

Joe Boyle
Hangleton Farm Equestrian Centre
Ferring
Worthing
Sussex
BN12 6PP

Your Ref: OWPC25785
Our Ref: FG/6/20/PL 14-01-2020
Please ask for:
Andrew Wood

24th February 2020

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Development of Animal Rescue Centre, to include new buildings for reception, training & education, cattery, kennels & associated ancillary accommodation, conversion of existing barn into staff accommodation along with driveways, car parking & landscaping. This application is a Departure from the Development Plan.

Hangleton Farm Livery Stables Wadars Animal Rescue Centre Hangleton Lane Ferring

Thank you for your internet representation made on 23rd February 2020 which has been recorded as '**an objection**' with the comments as follows:

To Whom It May Concern this is a email regarding the proposed planning application at Wadars Animal Rescue, Hangleton Lane, Ferring, BN12 6Pp for 20 or so Dog kennels as well as other proposed plans. We own Hangleton Farm Equestrian Centre which is right next door to Wadars and in extremely close proximity/touching distance. It was originally all one property Hangleton Farm Equestrian Centre before being spilt in to two. We bought one side, Hangleton Farm and Wadars came along after and bought the other half. We have lived here for 6 years and keep many horses here. Every day we have children riding around in our outdoor sand school, this sometimes includes less privileged children and disabled children as well as many adults. Our Sand schools are right next door to the proposed plans for dog kennels, within touching distance. It would be extremely dangerous having all the dogs right next door to our sand schools as barking dogs will frighten and spook the horses, potentially causing serious injury to children and the horses. This has been an equestrian property for over 20 years and when Wadars purchased next door it was purchased as an Equestrian property by them, not as a dog kennels. It is also extremely close to our house, a stones throw away. We would hear dogs barking 24/7 as well as many other residents in the adjacent area. The people who work for Wadars would not take this into consideration as they do not live here, they can go home after a days work and wouldn't have to listen to the dogs barking 24/7. We believe it would be devastating for the local area as well as our business. There is a lot of wildlife in this area, including Bats, Badgers, Rabbits to name a few all in the area where the proposed kennels are to be built. Not the mention the fact that our area floods badly as the water table passes down from Highdown Hill and we are on a flood plane. Everyone I have spoken to who lives in this are, ie Hangleton Lane is completely against it and believe it would be damaging for our local area. Hangleton Lane is a residential area and not all commercial properties. Many people live in the lane and it is a very peaceful area with residential and business properties. Any one that comes out and looks at the proposed plans would see it is totally ludicrous where they have put in plans for the kennels with no consideration for any residents or the local wildlife in the area not to mention the danger of the dogs next to a riding school with horses and children. Let's hope common sense prevails. Wadars have their business and rescue centre for dogs at Lancing which is not far away and is an established kennels for many years with no impact on the residents, wildlife and local businesses. Why can't they stay there at an established kennels which is not far away at all. Regards Joe & Bill Boyle, Hangleton Farm

Unfortunately it is not possible for the council to respond to each representation individually but

your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Neil Crowther
Group Head of Planning