



Ferring Parish Council
Ms Nadine Pibbs
1 Elm Park
Ferring
Worthing, West Sussex
BN12 5RN

Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

Your Ref: OWPC25864
Our Ref: FG/6/20/PL
Please ask for:
Mr A Wood

4th March 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 comments made on 3rd March 2020 which has been recorded as **'an objection'** with the comments as follows:

While Ferring Parish Council acknowledges the good work carried out by WADARS, the Council feels compelled to raise the following objection to this proposal. The Council's significant concerns relate to three aspects of the application.

The canine units; while these appear to be broadly within the parameters as shown in an earlier application, FG/128/13, the very realistic potential for significant noise intrusion, detrimental to the reasonable amenity considerations of neighbours, both residential and for the established equine facility, must be taken into account. This would suggest that such canine facilities are not suitable for this site unless noise tests such as those defined in the conditions of the earlier application can be satisfied. This needs to be made conditional prior to any commencement.

Flooding; We note that the ADC Principal Engineer (Drainage) has notified ADC Planning that this site is known to contribute to highway and property flooding issues in Hangleton Lane and has laid down conditions to be approved should the application be granted. We would ask that such are made formal conditions in that event. We would further suggest that rainwater harvesting should be included in the design proposal as the buildings and site usage would seem to be eminently suitable.

Traffic; the lane is narrow and without pavements. It is an established bridleway and has an adjacent equine crossing facility on the busy A259. This also serves the walkers and cyclists who share this access onto Highdown Hill and the network of bridelpaths and footpaths. The issues are compounded by the access to the car dealerships for large multi-vehicle transporters via the lane and the continuing practice of transporters also unloading onto the dual carriageway between the lane and the equine/pedestrian crossing. We are also concerned that traffic figures do not appear to project volumes for the education facility which we understand could see concentrated numbers of students etc. using the site, perhaps by cycle or car or possibly mini-bus.

The above issues should be addressed prior to the application in its entirety being considered for approval.

Your views will be considered before the application is determined and I shall write to inform you of

any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

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

A handwritten signature in black ink, appearing to be 'NC' followed by a stylized flourish.

Neil Crowther
Group Head of Planning