

Mr and Mrs Gianluca Foschini  
Foschini nursery hangleton lane ferring  
West Sussex

Bn126pp

**Your Ref:** OWPC26059

**Our Ref:** FG/6/20/PL 14-01-2020

**Please ask for:**  
Andrew Wood

12th March 2020

Dear Sir/Madam

**Town & Country Planning Act 1990 (as amended)**

**Town and Country Planning (Development Management Procedure) (England) Order 2015**

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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

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Thank you for your internet representation made on 11th March 2020 which has been recorded as '**an objection**' with the comments as follows:

*While we know that Wadars carries out good work and we love animals we feel we have to object this proposal for many reasons. We have lived and worked here for 30 years, first with my father and now with my own family and care very much about our lane and are compelled to object for both us and our neighbours. The proposal just hasn't enough details or consideration for its neighbours.*

*Our main concerns are*

*The dog kennels have a very realistic potential for a large amount of noise. There are no details about sound insulation, consideration for both their residential and commercial neighbours has not been taken into account.*

*Our property and home is opposite wadars and we have invested greatly in diversifying our nursery, creating growth in the local community with both jobs and tourism and are just about to open our first stage of holiday lodges, we are specialising in accessible lodges and nursery, both are in short supply in the local area, we will complete all of the lodges and farm shop cafe over the next 2 years. The noise of 22 dogs would be of great concern and annoyance to us, any of our 22 customers sleeping in the lodges and visitors to our shop and greenhouses. The dog kennels are also immediately next to the horse stables and at no point is it mentioned in this proposal. No provisions of the safety of the horses, where their sand school is next to the dogs. The noise alone will surely scare them. There are many residential homes surrounding Wadars and that amount of noise will impact us all.*

*Flooding is also another concern. The flooding from the site onto the lane outside our driveway is very bad. It constantly floods from rainwater run off and although we have spoken to the council it has never been resolved. There is mention of work in the car park with sewerage and drainage but no real details. It creates a running river outside our drive and needs to be addressed before any work should start on the site.*

*The Biodiversity checklist is incorrect. A full biodiversity survey should be completed. There is a diverse amount of wildlife here, after so many years living here we have seen many types and have also completed our own survey for our planning application. With such site work proposed they need to have one.*

*Construction, there should be a structural survey completed on the buildings to be converted to make sure it's safe for the neighbours so close. A sewerage and drainage plan should be completed to know whether it's safe being put in the car park It is higher up*

*than our property, we are concerned it will run into our property creating a worse situation than it already is.*

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