

Claire Brogan
Hangleton Lodge
Hangleton Lane
Ferring, Worthing
Sussex
BN12 6PP

Your Ref: OWPC25786
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:

For The Attention Of: Mr A Wood, Case Officer.

Dear Sir

Reference: Planning Application No: FG/6/20/PL

I write to you in connection with the Proposed planning application for Dog kennels on the Wadars site on Hangleton Lane, previously part of Hangleton Equestrian Centre. I know the proposed site and area extremely well having been a resident of Hangleton Lodge for the past 3 years and wish to object strongly to the development of these kennels. There are many residents in the Lane not just businesses and it has always been a very peaceful and tranquil area. I am resident in the Lodge which is situated at the gateway of Hangleton Stables and I am a neighbour to Wadars, my home is adjacent to their property and I live in extremely close proximity to their site. The noise aspect of 20 or so barking dogs, barking 24/7 will bring down the area and the surroundings. It will be harmful to businesses in the area, affecting people's livelihoods as well as affecting the residential properties, but two of the major concerns is the damage it will do to the immediate environment and the wildlife in this area, there are many rabbits, badgers, bats, etc living in and around the proposed site, the disruption that it will cause is just not acceptable and the proposed site of the kennels is directly next door to our outdoor sand school/arena where children of all ages as well as adults ride on a daily busy. Everyone knows how highly strung horses can be and sensitive to sudden noises and sharp movements, the dogs naturally will be barking and running around in their outdoor runs, the dogs are stressed being kennelled as it is but also for them the sight of horses riding around could also be very agitating. It will just be extremely dangerous to horses and riders and doesn't bear thinking about. The location of the kennels will spoil the environment and the affect the noise of the dogs will have on the area is just not acceptable. We are also on a flood plane and my own home has flooded several times as I am on lower ground and the water runs down off of Highdown Hill into my property, the situation of the proposed kennels will be affected by this also as it is situated on lower ground. Wadars have a property nearby in Lancing which is absolutely adequate and is very established and does not affect the area it is situated in so I see no reason for them to move and disrupt the local area in Hangleton Lane. This has always been an equestrian area and one of the main reasons for that is it is peaceful and picturesque area and a relaxing environment for horses and riders and local wildlife, unfortunately the kennels at Wadars would badly affect this and would not at all be a benefit to the area.

Kind Regards

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