

Julie Toben, Director of Development  
Wadars  
Hangleton Lane  
Ferring  
BN12 6PP

**Your Ref:** OWPC25936  
**Our Ref:** FG/6/20/PL 14-01-2020  
**Please ask for:**  
Andrew Wood

6th 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 representation made on 5th March 2020 which has been recorded as '**support**' with the comments as follows:

*Wadars would like to take this opportunity to respond to a number of points raised during the planning process.*

*The property is almost entirely of concrete and therefore, encourages no natural wildlife beyond vermin and feral cats. Swallows continue to nest in our stables. We specialise in the rescue and rehabilitation of wildlife. The plans support our work and include creating green spaces throughout and increasing the number of trees. This will improve the natural environment and provide natural scent and sight barriers between species.*

*The only UPVC structures are those in the further development of the cattery. These are fully insulated and provide the best possible environment for cats and kittens in a rescue environment. All other construction, including the kennels, are from robust build materials, fully insulated, and include the use of photovoltaic panels for sustainable energy generation.*

*We have been transparent with our intentions for the property since purchasing in January 2014. When granting 'change of use' permission, ADC placed caveats on the positioning and number of kennel units. These stipulations have been followed. These kennels are situated at least 100m from any existing residential property.*

*Dogs in kennels generally only bark when there are people around or they see another animal, they do not bark 24/7. Kennels have been designed so that dogs do not face each other; they are separated into three individual blocks so they cannot see each other off. The outdoor exercise runs will be fully fenced with solid fencing so that dogs cannot see dogs in the next run or other animals such as horses. The fence running along the boundary between our kennel area and the neighbouring sand school will also be solid. It is noted that the livery stables allow client dogs to roam loose and therefore, dogs are already interacting with their horses.*

*There were originally 86 stables on our property. The proposed footprint of the animal rescue and rehoming centre is less than the overall combined footprint of the original stables. The traffic generated by those original 86 stables is more than four times that of our proposed centre.*

*The existing flint barn already has lapsed planning permission for conversion to*

*residential. The plan is purely for staff accommodation to ensure out of hours care for animals in need. The footprint of the barn remains unchanged. There are historic clauses on the property which prevents any owner from selling the barn separately and therefore, it cannot become general housing.*

*Considerable investigation has been put into the best drainage systems for surface water across the property. This has included specialist infiltration tests and the development of a drainage plan by specialist engineers, including direction of flood waters to a natural swale. This will also encourage more natural wildlife to the area.*

*Wadars has no other property or centre(s), and never has had. The facility at Lancing is a commercial boarding kennels for which we pay a full daily fee for each animal housed.*

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](http://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