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-----Original Message-----

From: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Sent: 28 December 2020 19:04
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: Y/137/20/PL

Please upload the below to the above app. An objection

Maria Tomalova | Senior Planning Officer, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
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-----Original Message-----

From: Robyn [REDACTED]
Sent: 28 December 2020 18:04
To: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
[REDACTED]
Subject: Y/137/20/PL

Dear Ms Tomalova,

Just wanted to write to you re the planning permission for the development of Maggie's Meadow. We just wanted to address our concerns for the development as a resident from the end of the lane. We believe the construction of a livery yard and home at the above site will attract additional motor vehicle traffic to the end of the lane, which is not ideal given its state. It is narrow, unsealed and popularly used by runners, cyclists, walkers, families and dogs. It also has many blind bends, which are dangerous enough with single vehicles, let alone large horse boxes and trailers. At the moment, it is uncommon to meant a car coming in the opposite direction, but it is difficult to

manoeuvre if this does occur, with the blind bends and width off the track. This will be made even more dangerous and difficult if you were to meet a horse box, or worse, trailer along the lane, which will become more likely with added traffic from the above livery yard. Many horse owners are not competent at reversing trailers, let alone blindly round a bend.

As a farmer and fellow horse owner, I also believe that 5 acres is not enough land to have enough grazing for horses, if the land is also utilised for a sand school, stabling and a spacious house. It would lead to degradation of the land due to overgrazing and poaching of the soil over winter. It would also require large deliveries of hay, feed and bedding to the property, which is more heavy vehicle traffic on the lane. It will also make the property an eye sore as it will be extremely muddy throughout winter, and bare dirt in summer, also posing potential animal welfare concerns to unknowledgeable public using the lane as a footpath, if they can see horses stood in fetlock or deeper mud followed by barren fields. Horse owners using the yard will likely also wish to store their horse trailers/boxes on site as many have limited room at home for them, thus limiting grazing further. Not to mention the property would also need to have paved/tarmaced turning circle for large vehicles as they are not going to reverse the whole way down the lane when leaving. This also decreases the available space.

Those responsible for the maintenance of the lane are also ageing, and in my eyes, we don't feel like it is fair for them to have to increase maintenance to the lane for the additional traffic, for land they do not own, nor are receiving any additional moneys from. It is unnecessary and increasing the danger to the public and other residents. We understand that the owners of Maggie's Meadow wish to build this to help fund their retirement, but given I have been told they are not horsey themselves, this poses more concerns as they will not be doing the stable work themselves, and therefore would need to hire someone (more traffic), not to mention will not be educated on horse welfare.

Finally, the livery yard would increase traffic to the area, taking away from the quiet, semi-rural location we (and many others) chose to buy in, and resulting in less sense of security to the area, as horse items are often a common target to thieves. Although it would be nice to have more horsey people in the area, we do not believe that Maggie's Meadow is a large enough, or an ideal location for the set up they wish to build. Their lack of horse knowledge as been shown from their plans. Had the property been larger, and the lane not as hairy, we would not be as concerned, but given the state of things, we believe that allowing this to go ahead would be dangerous, and detrimental to what is a lovely, quiet lane. One of the few left in the area!

Thanks for considering my ramblings. Hope you had a lovely Christmas and that 2021 is a bit brighter than the year we have just endured!

Kind regards,
Robyn Rees and Harry Pacey

Hoe Barn Stables