

East Wantley House
Northlands Lane
Storrington
RH20 3EZ

To: Halima Chowdhury, Horsham District Council Planning

DC/25/0450 Objections

Vehicle access to the site requires the use of a section of private drive belonging to me, the owner of East Wantley House. I refuse permission for my drive to be used in this way, since access is not required for agricultural purposes. I therefore request that the application is withdrawn. If the applicant makes alternative access arrangements, retrospective planning permission should be refused for the reasons given below.

Vehicles accessing the site often block and park on my drive whilst they do so. This is shown in the photo on the left below. They have damaged the western verges to the Lane, for which I am responsible. Dog walking customers have also parked their vehicles blocking the bridlepath to Water Lane -see the photo on the right.



Use of the fields without consideration of the noise disturbance and dog waste problems contravenes paragraphs 187 and 198 of the NPPF 2024, Strategic Policy 33 of the 2015 HDC Local Plan and Historic England's guidance on preserving the settings of Listed Buildings. For example, Policy 33 of the Local Plan states that "developments shall be required to ensure that it is designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property and land, for example through overlooking or noise, whilst having regard to the sensitivities of surrounding development".

The application should be rejected because it doesn't contain any information on how the site would be used and managed. It contains no plans relating to design and access, site use, dog/ waste/ noise management, and biodiversity impact. Thus, we have no idea: what the scale of operation will be; what the opening hours will be; how reactive/ unmanageable dogs will be kept 'secure'; how will noise be minimised; and how will dog waste be collected and disposed of.

Current practice is to discard dog waste:

- at the site entrance which is on my drive and next to public footpaths;
- in East Wantley's communal refuse and recycling bins;
- and on one of the gates between the two fields.

This is completely unacceptable. It has been an ongoing problem ever since these fields started to be used for unlicensed dog walking and training. It happens because there's nowhere on-site to dispose of dog poos bags. The application ignores the requirement for waste management, which is vital. The photo on the left below was taken from my drive (and public footpath) at the proposed main access gate on 10th March 2025, two weeks before the application was submitted. The photo on the right is the access to the western field, taken from the public footpath on 20th April, 11 days after the application was submitted. **This causes unacceptable harm to the amenity of occupiers/ users of nearby property and land**".



The noise created by dogs, dog owners, trainers and their vehicles is also a significant problem, as East Wantley is a very tranquil, rural hamlet containing two listed buildings. This setting is enjoyed by both residents and users of the public rights of way. Dog walking and training in the site often take place very close to the houses and gardens in East Wantley, without any regard for the noise disturbance this causes. Verbal complaints by my neighbours have been ignored. Dog field customers have also been noted arriving on site as early as 6am. There appears to be no guidance given on acceptable opening hours.

The fields are not 'secure' for dog walking. In particular, the western field is adjacent to a public footpath which runs north through woodland towards Downsview Avenue and one which runs immediately to the south of East Wantley. The fences are down in a number of places along these footpaths, due to the fence posts rotting away. Unmanageable dogs using this field pose a threat to the safety of footpath users and residents.

Ecological surveys for an adjacent development highlight that the field boundaries for this site have a large hazel dormice population. The habitat for these protected species has improved over the

years since these fields have not been used for farming. The biodiversity in the fields will be reduced if car parking spaces are created and dog-walking paths are mown. A biodiversity net gain assessment is needed.

Yours faithfully,

A solid black rectangular box used to redact a signature.