Many thanks

Mel Penycate

From: Diane Evans [REDACTED]

Sent: Friday, 21 August 2026 15:04:00

To: Cllr. Mel Penycate <Cllr.Mel.Penycate@arun.gov.uk>; Cllr. Sue Wallsgrove <Cllr.Sue.Wallsgrove@arun.gov.uk>

Subject: Fw: Planning Ref' WA/60/26/PL - Land South of Black Horse Pub BN180LP -

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Hi Both

Could one of you please attach Simons objection to the glamping planning please as it has not been accepted for some reason.

Please confirm and I can get simon to check?

#Thank you

Diane

From: Simon Arch [REDACTED]

Sent: 21 August 2026 11:38

To: kathryn.welch@arun.gov.uk <kathryn.welch@arun.gov.uk>

Cc: breezie.allwright@arun.gov.uk <breezie.allwright@arun.gov.uk>; Planning <planning@arun.gov.uk>; Diane Evans [REDACTED]

Subject: Fw: Planning Ref' WA/60/26/PL - Land South of Black Horse Pub BN180LP -

Team Hello again - further to mine below 17/08/26, I note my copy-attached letter of the same date has not been included on the **WA/60/26/PL** application page as an objection yet; please confirm receipt and ensure this is attended to before the expiry-date for correspondence.

Regards

Simon J Arch
[REDACTED]
[REDACTED]

From: Simon Arch
Sent: 17 August 2026 11:52
To: kathryn.welch@arun.go.uk <kathryn.welch@arun.go.uk>
Cc: Planning <planning@arun.gov.uk>
Subject: Planning Ref' WA/60/26/PL - Land South of Black Horse Pub BN180LP -

Team Hello - attached is a copy letter addressed to ADC regarding planning application **WA/60/26/PL** please acknowledge and place this on file -

Regards

Simon J Arch
[REDACTED]
[REDACTED]
[REDACTED]