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Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
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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	 Our core foundations	 
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From: Elaine Walby <Elaine.Walby@arun.gov.uk> **On Behalf Of** Planning
Sent: 25 August 2026 11:23
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: Planning Application WA/60/26/PL objection

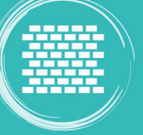
Elaine Walby
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Sent: 24 August 2026 21:08
To: Planning <Planning@arun.gov.uk>
Subject: FW: Planning Application WA/60/26/PL objection

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

Apologies my details

My address
Mrs Victoria Smith
Oakwood cottage
Shellbridge road
Slindon
Bn18 0lt

Sent from my Galaxy

----- Original message -----

Date: 8/24/26 20:25 (GMT+00:00)
To: planning@arun.gov.uk
Subject: FW: Planning Application WA/60/26/PL objection

ATTENTION Ms WELCH

Sent from my Galaxy

----- Original message -----

Date: 8/23/26 18:32 (GMT+00:00)

To: planning@arun.gov.uk

Subject: Planning Application WA/60/26/PL objection

To: Arun District Council – Planning Department

Planning Application WA/60/26/PL

Land south of The Black Horse Pub, Binsted, BN18 0LP

Siting of 6no. glamping pods with associated structures, access, car parking and landscaping –
Retrospective

OBJECTION

Dear Mr Chalk

I am writing to formally object to planning application WA/60/26/PL for the retrospective development of six glamping pods and associated structures on land to the south of The Black Horse Pub, Binsted.

I have a direct interest in the character, appearance and amenity of this site and the surrounding village.

My objection is not to the principle of a small-scale glamping development. My concern is that what has actually been built is substantially different from the development that was originally approved under application WA/21/25/PL.

The original proposal was presented as a small-scale, low-impact rural development consisting of lightweight shepherds-hut-style units, raised from the ground and sitting within an open meadow setting.

That is not what has been constructed.

Each pod is now considerably more substantial and has a much greater visual bulk. The bases are enclosed and the units have become much more building-like. Each individual plot is also surrounded by fencing, creating a series of enclosed private compounds rather than six small huts sitting within an open meadow.

In addition, there are now substantial ancillary structures and facilities, including:

- saunas;
- hot tubs;
- log stores;
- prominent chimneys;
- outdoor cinema/TV screens and speakers;
- extensive fencing and gates;

- enlarged gravelled areas and tracks;
- additional storage and service infrastructure; and
- an above-ground LPG installation.

The cumulative effect is significant. The development has changed from what was originally portrayed as a quiet, low-key rural glamping scheme into a much more intensive holiday-park-style development.

This is particularly important because the original planning decision was based upon the development being lightweight and visually unobtrusive, with the site remaining largely open and verdant. The increased scale, fencing, structures, lighting and activity fundamentally alter that assessment.

Impact on the Listed Building and rural setting

The application may affect the setting of a Listed Building. I therefore believe the Council must reconsider the heritage impact based on what is actually on the ground, rather than relying upon the assessment made for the substantially smaller and less intensive original scheme.

The increased bulk of the pods, fencing, external structures and associated lighting and activity create a considerably greater visual presence within this sensitive rural setting.

The development is also situated within the wider rural landscape and dark-sky environment of Binsted. The cumulative effect of six heavily developed individual compounds is far removed from the open meadow setting originally proposed.

Noise, lighting and disturbance

The introduction of outdoor cinema screens, speakers, hot tubs, saunas and other external facilities has also materially changed the noise and disturbance from the site.

This is not simply a matter of noise from people talking inside the pods. External entertainment and recreational facilities inevitably create additional activity and noise.

There is also the potential for increased external lighting, which is particularly inappropriate in this rural and dark-sky setting and may affect wildlife as well as neighbouring properties.

Hot-tub water and drainage

I also remain concerned about the disposal of water from the hot tubs.

I understand that the applicant considers there to be “no credible pathway” to Binsted Rife. However, given the proximity of the site to Binsted Rife and the wider River Arun catchment, I believe this issue should be independently verified.

The Council should, in my view, require appropriate independent assessment and, if necessary, monitoring of groundwater and surface-water conditions, including consideration of winter rainfall conditions, before accepting that there is no potential pathway for contaminated or chemically treated water to reach the surrounding environment.

Landscaping and biodiversity

The landscaping also appears materially different from what was originally proposed.

The original scheme relied upon native planting and the retention of an open, natural meadow character. The use of inappropriate non-native screening and extensive fencing has instead contributed to the enclosed and suburban appearance of the individual plots.

The removal of existing vegetation and the apparent loss of established hedgerow also need to be properly considered when assessing the claimed biodiversity benefits of the development.

Retrospective nature of the application

Most importantly, this is a retrospective application.

The Council is therefore in the unusual position of being able to see exactly what has been constructed and to compare it directly with the approved plans.

In my opinion, the difference is substantial.

Had the development originally been presented to the Council in its current form, including the larger pods, enclosed bases, fencing, saunas, hot tubs, outdoor cinemas, chimneys, storage and other associated infrastructure, I question whether it would have received the same planning assessment or approval.

The retrospective nature of the application should not result in the Council simply regularising what has already been constructed.

Conclusion

I respectfully ask Arun District Council to refuse planning application WA/60/26/PL.

The development as constructed is materially larger, more intensive and more urbanised than the scheme that was originally approved. It has a substantially greater impact on the rural character of Binsted, the landscape, neighbouring amenity, biodiversity and potentially the setting of the Listed Building.

I also strongly request that the Planning Committee visit the site before determining the application, so that Members can see for themselves the difference between the development originally approved and what has actually been constructed.

The Council should judge the application on the development that is now before it, not on the much smaller and less intrusive development that was originally presented.

I therefore respectfully ask that the retrospective application be refused and that the site be required to return to the scale and character of the development originally approved.

Yours faithfully,

Victoria Smith