

Mr and Mrs Parkes
Highdown Hill Cottage
Hangleton Lane
Ferring
West Sussex
BN12 6PP

Your Ref: OWPC25998
Our Ref: FG/6/20/PL 14-01-2020
Please ask for:
Andrew Wood

9th 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 8th March 2020 which has been recorded as **'an objection'** with the comments as follows:

Though we support the work WADARS do and have ourselves rehomed two fantastic cats from them. We have to object to the recent planning application on the grounds it is poor in detail, incorrect on fact and does not recognising the total effect on the surrounding neighbourhood these proposed changes will make.

Some of the key points we have highlighted as follows.

Highways

Hangleton Lane is a popular walker's access to Highdown Hill, but does not actually have any pedestrian footpaths so people walk in the road. The increase in use of the lane must be considered a risk to pedestrian safety especially after dark as there are no streetlights.

Flooding

Additional building and the creation of more car parking space will convert current fields and grass lands which provide some soak away to hard standing that provides none. Though this might not cause issue to the Wadars site, it does further down the lane which does flood regularly in heavy rain and prevent access. This issue has been raised previously but never taken seriously. If the construction is to go ahead it should include the installation of full underground mains drainage for the lane replacing the ditches that overflow.

Biodiversity

This area is well known for its diverse wildlife including the badger sets on Highdown Hill, foxes, hedgehogs, rabbits, bats, swallows, birds of prey and many other animals which have for many years been seen on and around the proposed site.

Having lived next to Waders site for 20+ years we have to totally disagree with the answers on the Biodiversity checklist which confirms no surveys have been done. We have regularly seen bats in the garden in the early evening, left out food and seen badgers and hedgehogs eating it and 2 years ago had 2 Barn Owls in our property, having fallen down the chimney. A true Biodiversity study of the area will show what the disturbance and destruction to the local habitat could be.

Construction

Our property is very close to the Wadars site (10m) and is over 250 years old, it has no foundations. Any heavy construction work has high potential to causes structural damage to our property. We would like to be assured that an engineer's report will be completed to confirm that our property and others will not be damaged before any heavy work starts.

Sewerage

The application indicates that additional sewage provisions will be made. The plan does

not indicate where the new provisions will be positioned. There are currently a number of underground septic tanks located in the current staff car park belonging to various neighbouring properties as well as WADARS office. It is essential that any changes to drainage provisions do not compromise other sewage solutions or their ability to be maintained.

Kennels

With 23 kennels proposed to be built, the application does not indicate the materials to be used to construct the kennels or any provision to reduce or control the noise. The proposed green mesh boundary fencing will not provide any protection against the noise.

The kennels are proposed to be positioned adjacent to the existing schooling area for Hangleton Farm Equestrian Centre. This school area is in constant use by horse riders both experienced riders and young children. The dogs being so close gives rise to Health and Safety issues with potential risk of injury to the riders and great stress to the horses. This will also have a detrimental effect on the business and their clients.

Conclusion

Having lived in our cottage on Hangleton Lane for over 20 years and enjoyed the peaceful and beautiful countryside here, we cannot stress enough that this is our home in a residential area and there will be no escape from the constant noise of the dogs if this full application is approved.

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