

East Wantley Barn
Northlands Lane
Storrington
RH20 3EZ

To: HDC Panning FAO Halima Chowdhury

30 April 2025

Objection to DC/25/0450

Summary

The planning application should be refused because:

- The vehicle access point chosen by the applicant requires a section of private drive to be used. The drive belongs to the owner of East Wantley House [REDACTED]. He has refused permission for the drive to be used to gain vehicle access to the site for non-agricultural purposes.
- The application should be rejected because it doesn't contain any information on how the site would be used. It doesn't include: a design and access plan; a site use plan; a dog management plan, a waste management plan; a noise management plan; and, a biodiversity net gain assessment.
- Dog waste and noise have been a continual problem since the site started to be used as a dog training / walking area. Its use is non-compliant with paragraphs 187 and 198 of the NPPF and Strategic Policy 33 of HDPF 2015 (the extant Local Plan – HDC's recent draft plan has been found to be unlawful and unsound by the Independent Examiner). It is being used as early as 6am.
- These issues have been ignored in the planning application, despite the complaints that led the HDC Compliance team to take action. Indeed, the planning application states there is no requirement for waste management. The photos below shows the large number of dog poo bags left by the access gates, because there are no facilities for dog waste collection and disposal.



- The western field is not secure adjacent to public footpaths 2442 and 2448 and East Wantley. The fences are down in a number of places, because the fence posts have rotted.. Reactive / dangerous dogs using this field therefore pose a threat to the safety of footpath users and residents. Large dogs have 'escaped' from the other field too.
- The field boundaries for this site are known to have a large population of hazel dormice. The habitat for these protected species has improved over the years these

fields have not been used for farming. Car parking and mown paths will reduce the biodiversity in the fields. A biodiversity net gain assessment is required.

Site location issues

The applicant's planning statement does not include a design and access statement. Little or no information is given about the site's layout, proposed use(s), volume of use, times of use, how it integrates with the surrounding environment, and how access will be managed. The application is woefully inadequate.

Vehicle access is via Northland Lane, a single track road. The fields are beyond the northern end of the Lane. There is no space for 'on street parking, though field users have parked on the grass verges, causing damage. They have also parked on the bridleway to Water Lane, obstructing bridlepath users, and in front of the gate on the private drive to East Wantley House. This is shown the photos below.



The driveway to East Wantley House, Barn and Granary is blocked whilst users open and close the gate.



The farm gate access requires vehicles to use part of the private drive to East Wantley House, beyond the northern end of Northlands Lane (an adopted public highway). The house deeds require the owner to provide access, but only for agricultural uses. The applicant has not sought, and does not have, permission to use the private drive to East Wantley House to access the site for non-agricultural uses.

Waste and dog management issues

The planning application states that applicant has not incorporated areas to store and aid the collection of waste. This means the applicant has not complied with the requirements set out in paragraphs 187 and 198 of NPPF dated Dec 2024 and Strategic Policy 33 of HDPF 2015. The latter states:

In order to conserve and enhance the natural and built environment developments shall be required to:

2. 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;

8. Incorporate where appropriate convenient, safe and visually attractive areas for the parking of vehicles and cycles, and the storage of bins/recycling facilities without dominating the development or its surroundings;

The applicant does not have dog waste bins on the site. The current waste management approach is for users to leave dog poo bag next to, or hanging from, the farm gate entrances to the two fields, adjacent to the Public Rights of Way, or to put the bags in East Wantley's nearby refuse and recycling bins. The latter is done without permission of East Wantley residents.

The resulting accumulation of putrifying dog poo bags is disgusting – see photos in the summary. It presents a health risk and is an offence under the Dogs (Fouling of Land) Act 1996. It also significantly harms the enjoyment of the location for both residents and users of the public rights of way. Repeated complaints to the 'licensee' (Doodley Dogs) hasn't resulted in any improvements – see Annex A for examples of complaints made on social media. Failure to act led to a formal complaint to HDC.

The application does not contain a dog management plan. The site is often used by owners of reactive and unmanageable dogs that may pose a risk to the public and other dogs if they are exercised in public areas. The site is promoted on Google Maps as "Storrington Secure Fields" – <https://g.co/kgs/qzw8KBf>. They are not secure. The fencing surrounding the western field is in a dilapidated condition, as the bases of many of the fence posts have rotted – see below and Annex A. Large dogs have also escaped the eastern field. The site does not provide a secure location for exercising unmanageable dogs, given its proximity to public rights of way and East Wantley. Barbed wire lying on the ground also poses a safety risk to footpath users and animals.



Noise impacts

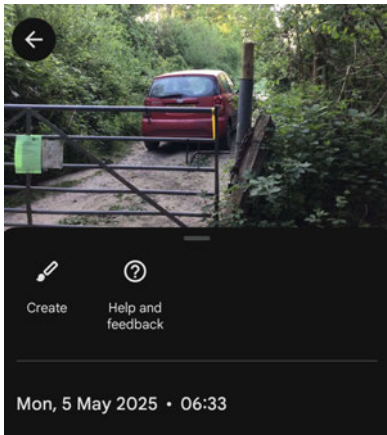
This is a very quiet location, but it is in close proximity to houses in East Wantley and the northern end of Downsview Avenue / Melton Drive.

Doodley Dogs, has used the northern ends of both fields for training activities – in close proximity to East Wantley. The trainers routinely shout instructions to dog owners,

disregarding the impact this has on residents. They have ignored residents' complaints. On one occasion the trainer stated that she needed to shout, even though all the dog owners were within 10m of her. She could easily be heard 100m away.

Dogs barking and owners calling their dogs also adds to the noise nuisance.

On Google Maps 'Storrington Secure Fields' is stated to be "Open 24 hours", leading to noise disturbance as early as 6am, and late in the day. Here's a recording of a [dog barking at 0730](#) . A car parked at 0630 on Bank Holiday Monday is shown below.



The applicant and 'licensee' have provided no information on how they will assess and manage the noise impacts. This does not comply with the requirements of NPPF paragraphs 187 and 198 HDPF 2015 Policy 33 or Historic England Guidance on the Setting of Heritage Assets.

Biodiversity impact

Both fields have not been used for agriculture for over 8 years and are now primarily scrub and rough grassland. Ecological surveys for the adjacent 'Land North of Downsview Avenue' development highlights the presence of a large population of hazel dormice in the boundary hedgerows (see, for example, the DC/21/0749 Ecological summary from Place Services to HDC dated June 2021). Leaving the land largely undisturbed has improved the habitat for the Hazel Dormice and invertebrates such as crickets. Mown paths and car parking spaces would reduce the biodiversity. A biodiversity net gain assessment is required. The potential impact of dogs, and dog waste, on the protected species also needs to be assessed.

Other issues

The planning statement mentions the draft HDC Local plan. This has been rejected by the Independent Examiner who has highlighted that he has considerable concerns with the soundness and legal compliance of the plan, in addition to significant Duty to Cooperate problems. He has asked for the draft plan to be withdrawn and a new one developed. The draft plan therefore carries no weight. Specifically, the draft plan unlawfully ignored the Green Gap Policy within the Storrington Sullington and Washington Neighbourhood Plan¹. These fields are in that 'Green Gap'. Now that the draft plan has been rejected by the Examiner, this Policy remains in place (see HDC [FAQs](#)).

The applicant, Peter Dragonetti, suggests he only became aware of the requirement for planning permission after HDC Compliance contacted the 'licensee', Doodley Dogs. For awareness, the applicant is a South Oxfordshire District Councillor, who has been on its Planning Committee for over 5 years. In January 2024 he is on record opposing planning

¹ See Regulation 8(5) of The Town and Country Planning (Local Planning) (England) Regulations 2012

application P23/S2141/FUL for the retrospective planning for change of use of three areas of land for dog walking, as well as other changes (see WODC minutes). Thus, Mr Dragonetti has for some time been aware of the need to get planning permission for such change of use and to provide full supporting documentation to support his application.

Yours sincerely,

A solid black rectangular box used to redact a signature.

Annex A - Complaints and reviews by others

Hopefully the bags and bags and bags of dog mess will get cleared up by one of the gates finally

1y Like Reply

1

What about the piles of dog poo bags at the gate? Are they part of that too?

47w Like Reply

2

perhaps Doodley dogs would like to respond ?

47w Like Reply

Write a reply...

See overleaf for Google Maps reviews

Storrington Secure Fields

Water Ln, Storrington, Pulborough RH20 3EZ, United Kingdom

[Write a review](#)

1.0 ★☆☆☆☆ 2 reviews Reviews aren't verified ⓘ

✓ All

fence 2

Sort by

✓ Most relevant

Newest

Highest rating

Lowest rating

★☆☆☆☆ 6 months ago

I used these fields for first and last time today. Access by car not good , no parking allocated. Alot of mud to field entrance , making it very slippery. Pathways round the perimeter overgrown with brambles, I had two long haired dogs with me and they had picked up alot of vegetation in there coats, uneven ground to walk on and I mean holes. Yes as stated the bigger field does have low fencing , but what I found really awful was the overflowing dog poo bags and used paper coffee cups left at the entrance to the fenced in area, I wouldn't even call it a field. I give it no rating , don't waste your money unless you are desperate.



★☆☆☆☆ 2 years ago

The website is now accurate on this field at all. The large field is worded as having a fence, but not high enough for escape artists. There are large sections with zero fence at all - leading off to other fields and even up a path towards a road. There is no fencing just up from the gate, meaning people can come in and walk about as they please. If this was properly fenced it would be unreal...but as it stands - it's a field.

👍 6

