

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

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Our priorities...



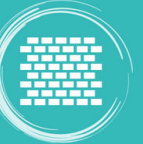
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Our core foundations




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From: Elaine Walby <Elaine.Walby@arun.gov.uk> **On Behalf Of** Planning
Sent: 06 August 2026 16:58
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: Objection to Planning Apps. WA/60/26/PL

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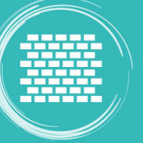
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From: Sarah Lee [REDACTED]
Sent: 06 August 2026 16:53
To: Planning <Planning@arun.gov.uk>
Subject: Objection to Planning Apps. WA/60/26/PL

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Dear Sirs

Objection to Planning Application WA/60/26/PL

I wish to object to planning application **WA/60/26/PL**.

This is not simply a minor amendment to the previously approved development. The scheme now being applied for retrospectively is materially different from the original permission. The development has already been constructed and the applicant is now seeking retrospective consent for what is, in effect, a substantially different proposal.

I did not object to the original application because it was presented as a small-scale rural camping site that appeared capable of sitting comfortably within its countryside setting. What has actually been built is a far more intensive form of development, more akin to a high-density holiday park than the modest rural scheme that originally received planning permission.

The development now includes, for each plot, additional structures and facilities including enclosed outdoor cinema buildings, hot tubs and saunas. Individual plots have become enclosed, areas of hardstanding have been expanded, and significant additional infrastructure has been introduced. These changes have substantially increased both the scale and intensity of the development and have resulted in a much more urbanised appearance.

I also have serious environmental concerns.

The hot tubs do not appear to have sealed collection tanks requiring wastewater to be removed from the site. Instead, wastewater is discharged via attenuation systems. Given the proximity of the sensitive chalk stream catchment, there is a significant risk that chemicals and contaminants could ultimately enter this environmentally important water system. This issue requires far greater scrutiny.

The approved low-level lighting scheme has not been implemented. Instead, extensive lighting has been installed and is frequently illuminated throughout the night. This is causing significant light pollution within an area valued for its dark skies and is likely to have an adverse impact on bats, owls and other nocturnal wildlife. The suggestion that some lighting may in future be controlled by timers neither reflects the current situation nor adequately addresses the harm being caused.

The site now contains approximately **24 wood-burning appliances**, compared with the six shown as part of the original proposal. This has resulted in noticeable smoke emissions affecting neighbouring properties and the nearby public house. The cumulative impact of this increase has not been properly assessed.

Highway safety is also a concern. The visibility splays at the site entrance should be reassessed, as vehicles exiting the site have limited visibility along the lane. In addition, taxis frequently wait on the highway outside the entrance and delivery vehicles often obstruct the road while attempting to gain access, creating further hazards.

The approved landscaping has not been implemented in accordance with the original permission. The development remains clearly visible from the road despite previous assurances that it would be effectively screened. Furthermore, the approved native planting scheme has not been delivered, reducing both the landscape and ecological value of the site.

The submitted noise assessment does not reflect the way the site actually operates. It appears to assume that guests will simply sit quietly on their decking areas. In reality, the provision of hot tubs and outdoor cinema facilities actively encourages outdoor social activity into the evening. The resulting shouting, loud conversations and other rowdy behaviour experienced by local residents are not properly considered within the assessment and therefore the conclusions cannot be relied upon.

The cumulative effect of the additional buildings, enlarged hardstanding, parking areas and associated infrastructure has dramatically reduced the amount of green space that remains within what was formerly an open rural field supporting owls and other wildlife. The character of the site has been fundamentally altered.

Overall, the development now has a significantly greater impact on the rural character of the countryside and on the setting of the South Downs National Park than the scheme that originally received planning permission. These changes are clearly material, have not been adequately assessed and, in my view, should not be approved retrospectively.

For these reasons, I respectfully request that planning permission for application **WA/60/26/PL** be refused.

Kind Regards

Sarah Lee

