Appeal 6003043

Interested party comments

Appeal type	Planning
Appeal procedure	Hearing
Appeal site	Land off Jackrells Lane, Southwater, RH13 9DH
Agent contact details	Dan Miller [redacted]
Local planning authority	Horsham District Council
Application number	DC/24/0204

Interested party 1

Comments

I have already commented previously in support for this application. This rescue center have been a valuable support for years and helped many animals find new homes instead of wandering the streets (or helping people find new homes for their animals). I am one of these as I have a elderly cat from them. They are professional and dedicated their lives to animal welfare. This application should be supported for the right reasons.
[redacted]

Supporting documents No documents

Interested party 2

Comments

I object to this application due to the noise and disturbance the dogs would create in this quiet rural area. The lane is already very busy and with additional traffic this will cause additional disturbance and possible accidents to the single track lane used by pedestrians, cyclists and horse riders. The noise from the kennels will cause great disturbance to the nearby homes and caravan park that have been there for decades. The owners have already erected fencing without planning which give cause for concern over any future development
[redacted]

Supporting documents No documents

Interested party 3

Comments

I would like to add my support to this hearing and the following grounds for which Horsham Council Planning Department failed in

their civic duties.
The council based the rejection on the assumption that the area for the new site is in the countryside. This is incorrect, it is by definition, semi rural so the reasons for rejection do not apply.
Namely, to the east of the site there is an airfield, to the south east directly adjacent to the site is a 10 acre dog walking field. To the south there is a commercial caravan site. South east, directly adjacent to the site, there is an industrial crane company. To the west, the A24 runs past. So in no way can this area be classed as the countryside.
Therefore, the decision by the council is flawed and needs to be addressed.
Further more, upon scrutinising the councils report, the decision was based on a desk top study by a junior member of the councils architect department. No visit was ever made to clarify why this decision came about. If it was, then it would have been perfectly obvious that this site is not in the countryside. They go on to say that a senior member of the architects department agreed with the junior members report, even though it was incorrect.
Also, of all the outside agencies consulted about this application, not one of them objected. There are the usual conditions, but none of them said no.
However, the only internal agency within the councils control, namely the architects department, made the decision above. Very strange and to me it seems that other influences not connected with the planning application took control.
I took my complaint to the council, who replied and said that they could find no wrong doing in the handling of the application. It was a reply from the actual department who made the decision, so the complaints system in Horsham council is flawed. For me, I would say that the planning department are not fit for purpose and have failed the rescue centre and failed the community, as the rescue centre are a valued amenity.
Not one councillor on the planning committee voted for the rescue centre, in fact one of them brought into the mix, dogs barking in a house in Billingshurst.
Then the committee included this as part of the refusal. Even though professional reports had been commissioned stating that there would be no noise nuisance. So again, a failing in the planning system.
Why did they allow an anecdote to influence the outcome? I could have told many fictitious stories about animals, but not one would have been included.
At the rescue centres current site, there have been no complaints since they started over 26 years ago. They are on a single track country lane, they have neighbours far closer than would be at the new site, so to refuse permission based on any of the above is incorrect and obviously flawed.
My conclusion as a professional in the planning field, is that the council have failed in this case and not followed correct procedures.
I have read all of the comments that are against the rescue centre moving to this site and can say that none of them have any merit, most of them are based on assumptions and lies about the rescue centre. Almost 900 comments in favour and around 175 against, speaks volumes from the community. The council did not take this into account, they did not listen to the majority.
It would appear that the objectors on this particular lane are in a bubble and not connected to the real world.
Housing development is encroaching all around the area, in fact,

over 800 houses have been given permission on a site east of the A24 and less than 1 km north of the proposed site for this application. The same number south of the site. So to refuse this application, an application that wants to keep 12 acres green, is ludicrous and suspect.
The applicants have informed me that they have been approached by over 9 agencies asking to buy the site and investigating one of them, it turns out to be a developer. So it seems that most of, if not all of this area will soon be houses.
I conclude that this refusal should be overturned based on the above facts and the council be held to account as to why the refusal was issued in the first place.

[redacted]

Supporting documents	No documents

Interested party 4

Comments	I support of the location and Holbrook. As a veterinary professional needing support for the community in this current climate, Holbrook has gone beyond the call of a rescue and supported animals without homes and rehomed others. We need a support and protect the few that a still able to provide invaluable services to both the animals on need as well as the people who sometimes can no longer take care of them. [redacted]
Supporting documents	No documents

Interested party 5

Comments	SUPPORT The dogs would be around 400 metres from the nearest holiday accommodation, and as a kennel-free rescue the environment is designed to reduce stress and frustration. While dogs naturally bark at times, this is not the continuous noise often associated with traditional kennel settings. The noise assessment has demonstrated how sound levels reduce over distance and how management measures will operate. The site also supports a sanctuary for horses, goats, sheep and chickens; animals that are part of the rural landscape and equally benefit from a safe, calm environment. This wider sanctuary context reinforces how the proposals sit comfortably within the character of the area. [redacted]
Supporting documents	No documents

Interested party 6

Comments	It is 400 meters from any housing ,so noise would not be a problem there are no kennels and is a multi animal rescue not just domestics pets,
Supporting documents	No documents

Interested party 7

Comments	It is so sad that the animal rescue centre has to find new accommodation. It seems to me that the proposed new accommodation would be a lovely place for them to go. The animal rescue centre do a wonderful job. [redacted]
Supporting documents	No documents

Interested party 8

Comments	Holbrook offers a unique and vital lifeline to many animals who would otherwise be facing an uncertain future and potentially euthanasia. As someone who has adopted one of their dogs the fact that Holbrook offers a kennel free environment provides the dogs with an opportunity to actually be dogs, this in itself actually reduces their barking as they have security from their pack so don't feel the need to bark. I have been to Holbrook on many occasions and can honestly say that any noise is very minimal and no more than you would find in the average street in the area. In addition to the benefit to the animals there is also the volunteering for the charity and the benefits this brings to their volunteers mental and physical well-being. As a person who works for a charity for adults with mental health needs, I see everyday the impact volunteering has on improving people's mental health, their confidence and supports them in gaining the skills to then get paid work.[redacted]
Supporting documents	No documents

Interested party 9

Comments	I very much support this appeal because Holbrook animal sanctuary provides vital help for rescue animals and needs the space and environment provided by this new location. Their kennel-free living arrangements for their animals provides a low stress environment in which they can thrive, with many going on to be rehomed.[redacted]
Supporting documents	No documents

Interested party 10

Comments	Doing a great job. Rescue many animals giving them a chance...
Supporting documents	No documents

Interested party 11

Comments	Holbrook has been in the Horsham area for years providing much needed service for rescue animals but I also know for a fact that some of the volunteers benefit hugely with their mental wellbeing helping out at Holbrook Because the rescue is kennel free the noise level is much less than a kennel environment and this will have little impact on the surrounding areas The amount of work that has gone into keeping the rescue going with very little financial support and the planning for the new site and hooe the review is their favour [redacted]
Supporting documents	No documents

Interested party 12

Comments	I have fully supported Holbrook Animal Rescue in their relocation to the Jackrells Lane site and my position has not changed. My opinion and support have only strengthened since planning was refused. As a local resident and someone who has homed a rescue dog from Holbrook Animal Rescue, I also attended and spoke on their behalf at the council's planning meeting in July 2025. During that planning meeting witnessing one of the Councillors showing their support [redacted] to the main objectors Rayland's Holiday Park management, it appeared a clear indication the decision had already been made. Although the councillor in question was not able to vote on the night due to being a councillor within the ward where the site is located, they were able to voice their opinion before the vote and highlighted the fact that with a majority of comments received from the public being in favour (about 83%) this should be ignored and a decision should be made over policy. While such councillors rely on the majority vote to take up their position, on the night it did raise a concern that this local councillor did not stay impartial and in fact had an influence on the final decision. Having made Reeds Lane our home, the proposed buildings / units and dog exercise area is only 250 – 300meters from our property. The main objectors being Rayland's Holiday Park are over 400meters from this area so in fact any noise from the dogs would have a greater impact on us down Reeds Lane. Since the original application was rejected another site within half a mile of the Jackrells Lane site on Reeds Lane, has been bought to my attention due to continued planning enforcement notices and erection of buildings and work carried out without planning consent. The site in question is Beckley Stud, owned and operated by Equine

America. In my opinion this site is no different to the Jackrells Lane site. Equine America have been able to build stables, storage barns, and have residential premises on the site with these buildings being much larger and taller than the ones planned for Holbrook Animal Rescue. They also have horses on the site which have been removed in recent times and only bought back to coincide with the latest planning applications to turn the stables into offices and build a new storage barn with a footprint of over 22,500 square ft.

This does raise the question, if Horsham District Council can approve planning for Equine America to build the multiple units they currently have, house animals on the site while including a residential unit for their business needs then why did Horsham District Council refuse Holbrook Animal Rescue's application on a similar site located within half a mile.

The only opinion I can come to is that the original decision would have been to approve this application if the same HDC planning policy principles were applied to the ones given to Equine America and the Beckley Stud site.
[redacted]

Supporting documents	No documents

Interested party 13

Comments	Being a resident fairly local to this application I see no reason why approval should not be granted, the application has my wholehearted support
Supporting documents	No documents

Interested party 14

Comments	Having walked past the current site many times it's presents no noise you may normally associate with upset dogs being left in kennels. Occasional a few happy barks for a minute or two when playing is about it. The distance from the nearest home the landscaping in new site will take even this rare happy bark down to an unnoticeable level. Naturally the public good this charity gives to the local community is immense. [redacted]
Supporting documents	No documents

Interested party 15

Comments	I do not support this application for the following reasons. I purchased my static home at Raylands country park in 2021. The reasons for this: Lockdown came and I had to work from home in a very stressful job.

	By having my caraven to come to on off days, I was able to alleviate some of my stress and relax in the countryside. The reason I chose here was the peaceful location of my static van and feeling like I'm in the middle of nowhere. The wildlife I experience here is not like anything in your own back garden. I chose Raylands as it was close to my home address and I didnt need to travel far. In the Summer months (weather permitting) I use my outside decking for approximately 60% of the time, dining, entertaining family and being able to read in quiet. It becomes my outside living room. My static home is in close proximty to where the proposed new dog home will be. My concern is that my peace and tranquillity is going to be disrupted, this is due to when I have driven past when numerous dogs are being walked in the field, the dogs have run along the fence chasing the car and barking. I do not understand how you can stop dogs barking especially when in packs. I own two dogs myself so I'm well aware of how dogs behave. I am truly concerned at the noise that will come from this plot at all times of the day and night. Please consider my concerns and how this will affect my holiday home tranquillity if this charity is allowed to go ahead with planning. [redacted]
Supporting documents	No documents

Interested party 16

Comments	I know the dog owners who live around me because I have a dog myself which came from Holbrook and I am out in all weathers walking locally all year round. Some dogs that live near me go out in their gardens barking because they are not exercised enough all year round and they don't get enough stimulation, I know for a fact their needs are not really met and it is very sad. The owners at Holbrook are professional carers they know exactly how to meet the needs of their animals and there is no stress there which means this would not be happening and does not. You can see how relaxed the dogs and animals are. There is more likely to be noise from dogs in private dwellings or holiday lets. Assumptions and decisions should not be made by ill informed prejudice people.[redacted]
Supporting documents	No documents

Interested party 17

Comments	This is a wonderful charity providing much needed kindness and temporary homes for those animals most in need, considering the positive impact animals have on so many people's lives this would seem a simple decision to continue their altruistic work In a world of ------ (enter your own description) this is an oasis of calm and provides much needed genuine feel good stories : some decisions are emotional and this is one of them[redacted]

Supporting documents	No documents

Interested party 18

Comments	I fully support this appeal - humans have a responsibilty to animals and many of these animals have been let down and abandoned by humans. Therefore as the local council you have a responsibilty to assist this rescue centre. [redacted]
Supporting documents	No documents

Interested party 19

Comments	This charity has been providing help and safety to animals for many years. They do only good things and if they can't get the land they need, what will happen to them?! They should 100% be granted what they need and should be supported in every way they can be! [redacted]
Supporting documents	No documents

Interested party 20

Comments	Dear inspector, my comments are as follows. I believe this refusal should be overturned for these reasons. The council made a complete debacle of the planning application, not following correct procedures, stringing the applicant along until the last minute, then changing to refusal. This is after sending me a letter of approval, then a correction and giving everyone's email to all who commented. Total disrespect for the applicant who no doubt spent thousands on reports. Reports that they would not have done had they been treated fairly at the start. Also, only one department said object, that is the architects department and then it wasn't a senior figure. The refusal based on this one objection, in my opinion is wrong and the applicants should have been given the opportunity to mitigate. Instead, it went swiftly to the meeting without delay. Something is wrong here and my son complained to the council and took it to top, only to be told that no wrong doing has taken place with this application. They obviously did not read the catalogue or errors, so this complaints procedure is also not in touch with the real world. This rescue centre is a local valued amenity and have not had one ounce of support from this unprofessional council and they should be allowed to have this field to move to and continue their good work. All the other fields in the area seem to get permission for 100's of new houses, why not the rescue centre? Kind regards [redacted]
Supporting documents	No documents

Interested party 21

Comments	I strongly disagree with the councils decision to fail the original application. The council state the field where the rescue would be is in the country. Fair enough there are fields around but there is a busy road(the A24) that can be heard at all times. There is also a huge mobile home site not too far away from the proposed application plus a commercial site behind that. I know for a fact, with the road, the mobile home site and the busy commercial site makes far more noise than the Holbrook dogs do. The dogs are exercised and stimulated enough not to be wanting to run about barking!!! As for a councillor bringing up about dogs barking in Billinshurst when you ride your bike past... is a joke! The dogs will infact be around 400 metres away from the nearest holiday accommodation. There is also a proposal for 800 new house north to the proposed site. Holbrook have spent thousands of pounds on professional and precise reports which have clearly been ignored by the council. Holbrook rescue is of huge importance to local people and animals, The animals live in a kennel free environment like no other place in the country! The field not only has benefits for the rescue but the wildlife and insects. It has been carefully landscaped to enhance the area and wildlife. The council do not appear to have followed rules and have had it in their heads to fail this from the beginning! Please look at all the benefits this rescue will bring in this lovely position in Southwater [redacted]
Supporting documents	No documents

Interested party 22

Comments	I support the appeal and note the following further to your refusal: The noise impact from the animals would be negligible due to the distance from the nearest property and any noise coming from animals that are not strictly confined would be minimal. As they are kennel free this reduces stress and frustration in the dogs which means they are far more relaxed, quiet and calm compared to dogs in traditional kennels. Holbrook allows freedom and socialisation through communal living alleviating stress and anxiety and greatly reducing any noise from the dogs. The noise and disturbance to which you refer would also be minimal as the facility would have a small number of people working there and does not accepts visits from the public. In fact this rural location would be an ideal spot to home animals. Animal rescue facilities, by nature engender an enormous spirit of empathy and well-being in local communities. It helps to boost and stimulate the local economy by using local animal providers. It has a positive impact locally, bringing people together through fund-raising and elevating awareness of animal welfare. It is well-documented that traditional farms create sterile landscapes. An animal welfare facility would bring diversity to the local landscape, provide local people with a variety of opportunities which in turn will boost the local economy. [redacted]

Supporting documents	No documents

Interested party 23

Comments	Added as a document
Supporting documents	Scan-2026-03-06-14-22-03.pdf (/published-document/81c4576a-179a-4813-9460-dcf3a66862f5)

Interested party 24

Comments

I am a regular visitor to the area surrounding the appeal site. When visiting family locally, I frequently walk along Jackrells Lane and the surrounding countryside, often with my dog.

The area is characterised by its quiet rural setting, low levels of traffic and the frequent presence of wildlife. The sense of tranquillity and openness is a defining feature of the locality and contributes to its countryside character. There are limited comparable areas locally that retain this level of rural quiet.

Whilst I am a dog owner and supportive in principle of animal welfare initiatives, my concerns relate specifically to the planning impacts arising from the location and operational characteristics of this proposal.

In recent months, I have experienced significant levels of dog-related noise from the appeal site while walking along Jackrells Lane. The barking has been clearly and loudly audible from the public lane. On at least one occasion, dogs from the site approached the boundary and ran towards me and my dog while we were on the lane, causing distress and alarm. My dog was visibly frightened and unsettled.

These experiences indicate that the operational characteristics of the proposed use — including outdoor dog exercise and associated noise — are affecting the amenity of those using nearby public routes and altering the previously peaceful character of this rural environment.

This is directly relevant to:
• Policy 26 of the Horsham District Planning Framework (protection of countryside character and tranquillity);
• Policy 33 (safeguarding amenity and ensuring compatibility with neighbouring uses); and
• The National Planning Policy Framework's objective to protect tranquillity in rural areas.

For these planning reasons, I respectfully request that the appeal be dismissed. [redacted]

Supporting documents	No documents

Interested party 25

Comments

I support Holbrook Animal Rescue's appeal. I am a long standing supporter of Holbrook precisely because the dogs are in a kennel free environment. Dogs when managed in the Holbrook way are much calmer and settled. When like this, they are much less likely to bark out of frustration as in a kennel environment. These Holbrook dogs are managed and cared for as in a home environment.

Holbrook play a vital role in supporting the community where Council pounds are full and where there is a clear societal trend of having dogs and not being able to look after them for a host of reasons. If the Council pounds are full, where do healthy rehomeable dogs go? Are they all euthanized? We know this can happen. We also know there are good people doing their best in Council pounds and veterinary surgeries who depend on charities like Holbrook to do the morally right thing and refer these dogs to the care of Holbrook.

I have had one adopted rescue dog from Holbrook and would recommend them. A Holbrook dog is calm and settled and stands a greater chance of being adopted successfully. [redacted]

Supporting documents

No documents

Interested party 26

Comments

Introduction
I am submitting this representation in strong opposition to the appeal for the proposed development at Land Off Jackrells Lane, Jackrells Lane, Southwater, West Sussex. I live in close proximity to the application site and would be directly and materially affected by the impacts of this development. The Local Planning Authority was correct to refuse the application, and I urge the Inspector to dismiss the appeal for the reasons outlined below.

1. Non Compliance with Local Planning Policy
The site lies outside the Built Up Area Boundary of Southwater. As such, the proposal must comply with Horsham District Planning Framework (HDPF) Policy 26 (Countryside Protection), which only permits development when it is:
• Essential to its countryside location
• Of an appropriate scale
• Does not lead to a significant increase in activity
• Conserves and enhances landscape character

This proposal fails on all four counts. It is not essential to a countryside location, represents a substantial and intrusive level of activity, is not of an appropriate scale, and results in significant harm to landscape character.

2. Harm to Landscape Character & Visual Amenity
The site currently has an underdeveloped, rural appearance characterised by:
• Open agricultural land

• Hedgerows, woodland pockets, and far reaching countryside views
• A tranquil, open landscape with sporadic low-level development

The proposed development would introduce built form and activities that would be highly visible due to the openness of the land. This would erode the rural character and natural beauty of an area valued for its wildlife, dark skies, and peace. Noise and light would travel freely across the open fields, increasing visual intrusion and undermining the quiet enjoyment of the countryside for residents and users of public rights of way.

3. Highways Safety, Access, & Parking Concerns
The only access to the site is via Jackrells Lane, a narrow single-track rural lane already in poor repair. It is unsuitable for increased traffic, including:
• Visitors to the animal shelter
• Deliveries and suppliers
• Staff and veterinary vehicles
• Additional daily car movements associated with the development

The lane lacks capacity, passing spaces, safe pedestrian refuge or lighting. Increased traffic would result in unacceptable highways risks and further deterioration to the lane surface.

4. Noise Impacts on Residential Amenity
Noise must be given significant weight. The proposal would create persistent noise from animals, alongside increased vehicle movements and worker activity 7 days per week. Nearby homes would be directly affected, including residents of Jackrells Lane, Raylands Country Park and Reeds Lane.

The development would fundamentally alter the acoustic character of this quiet rural area. The resulting disturbance poses risks to residents' well-being, including potential sleep disruption and associated health effects. This is contrary to HDPF Policy 33, which seeks to protect occupants from unacceptable noise impacts.

5. Light Pollution & Harm to the Night Sky
This location currently benefits from true rural darkness, with no street lighting and exceptional night sky visibility. Any development, particularly one operating long hours, would introduce:
• Artificial external lighting
• Glow and glare visible across open fields
• Disturbance to residents and wildlife
• Degradation of the rural character

Light pollution here would be especially harmful due to the open, elevated, and unshielded nature of the site.

6. Environmental & Wildlife Impacts
The area is rich in wildlife, supported by its mosaic of open fields, hedgerows, and pockets of woodland. The increase in noise, light, and human activity would:
• Disturb habitat
• Affect protected species
• Reduce ecological connectivity
• Undermine the landscape's tranquillity and biodiversity value

The proposal offers no realistic way to mitigate these impacts due to the nature of the activities and the sensitivity of the site.

7. Loss of Amenity for Local Residents and the Wider Community
The proposal represents overdevelopment of a rural site and would significantly harm:
• Residents' private enjoyment of their homes and gardens
• Users of nearby public rights of way, popular with walkers, runners, and cyclists
• The peaceful, rural setting relied upon by local families

The cumulative effects of noise, traffic, light, and landscape intrusion, represent an unacceptable loss of amenity.

Conclusion
For all the reasons above, clear conflict with local planning policies, harm to landscape character, highways unsuitability, unacceptable noise and light disturbance, environmental impacts, and loss of residential amenity, the Inspector is respectfully urged to dismiss the appeal.

The Council's original decision was correct, justified, and fully supported by planning policy.

I thank the Inspector for considering our representation. [redacted]

Supporting documents No documents

Interested party 27

Comments

This rescue should be allowed to construct their shelter in this new location. It is a desperately needed organisation helping abandoned and traumatised animals. It helps them without using kennels which is extremely unusual and definitely something to be encouraged and admired.
The noise of animals is part of living in a rural area. But, at the same time the rescue is sensitive to the needs of its neighbours. A purpose built rescue would make their work easier.
It's astounding that has had to go to appeal. If the rescue was to close it would be a tragedy. [redacted]

Supporting documents No documents

Interested party 28

Comments

While the work of the charity is widely respected, it is notable that the appeal site is not owned by the charity itself but by private individuals. No information has been provided to demonstrate that the charity would have secure long-term tenure of the site if permission were granted.
The relocation is therefore presented as securing the future of the charity, yet the proposal does not appear to provide any permanent or guaranteed base for its operations. The existing site is being sold

for development by the same family who own the appeal site. Land registry documents are available to evidence these claims please contact me should you require copies.
In these circumstances it is unclear why land was not acquired directly by the charity if the intention is to safeguard its long-term future. This raises legitimate questions as to whether the proposal genuinely secures a lasting public benefit. [redacted]

Supporting documents No documents

Interested party 29

Comments This application wants to keep a local amenity for the benefit of the community. The council, however, do not. This seems to be a trend in planning, the answer is no, what's the question. If there is a legal balance with applications, then this one is a high on the list. Only one objection from all of the many agencies, well this speaks volumes. The landscape department allow a junior member to deal with this case and then decide that it is against policy. A policy that can be changed or completely ignored when it suits. The next field has an industrial crane company and there is a dog walking field on the other perimeter, so to decide that any building here will be a detriment is not following procedures. This area is one that I cycle on weekly and i can say that it is definitely not the countryside. So the council have failed totally with this application and an obvious lean towards the handful of negative comments, whilst ignoring almost a thousand positive ones. If the council are there for the community, then they have not shown it with this application. I followed with interest the way the council fought against the inspectors decision on the 800 plus houses just under a kilometre from this application site, stating that certain facts have been ignored, the court agreed with the inspector, and here we are, the council definitely ignoring certain facts. This application should be allowed and for once, the community save a valued amenity. [redacted]

Supporting documents No documents

Interested party 30

Comments I confirm that a detailed written representation and supporting appendices on behalf of Raylands Park have been submitted by post in relation to this appeal (Appeal Ref 6003043).

Those documents set out Raylands Park's objections to the proposal, including the planning, amenity, countryside character and ecological concerns arising from the development, and explain why Horsham District Council's decision to refuse planning permission should be upheld.

For the avoidance of doubt, I respectfully request that these written representations and appendices are taken into account as part of my formal objection to the appeal.

I also confirm that I wish to appear and speak at the hearing in support of this representation. [redacted]

Supporting documents No documents

Interested party 31

Comments

Holbrook Animal Rescue (a charity) was set up 30 years ago to take in unwanted and abandoned animals. The animals including wildlife come all shapes and sizes including, horses, goats, pigs, chickens, rabbits, cats and dogs. Holbrook are pioneers in the treatment and re-homing of rescued animals and are one of the very few British rescues where the dogs live in the home and are not housed in kennels. This relaxed and natural environment also provides the dogs with the freedom of a field in which to run and play, thus reducing the stress often caused by housing in kennels.

To meet legal obligations Holbrook Animal Rescue are now required to leave their current site.

Conversations were had with the planning officer at Horsham District Council who gave positive and hopeful encouragement prior to taking this application forward. Time and money were then spent on clearing and securing the new site and drawing up plans.

The subsequent planning application received wide support from those who had adopted animals from Holbrook and the wider Horsham community who are aware of the contribution Holbrook makes to animal welfare. They also received support from their current neighbours who have publicly stated they do not and have not suffered from noise or nuisance issues. The new neighbour adjacent to the proposed site, also supports this application. However despite all this Holbrook's application was refused.

I recognise that this planning application is possibly unusual in its nature and falls outside a typical planning application remit. At the heart of this application is the need to create accommodation for the re-homing of animals and those that care for them.

Unfortunately none of the councillors who voted to deny this application had accepted the invitations to visit the existing premises, thus seeing how animal management is handled. For instance, visiting the site to meet an animal is by invitation only, thus keeping calm and quiet. This eliminates the risk of multiple visitors arriving at the same time which could bring noise and disruption with them. The refusal of this planning application in June 2025 appeared to ignore the huge support this application had received, to be short-sighted and based on misinformation and ignorance.

If this application is denied, what is to become of the animals currently living at Holbrook, they could become homeless. Most rescue centres are already bursting at the seams. Leaving this land vacant could also attract travellers even though the land is heavily fenced and padlocked. Trespass by travellers is entirely possible since they are unlikely to see these deterrents as an obstacle. Where

I live on the coast travellers arrive with regularity every year, armed with chainsaws, bolt cutters and other equipment and bringing noisy generators. loud music and intimidating behaviour from both humans and animals. This could make for an unpleasant and disturbing experience for local residents. Surely it would be preferable to eliminate this risk and ensure the site used for animal rescue and welfare.

I respectfully request that you grant permission to this application thus enabling Holbrook Animal Rescue to continue with their important and vital work for animal welfare and rescue. [redacted]

Supporting documents No documents

Interested party 32

Comments

While I am naturally disappointed by the outcome of the original decision, I am particularly disheartened by the tone and language used by some local councillors on social media when discussing Holbrook and its work. Public discussion about a community organisation should reflect fairness, respect, and a commitment to evidence-based dialogue. I am therefore grateful that this independent hearing provides the opportunity for a more balanced and considered review of the facts.

Holbrook Animal Rescue is, first and foremost, a sanctuary. It is a place of safety not only for the animals who find refuge there, but also for the volunteers who give their time and compassion to support them. Many volunteers describe Holbrook as their “happy place” — somewhere they come to contribute positively to animal welfare and to their community.

The environment at Holbrook is not one of noise, stress, or confinement. This is not a facility where animals spend their days jumping against kennel bars in frustration. The dogs are free — free to play, free to rest, and free to spend time with the volunteers who care for them. They explore, they nap, and they form trusting bonds with people again. Of course they bark occasionally; they are dogs, after all. However, the suggestion that Holbrook would represent a nuisance has been raised without the support of any formal noise assessment, which makes the claim difficult to substantiate.

Holbrook is also home to horses, sheep, goats and chickens; animals entirely in keeping with the character of a rural setting. Their presence reflects the sanctuary’s broader mission to provide refuge to animals in need and is consistent with the agricultural and countryside environment surrounding the proposed site.

The location itself has been carefully considered. It is essential that the rescue centre remains within reasonable proximity to key local services. Access to veterinary care is fundamental to the welfare of the animals, and access to medical facilities for volunteers and staff is equally important. The site’s proximity to the A24 provides vital connectivity for volunteers, adopters and supporters.

	It is also important to consider the wider context. The A24 already generates consistent background traffic noise as does the neighbouring commercial activity in the area. In addition, other housing developments are proposed nearby, which will inevitably influence the character of the locality. Ultimately, Holbrook Animal Rescue represents compassion, community involvement and responsible animal welfare. This appeal is not simply about buildings; it is about ensuring that vulnerable animals continue to have a safe place to recover, and that the volunteers who care for them can continue their work. I respectfully ask that the appeal be considered carefully and fairly so that Holbrook can continue providing safety, care and hope to animals that have nowhere else to turn. [redacted]
Supporting documents	No documents

Interested party 33

Comments	These animals have been let down before, please let's not let them down again
Supporting documents	No documents

Interested party 34

Comments	The complete lack of empathy to block this and cost animals lives is absolutely disgraceful and should be overturned.
Supporting documents	No documents

Interested party 35

Comments	I totally support this appeal for Holbrook Rescue. They do so much for the animals that they help & the land is so important in giving these animals the best life possible (until they find a forever home). Caged animals in other rescue centres are just not wholesome enough - Holbrook is very different due to not kennelling their animals and I do believe this enriches the animals life so much. But without the land they currently have, this would not be possible. SAVE HOLBROOK!!!! PLEASE. [redacted]
Supporting documents	No documents

Interested party 36

Comments	This rescue centre is vital to our community, it is imperative that they are able to relocate and create the centre they need in this location. You have no issue with building horrific housing and flats on beautiful green spaces and removing homes for wildlife yet an animal rescue centre is now a problem? This should have been approved by the council without fail and I personally want to encourage you to turn this around now and make the right decision. I am in full support of this application! [redacted]
Supporting documents	No documents

Interested party 37

Comments	This rescue centre is vital to our community, it is imperative that they are able to relocate and create the centre they need in this location. You have no issue with building horrific housing and flats on beautiful green spaces and removing homes for wildlife yet an animal rescue centre is now a problem? This should have been approved by the council without fail and I personally want to encourage you to turn this around now and make the right decision. I am in full support of this application! [redacted]
Supporting documents	No documents

Interested party 38

Comments	For planning purposes this area is semi-rural, rather than rural and legally the planning application must be considered with this in mind. The sound of the dual carriageway is very clear, there is a crane yard in the area and a caravan site also which is concreted in areas and has white plastic caravans in situ, as well as people and traffic coming and going regularly. The local lanes are used as rat runs by delivery drivers and locals. The council's stance that Horsham does not need a rescue is untrue. If no rescue was needed, there wouldn't be any. In fact, there are several. The rescue has bent over backwards to fulfil all the council's requests regarding the site at considerable cost (money that should be spent on the animals). All the reports bar one declared no objection to the use of the site by the rescue and the one that did have concerns has prompted considerable effort by the rescue to comply with their requests. Many other semi-rural sites in the area have been built on by developers with very little to no pushback from the council - Kilnwood Vale, Mowbray, as well as many areas around Southwater which is near the proposed site. [redacted]
Supporting documents	No documents

Interested party 39

Comments	I am writing concerning the refusal of the relocation of Holbrook animal rescue from Horsham to Jackrells lane Southwater. I find the reasons for it being refused unbelievable. At the moment the rescue is located next to the very busy A264 with very heavy building work going on around it. I strongly believe that the site in Southwater offers everything the animal rescue needs without affecting other people. I believe that the reason for the refusal have not followed the planning guidelines. At the planning meeting ridiculous excuses were brought up...eg one councillor even said that when he rides his bike passed a house in Billingshurst loads of dogs come barking at the fence!!! How does this relate to the dogs at Hobrook!!! Holbrook is a kennel free rescue where every dog is walked every day. They have toys and volunteers to play with. You very seldom hear them bark as they are stimulated and have no reason to bark. The rescue is unlike any other rescue where dogs are kept in kennels and are frustrated! The council also said this site is in the countryside. It may have a farm and fields around it but it also has a noisy industrial crane site next to it, as well as a commercial campsite. In the summer the campsite frequently holds noisy events. The dogs will only be near the campsite while being walked for an hour in the morning and afternoon. The rest of the day they will be on the plot where Cliff and Laura's housing will be. With all the trees the noise will be very low and will not affect the campsite! Besides having the campsite and crane site in Jackrells lane, the A24 can be clearly heard. There are also 800 houses being built on the north of the proposed site. The rescue is of huge importance not just for the animals but for the local community. People wishing to give a rescue dog a forever home, know that Holbrook , home a dog to the right home for the person and the dog. It is also there to help wildlife. Cliff and Laura have dedicated most of their lives to looking after and caring for animals. I believe not many councillors have visited the site! Those who haven't please go and look for yourself. It's such a tranquil site and has been made into a haven for wildlife and insects. [redacted]
Supporting documents	No documents

Interested party 40

Comments	This statement supports an appeal against the refusal of planning permission by Horsham District Council for the proposed animal rescue centre. I believe that the refusal is not supported by the planning context of the site and that the decision fails to properly consider the professional evidence submitted as part of the application. Site Context The refusal appears to rely heavily on the assumption that the site is located in open countryside. However, this characterisation does not accurately reflect the surrounding area. The site sits within a location that is better described as semi-rural with significant surrounding development and infrastructure. Directly to the north of the site, a development of over 800 new homes is

currently under construction, which demonstrates that the area is already undergoing substantial residential expansion.
Furthermore, the site is situated adjacent to the A24, an established transport corridor, as well as being close to an airfield, a commercial campsite and an industrial crane company. These existing uses clearly indicate that the area already accommodates a mixture of residential, commercial and transport related activity. In this context, the description of the site as isolated countryside is not consistent with the actual character of the surrounding environment.

Noise Considerations
Concerns regarding potential noise from dogs were raised during the planning committee discussion. However, Holbrook Animal Rescue commissioned professional acoustic assessments specifically to address this issue. These reports concluded that the proposed use would not result in unacceptable noise impacts on the surrounding area.
These specialist reports were prepared by qualified professionals and submitted as part of the planning application in order to ensure the development could be properly assessed. It is therefore unclear why these findings appear to have been set aside in favour of anecdotal concerns raised by a councillor during the committee discussion.
Planning decisions should be based on evidence based assessment, particularly where expert reports have been provided.
It seems that the professional evidence submitted has not been given appropriate weight in the decision making process.

Planning Process and Fairness
Holbrook Animal Rescue has taken considerable steps to comply fully with the planning process, including commissioning professional reports at significant cost to address any potential concerns regarding noise and impact.
Again, planning decisions should be informed by evidence and professional assessment particularly where specialist reports have been prepared by qualified experts.
It is therefore surprising that the application appears to have been refused on the basis of assumptions about the site location and concerns that are not supported by the professional evidence submitted.
The proposed animal rescue centre would provide an important welfare service and has been designed with appropriate mitigation to ensure it operates responsibly within its surroundings.

In conclusion, for the reasons outlined above, I respectfully submit that the refusal does not adequately reflect the actual context of the site or the professional evidence provided.
It is therefore requested that the appeal be allowed and planning permission granted. [redacted]

Supporting documents	No documents

Interested party 41

Comments	I do not support local authority planning as the dog rescue center Holbrook is the only rescue of its kind in West Sussex where the dogs are kept kennel free . It would be a real shame for them to all be moved. [redacted]
Supporting documents	No documents

Interested party 42

Comments	Animal welfare charities provide an essential public service, and facilities like this are vital for the care, rehabilitation and rehoming of animals that would otherwise suffer neglect or abandonment. Preventing a charity from building appropriate facilities ultimately places greater strain on already overstretched rescue organisations and local authorities. The claim that the development would harm the rural landscape seems disproportionate. Many rural areas already contain agricultural buildings, kennels and other functional structures that coexist perfectly well with the surrounding countryside. A well-designed rescue facility can be sympathetic to the environment and far less visually intrusive than many forms of agricultural or commercial development that are routinely approved. Concerns about noise should also be considered in context. Responsible rescue organisations implement kennel design, sound management and operational practices specifically intended to minimise disturbance. Rural areas also already experience noise from farming activity, livestock and machinery, which are accepted parts of countryside life. This project would bring significant social value by supporting animal welfare, helping abandoned animals find homes, and providing a compassionate service to the community. Rejecting it on speculative concerns risks prioritising aesthetic assumptions over a clear public good. I strongly urge the council to reconsider this decision and work with the charity to find practical solutions that allow this important work to continue while respecting the character of the area.[redacted]
Supporting documents	No documents

Interested party 43

Comments	I support the planning permission as the Community needs the Holbrook Animal Rescue not only for the animals but for the volunteers and surrounding communities. As this is a kennel free environment there is minimal noise. I live nearby and have volunteered and only hear noise when the dogs are being fed or excited to go for walks. Unfortunately in this day and age we need safe places like this and this sanctuary has such an amazing track

	record for rehoming. Laura and Cliff are a wonderful caring couple and we need them to continue their great work. [redacted]
Supporting documents	No documents

Interested party 44

Comments	I volunteer at Holbrook animal rescue.
Supporting documents	No documents

Interested party 45

Comments	I wish to support the work of Laura whole heartedly. My husband and I sadly had to give up a dog as she became viscous and we were scared for the safety of our children if we were to keep her in the house. Laura realised what a difficult and heartbreaking decision this had been for us, but treated us and our dog with great kindness. Laura's love for animals is clear to see and she has dedicated her life to them. The rescue centre she runs is a very special place which is unique. Please do not force it to close - it is the home to some very vulnerable animals and supported by wonderful volunteers. Laura has not judged us for having to give up a dog - she will allow us to rescue the right dog in the future too - as she understood our situation. She is an incredible lady. [redacted]
Supporting documents	No documents

Interested party 46

Comments	Holbrook Animal Rescue is a key charity offering rescue for unwanted animals. It's important that we prioritise rescue services in the UK. I work with the healing animals organisation and see the huge difference these organisations make to the lives of animals, people and the community beyond. [redacted]
Supporting documents	No documents

Interested party 47

Comments	I see no reason why this should be objected to.
Supporting documents	No documents

Interested party 48

Comments	Holbrook animal rescue do incredible work for the community and keeps dogs off the streets or in the hands of less caring people/kennels. The look and feel of the area don't seem to be considered when it is a new petrol station or a tesco, so why not a dog rescue (that pays less tax???)? It is a small ask, and having lived in countries where stray dogs have such a negative impact on the community, it really makes a place so much more desirable place to live, nd in the long term increases the tax you are mostly focused on. As a building surveyor, i see nothing in their plans that would negatively impact the surrounding area, only to beautify it and not have stray dogs or traumatized dogs that bark and cause a local disturbance, or worse injury. Please please reconsider the affect this will have on the community, and look beyond a few walls onto the bigger picture. [redacted]
Supporting documents	No documents

Interested party 49

Comments	I am writing in support of planning appeal reference 6003043. I believe this project would provide an important benefit to the local community and to animal welfare. Responsible rescue facilities play a vital role in caring for vulnerable animals, particularly when they focus on environments designed to reduce stress and promote rehabilitation. A kennel-free or low-kennel rescue environment can significantly improve welfare outcomes for dogs by providing a calmer, more natural setting compared with traditional kennel blocks. This type of approach aligns with modern animal welfare thinking and can help dogs recover and become more suitable for adoption. Given the rural setting, facilities that prioritise space, landscape integration and thoughtful management of noise and activity can operate in harmony with the surrounding countryside. Projects like this can also provide positive community benefits by supporting responsible rehoming, reducing stray populations and promoting education around animal care. For these reasons, I support the proposal and hope the appeal is considered favourably. [redacted]
Supporting documents	No documents

Interested party 50

Comments	I fully support this scheme. Holbrook is an established sanctuary and very important to the area. The site they have set there sights on seems ideal. Please help this charity. [redacted]
Supporting documents	No documents

Interested party 51

Comments	I do not agree with the local authority's planning decision. This land is the perfect rural location to provide these poor animals with a happy and free environment while they wait to find their forever homes. Through no fault of their own, these animals are in this situation - they deserve care and compassion. I fully support Holbrook Animal Rescue and I hope the council grants the permission they need to continue their good work. [redacted]
Supporting documents	No documents

Interested party 52

Comments	I run a local dog training and behaviour business, regularly working with rescue dogs and I have worked with several from Holbrook Animal Rescue. When a rescue is rehomed, they go through a lot of stress, often linked to their rescue environment. Holbrook's plan for the facility would massively help in reducing the animals stress and making it easier to settle them into their new homes. I really think you should rethink this planning application [redacted]
Supporting documents	No documents

Interested party 53

Comments	I think it's disgusting they won't allow permission to build to save these animals and this wonderful Animal Sanctuary but they're happy to build on green belt land for unsightly concrete City for an overpopulated country but don't care about animals make you wonder why we pay our taxes to councils they have no interests in what the public want let them have their planning permission is not a lot to ask and and they're not bothering anybody else let these animals have a safe haven and all future animals we need this place more than ever if you have any heart you allow them their building permission [redacted]
Supporting documents	No documents

Interested party 54

Comments	I support the appeal for the relocation of Holbrook Animal Rescue to land off Jackrells Lane, Southwater. The charity has operated in the Horsham area for nearly 30 years, rescuing and rehoming abandoned and vulnerable animals while promoting responsible pet ownership. The organisation must relocate due to the loss of its current site to housing development. Allowing the appeal would ensure the continuation of this long-established community service within the district. The reasons for refusal primarily relate to landscape impact, neighbour amenity and potential disturbance. However, the proposed buildings are modest, single-storey structures and include landscaping and planting intended to soften their visual impact. In this context, the development represents a limited and appropriately scaled rural use rather than an urbanising form of development. Concerns about noise and disturbance should also be considered proportionately. Holbrook Animal Rescue operates a kennel-free model, with dogs housed in a domestic-style environment rather than traditional kennel blocks. This approach significantly reduces barking and noise compared with conventional kennel facilities, suggesting that unacceptable harm to neighbouring amenity is unlikely. Traffic generation from the proposed use is also expected to be limited. Activity would largely be associated with staff, volunteers and occasional visitors for animal adoption or welfare appointments. This level of traffic is comparable to many small rural uses and is unlikely to have a material impact on the surrounding road network. When assessed against relevant planning policy, the proposal aligns with the presumption in favour of sustainable development set out in the National Planning Policy Framework. At the local level, the proposal is consistent with Policies 25 and 26 of the Horsham District Planning Framework relating to development in the countryside and landscape character, as well as Policy 33 which seeks to protect amenity while allowing appropriate development. The proposal also supports the objectives of the Southwater Neighbourhood Plan, which encourages facilities and services that contribute positively to the local community. If the appeal is dismissed, Holbrook Animal Rescue risks losing its ability to operate within the district following the loss of its current site. This would result in the loss of a long-established charity providing significant community and animal welfare benefits. For these reasons, the social and community benefits of allowing Holbrook Animal Rescue to relocate clearly outweigh the limited and mitigated impacts identified. I respectfully request that the Planning Inspectorate allows the appeal. [redacted]
Supporting documents	No documents

Interested party 55

Comments	SUPPORT: The dogs would be around 400 metres from the nearest holiday accommodation, and as a kennel-free rescue the environment is designed to reduce stress and frustration. While dogs naturally bark at times, this is not the continuous noise often associated with traditional kennel settings. The noise assessment has demonstrated how sound levels reduce over distance and how management measures will operate.The site also supports a sanctuary for horses, goats, sheep and chickens; animals that are part of the rural landscape and equally benefit from a safe, calm environment. This wider sanctuary context reinforces how the proposals sit comfortably within the character of the area. The site sits within a semi-rural setting influenced by nearby infrastructure, including the A24 corridor and neighbouring commercial activity, which is relevant when considering landscape impact.[redacted]
Supporting documents	No documents

Interested party 56

Comments	Although I don't live nearby, I have friends that do, I expect they've already commented. Holbrook Animal is an asset to the community, with wildlife and horses and rescued animals. The dogs do not live in kennels and don't bark anymore than any dog living in a family home, where they occasionally bark if they feel there might be danger to their owners i.e. potential burglars etc. We need to keep Holbrook. Or would you rather have stray dogs and cats etc roaming wild in the area. Please let common sense prevail. Thank you very much. [redacted]
Supporting documents	No documents

Interested party 57

Comments	This charity does valuable work within the community. We cant lose it. The objections about potential noise need to be reviewed bearing in mind the charity operates a kennel free operation and as such dog noise is kept to a minium. Please consider how the existing charity location operates within its current semi rural environment. They have a solid and positive relationships with their existing neighbours and I see no reason why that would not continue at the new proposed site? [redacted]
Supporting documents	No documents

Interested party 58

Comments	I would like this appeal to be successful as West Sussex needs a rescue like this,they help people with animals with all sorts of mental & domestic problems, the new site is away from public housing, the

applicants are very aware of all aspects of caring for the environment & all wildlife, their kennel free way leads to happy dogs which do not make a continual noise, & suggest that people who object would be pleasantly surprised. The road is quite ish & Holbrook would not increase traffic, volunteers drive slowly & have off road parking, indeed there are other businesses in the road.Trees have been planted that in time will hide the fencing & produce a rural look. Overall I feel HDC have a duty of care, this rescue provides vital help to humans & animals alike. Please look favourably on this application [redacted]

Supporting documents	No documents

Interested party 59

Comments	I writing to say that I am supporting Holbrook animal sanctuary and the work that they do especially because the dogs they keep there are in a healthy kennel free environment [redacted]
Supporting documents	No documents

Interested party 60

Comments	I support the appeal for the relocation of Holbrook Animal Rescue to land off Jackrells Lane, Southwater. The charity has operated in the Horsham area for nearly 30 years, rescuing and rehoming abandoned and vulnerable animals while promoting responsible pet ownership. The organisation must relocate due to the loss of its current site to housing development. Allowing the appeal would ensure the continuation of this long-established community service within the district. The reasons for refusal primarily relate to landscape impact, neighbour amenity and potential disturbance. However, the proposed buildings are modest, single-storey structures and include landscaping and planting intended to soften their visual impact. In this context, the development represents a limited and appropriately scaled rural use rather than an urbanising form of development. Concerns about noise and disturbance should also be considered proportionately. Holbrook Animal Rescue operates a kennel-free model, with dogs housed in a domestic-style environment rather than traditional kennel blocks. This approach significantly reduces barking and noise compared with conventional kennel facilities, suggesting that unacceptable harm to neighbouring amenity is unlikely. Traffic generation from the proposed use is also expected to be limited. Activity would largely be associated with staff, volunteers and occasional visitors for animal adoption or welfare appointments. This level of traffic is comparable to many small rural uses and is unlikely to have a material impact on the surrounding road network. When assessed against relevant planning policy, the proposal aligns

with the presumption in favour of sustainable development set out in the National Planning Policy Framework. At the local level, the proposal is consistent with Policies 25 and 26 of the Horsham District Planning Framework relating to development in the countryside and landscape character, as well as Policy 33 which seeks to protect amenity while allowing appropriate development. The proposal also supports the objectives of the Southwater Neighbourhood Plan, which encourages facilities and services that contribute positively to the local community.

If the appeal is dismissed, Holbrook Animal Rescue risks losing its ability to operate within the district following the loss of its current site. This would result in the loss of a long-established charity providing significant community and animal welfare benefits.

For these reasons, the social and community benefits of allowing Holbrook Animal Rescue to relocate clearly outweigh the limited and mitigated impacts identified. I respectfully request that the Planning Inspectorate allows the appeal. [redacted]

Supporting documents No documents

Interested party 61

Comments The suggested project will save the lives of many animals. When it comes to the noise concerns the kennel-free settings are far better because the animals aren't frustrated and do not have the need to make noises. As people occasionaly speak or laugh, dogs occasionally bark. And like people, they do it mostly during daytime. [redacted]

Supporting documents No documents

Interested party 62

Comments This hugely important local charity has been hounded out of it's current location by encroaching urban development - all encouraged by the local planners. The proposed new site looks ideal for its purposes and in my experience would mean no loss of amenity to the local community - far from it.

The rejection of their plan seems largely to be based on the idea that it will contribute to creeping urbanisation. There are too many ironies there to even think about, let alone address here.

So, all I can say is that if we can not allow them to relocate to the proposed site then we will not allow them to relocate anywhere. So their community work will cease. And that will be very sad indeed. [redacted]

Supporting documents No documents

Interested party 63

Comments	I am writing to strongly support the Holbrook Animal Rescue appeal. Animal rescues provide an essential and compassionate service. Sadly, many animals are abandoned, neglected or mistreated, and without organisations willing to step in, they would have very few safe options. Facilities like Holbrook Animal Rescue give vulnerable animals the time, care and environment they need to recover and eventually be responsibly rehomed. A rural location is entirely appropriate for this type of work. Rescue animals often come from stressful or traumatic situations and benefit greatly from space, fresh air and quiet surroundings where they can exercise, decompress and regain confidence. These environments are far more suitable for their wellbeing than busy or confined urban settings. Concerns are sometimes raised about noise or disruption, but responsible rescue organisations operate with animal welfare as their priority and aim to maintain calm, well-managed environments. In a rural setting with appropriate space, the potential impact on surrounding areas is likely to be minimal. Projects that prioritise rehabilitation, welfare and responsible rehoming provide a clear benefit to both animals and the wider community. Providing a safe and well-managed place for vulnerable animals to recover and be given another chance at life is a positive and appropriate use of land. For these reasons, I fully support this appeal and respectfully ask that it is given favourable consideration. [redacted]
Supporting documents	No documents

Interested party 64

Comments	I am writing to express my support for the planning appeal submitted by Holbrook Dog Rescue and Animal Sanctuary. I understand that the planning application was refused due to concerns about potential dog noise. Based on my personal experience of visiting the site, I believe these concerns may not accurately reflect how the rescue operates in practice. Holbrook operates a unique kennel-free model of care. Rather than keeping dogs individually confined in kennels, the dogs spend their days together in a supervised outdoor field environment. They are carefully monitored and managed by a team of capable and committed volunteers who clearly prioritise the welfare and behaviour of the dogs in their care. This approach appears to have a positive effect on both the wellbeing of the animals and the overall noise generated by them. As a volunteer for large national dog rescue centres I have witnessed how stressed and frustrated dogs can become due to confinement and isolation, which translates into behavioural issues such as increased and excessive barking. At Holbrook, the dogs are able to socialise naturally and

move freely within a managed environment. Furthermore they are in the company by humans who understand them throughout the day. In my observation, this results in calmer behaviour and far fewer of the triggers that typically cause persistent barking. I have visited the current Holbrook site on two occasions. On both visits I was pleasantly surprised by how quiet the rescue was. The dogs appeared relaxed, sociable and content, and the volunteers were attentive and clearly experienced in managing and interacting with the dogs appropriately. The overall atmosphere was peaceful, unlike traditional kennels. From my visits, the activity at the site did not appear to give rise to levels of noise that would be likely to cause harm to the amenity of the surrounding area. Holbrook provides a valuable service by rescuing, rehabilitating and rehoming dogs in need while maintaining a thoughtful and welfare-focused approach to their care. In my view, the way the site is managed contributes positively to maintaining a calm environment.
For these reasons, I respectfully support this planning appeal and hope that permission will be granted so that Holbrook can continue its important work. [redacted]

Supporting documents No documents

Interested party 65

Comments

This land is perfect for Holbrook.
The animals can continue to have a free run and there will be no interference with the surrounding area.
Having lived in Horsham for many years and knowing what a fantastic job Holbrook do, it would be such a shame to lose a charity that is local. These places struggle as is, without the support of their local council, how would it be possible to keep doing the great job they are doing?
I hope this can be considered fairly I'm sure people in the area are in full support of this wonderful charity [redacted]

Supporting documents No documents

Interested party 66

Comments

I support the appeal for the relocation of Holbrook Animal Rescue to land off Jackrells Lane, Southwater. The charity has operated in the Horsham area for nearly 30 years, rescuing and rehoming abandoned and vulnerable animals while promoting responsible pet ownership. The organisation must relocate due to the loss of its current site to housing development. Allowing the appeal would ensure the continuation of this long-established community service within the district.

The reasons for refusal primarily relate to landscape impact, neighbour amenity and potential disturbance. However, the proposed buildings are modest, single-storey structures and include landscaping and planting intended to soften their visual impact. In this context, the development represents a limited and appropriately

	scaled rural use rather than an urbanising form of development. Concerns about noise and disturbance should also be considered proportionately. Holbrook Animal Rescue operates a kennel-free model, with dogs housed in a domestic-style environment rather than traditional kennel blocks. This approach significantly reduces barking and noise compared with conventional kennel facilities, suggesting that unacceptable harm to neighbouring amenity is unlikely. Traffic generation from the proposed use is also expected to be limited. Activity would largely be associated with staff, volunteers and occasional visitors for animal adoption or welfare appointments. This level of traffic is comparable to many small rural uses and is unlikely to have a material impact on the surrounding road network. When assessed against relevant planning policy, the proposal aligns with the presumption in favour of sustainable development set out in the National Planning Policy Framework. At the local level, the proposal is consistent with Policies 25 and 26 of the Horsham District Planning Framework relating to development in the countryside and landscape character, as well as Policy 33 which seeks to protect amenity while allowing appropriate development. The proposal also supports the objectives of the Southwater Neighbourhood Plan, which encourages facilities and services that contribute positively to the local community. If the appeal is dismissed, Holbrook Animal Rescue risks losing its ability to operate within the district following the loss of its current site. This would result in the loss of a long-established charity providing significant community and animal welfare benefits. For these reasons, the social and community benefits of allowing Holbrook Animal Rescue to relocate clearly outweigh the limited and mitigated impacts identified. I respectfully request that the Planning Inspectorate allows the appeal. [redacted]
Supporting documents	No documents

Interested party 67

Comments	This place is amazing, what they do for animals. Please let they stay
Supporting documents	No documents

Interested party 68

Comments	Added as a document
Supporting documents	Scan-2026-03-13-14-37-18.pdf (/published-document/bd368824-93b3-4655-977a-210480271c0a)

Interested party 69

Comments	Appeal Ref: DC/24/0204 Land off Jackrells Lane, Southwater Dear Planning Inspector, I work at Raylands Park and see first-hand why people choose to return year after year to their holiday homes here in the rural countryside. The park is valued for its peace, quiet and countryside setting, which is something most owners specifically seek when they come here to relax. Over the last year I have noticed a difference when dogs are walked in the neighbouring land. Because the area is otherwise so quiet, their barking carries across the fields and can be heard clearly within the park. Even limited activity has been noticeable and has already disturbed what has until now been a very tranquil environment. It is difficult to imagine the level of disturbance that would result from housing more than 30 dogs at the proposed rescue centre, together with the associated staff, visitors and vehicle movements. Jackrells Lane is a very narrow road and increased traffic would inevitably change the quiet character of the area. The majority of the owners at Raylands Park have chosen to be here because of the peaceful surroundings. If that environment were lost, I genuinely believe it would affect the future of the park and many owners could choose to leave. Animal rescue is important, but this particular location is extremely quiet and environmentally sensitive. In my view it is simply the wrong place for a development of this type. I respectfully ask that the appeal is dismissed. Yours faithfully, [redacted]
Supporting documents	No documents

Interested party 70

Comments	I support this appeal.
Supporting documents	No documents

Interested party 71

Comments	We need to cater for the rescue of dogs and indeed all animals.Holbrooke has been in existence for a long time and the aims of the charity can't be fulfilled without a site.Animal welfare needs to be a priority in a humane society so i feel obstacles should not be put in the way of this fine charity and that if there are issues to be addressed they can be overcome so that the public do not lose this great asset. [redacted]
Supporting documents	No documents

Interested party 72

Comments	Rescue dogs kept in a kennel free environment are able to adapt far more easily to a new home as they are less stressed than when kept in enclosed spaces.Having had dogs from both environments there is a world of difference in their demeanour. There are very few rescues offering this in the area, so it is an important facility for the locality. Our current dog comes from Holbrook Animal Rescue and during a number of visits we saw how well run and clean it was. It employs a number of staff but the joy and friendship it has provided the volunteers is second to none. It is providing a valuable service to the community. [redacted]
Supporting documents	No documents

Interested party 73

Comments	As a volunteer dog walker for Holbrook Animal Rescue, I have seen their exceptional work first-hand. The kennel-free model truly transforms the dogs' lives—they live in a calm, family-like environment rather than traditional runs, which massively reduces stress, improves behaviour, and cuts down on barking. I've walked dozens of their dogs and witnessed how this approach leads to faster, more successful rehoming, even for those with complex needs. It is one of only two such rescues in the UK, making their work uniquely valuable. The charity is being forced to move due to the North Horsham housing development (2,750 homes) already underway on their current site. Without approval for this well-planned relocation—including the animal rescue building, education block, stables, and staff accommodation—the rescue faces closure. That would be devastating: hundreds of dogs, cats, horses, rabbits, and other animals would lose their sanctuary and lifeline each year, and West Sussex would lose one of its most compassionate and effective animal welfare organisations. The proposed site is sensitively designed, with animals placed a safe 400 metres from the nearest holiday accommodation to minimise any noise or amenity impact. It respects the rural character of the area while delivering real community benefits: ongoing rehoming and rehabilitation, plus an education block to promote responsible pet ownership for future generations. This is not a commercial kennels operation—it's a genuine, low-impact rescue that belongs in the countryside and cannot survive without this move. I urge you to allow the appeal and grant planning permission so Holbrook Animal Rescue can continue its life-saving work in a secure, suitable new home. [redacted]
Supporting documents	No documents

Interested party 74

Comments	Southwater is a family friendly village where community matters. Our pets are also treated as members of the community. People who live here, are proud of their village, of the strong community, of the beautiful countryside and mostvof all, of the care they give one another. Having a kennel free animal rescue charity like Hillbrook, where animals are not caged, and instead are outside, with many volunteers, would contribute to the caring character of out village. There would be another thing to show off, to be proud of. We do care. I have been to Hollbrook several times with donations. I have never heard any noise that I could classify as annoying. Many residents of Southwater have dogs. Dogs do bark from time to time, but I have never heard anything from Hollbrook that I would consider as excessive. Hollbrook rescues farm animals too. Wouldn't their presence add to the rural character of our village? Especially now, when this character is on decline due to the excessive, unncecessary development. This development is what kills the character if a countryside, not a great, well established animal charity. Hollbrook relies on local volunteers. By moving away, this charity may lose people they rely on. By forcing Hollbrook to move, the charity may not only lose their volunteers but also may be forced to he stopped from being kennel free. This would have a negative impact of the animal welfare. Having Hollbrook located on our grounds, might in fact encourage and attract more lical volunteers, give people of different ages an opportunity to learn how to develop one's commitment, how to volunteer. This could be an amazing opportunity for young people to get a work experience as a volunteer. I do hope that our voice, as someone's who lives in Southwater, matters and that we can be heard. Recently, there were discovered cases in our country, where hundreds of animal remains and animals in a dire condition were found because people who were a registered charity and whonclaimed to be caring, cared only about the money. Do we want to condemn more animals to such cruel fate? Or do we want to show our support to a well known locally charity like Hollbrook where animals receive their second chance of dignity and love. Losing Hollbrook would be a chance lost. A chance to add to the rural and currently on decline, character of our village, a chance to build even stronger community, a chance when more local people could avoid loneliness and develop their skills by volunteering, a chance to provide a kennel free environment where animals are truly cared for. A chance to save many animals lives in case Hollbrook would no longer exist. [redacted]
Supporting documents	No documents

Interested party 75

Comments	I am in wholehearted support of Holbrook Animal Rescue and their appeal. I have been involved as a volunteer for nearly 9 years. I was recommended to them by a veterinary surgeon; I very much respected her as an excellent clinician. She praised the charity for being kennel free. I do not live in Horsham and the fact that I will travel there is testament to how worthwhile a sanctuary it is. It is delightful to see how rescue dogs benefit from such an environment and how well they recover. I know - I have adopted one. I have been involved in animal welfare from childhood as my parents ran the local RSPCA branch at the time. There is genuine care for animal welfare. The dogs do not bark as they do in a kennelled environment. Any noise would not be intrusive to surrounding properties given the distance from the proposed site. I know from experience how considerate Laura Santini has been to her current immediate neighbours who live literally next door. This is on a preventive basis to ensure there is minimal inconvenience, eg potential dog noise and any disruption such as parking. The vast majority of volunteers are local ladies who not disregard any such request. Visits are always by appointment only. Without doubt I know the sanctuary is conscientious to others. Dogs are fed during the day, the first meal at lunchtime. It has a strong community value for local people. Many of these are retired people and housewives who offer their time. At weekends volunteers are mainly those who work and again this provides a lovely release from day to day work pressures. On a regular basis local businesses support them in a fund raising capacity. The charity without a doubt enhances the mental health and wellbeing for all involved. Dogs are of course known to be therapeutic. To date I understand the charity have fulfilled what has been required, having consulted experts in their relative capacities. A secure fence has been erected with planting. Buildings are designed to be low impact. There is every effort made to ensure the sanctuary does not alter the rural character at all. With all due respect, this cannot be said for the static caravan park. Other developments would unlikely be so sympathetic to the environment eg a large warehouse or industrial commercial use. The charity also has horses and some farm animals. To see them grazing enhances the rural environment. It is a small charity and therefore the road to it is not suddenly going to be clogged up with traffic. There are restrictions as to the number of volunteers there. The charity is well run and financially viable. This sadly is not the case for national charities who are having to reduce their commitments and many local charities who are facing closure. This creates further pressure on animal welfare. We as a society do have responsibilities for homeless animals. It would be tragic if the charity was forced to close taking all of the above into account. I therefore genuinely hope that Holbrook Animal Rescue can continue in their essential work in animal welfare and the value that they bring to the local community.[redacted]
Supporting documents	No documents

Interested party 76

Comments

These charities have proven time and time again to help many an animal get a second chance to have a good life. Many people treat their pets as a throw away item, weather they are to old, sick or just can't be bothered with them anymore. We need to support these places that are willing to go that extra mile to save them, love them and find them their true happiness. If it wasn't for my 14year old rescue staffie boy, I would be a totally different person today, maybe even in a bad relationship still, if it wasn't for him I wouldn't have had the courage to break us free and for that I will always be grateful. [redacted]

Supporting documents

No documents

Interested party 77

Comments

I am absolutely disgusted that the sanctuary could possibly be forced to leave their premises all for the sake of housing. We are losing a lot of land for concrete jungles.
I wonder if anyone realises how good these rescue centres are for the animals who sadly find themselves unloved and abandoned and or cruelly treated. If it was not for the Holbrook, god help them as to where they would now be.
I implore you please do not let Holbrook leave their premises.[redacted]

Supporting documents

No documents

Interested party 78

Comments

I support the appeal for the relocation of Holbrook Animal Rescue to land off Jackrells Lane, Southwater. The charity has operated in the Horsham area for nearly 30 years, rescuing and rehoming abandoned and vulnerable animals while promoting responsible pet ownership. The organisation must relocate due to the loss of its current site to housing development. Allowing the appeal would ensure the continuation of this long-established community service within the district.

The reasons for refusal primarily relate to landscape impact, neighbour amenity and potential disturbance. However, the proposed buildings are modest, single-storey structures and include landscaping and planting intended to soften their visual impact. In this context, the development represents a limited and appropriately scaled rural use rather than an urbanising form of development.

Concerns about noise and disturbance should also be considered proportionately. Holbrook Animal Rescue operates a kennel-free model, with dogs housed in a domestic-style environment rather than traditional kennel blocks. This approach significantly reduces barking and noise compared with conventional kennel facilities, suggesting

that unacceptable harm to neighbouring amenity is unlikely.

Traffic generation from the proposed use is also expected to be limited. Activity would largely be associated with staff, volunteers and occasional visitors for animal adoption or welfare appointments. This level of traffic is comparable to many small rural uses and is unlikely to have a material impact on the surrounding road network.

When assessed against relevant planning policy, the proposal aligns with the presumption in favour of sustainable development set out in the National Planning Policy Framework. At the local level, the proposal is consistent with Policies 25 and 26 of the Horsham District Planning Framework relating to development in the countryside and landscape character, as well as Policy 33 which seeks to protect amenity while allowing appropriate development. The proposal also supports the objectives of the Southwater Neighbourhood Plan, which encourages facilities and services that contribute positively to the local community.

If the appeal is dismissed, Holbrook Animal Rescue risks losing its ability to operate within the district following the loss of its current site. This would result in the loss of a long-established charity providing significant community and animal welfare benefits.

For these reasons, the social and community benefits of allowing Holbrook Animal Rescue to relocate clearly outweigh the limited and mitigated impacts identified. I respectfully request that the Planning Inspectorate allows the appeal.[redacted]

Supporting documents	No documents

Interested party 79

Comments	I support this charity and the work they do to rescue animals and the way they care for them.
Supporting documents	No documents

Interested party 80

Comments	To whom it may concern, As a Postdoctoral Researcher, with extensive research in ecological assessments, biodiversity net gain (mapping, habitat identification and calculations), SEAs, DEAs, waste management, planning policy, FRAPs and LVIAs, I wish to add the following comment regarding the refusal of Holbrook Animal Rescue Centre at Jackrells Lane. I would like to open with saying that this is not a case where development plan policies point in a single direction. Rather, it is clear that there is tension between policies that restrict development in the countryside and those that positively support essential community facilities and green infrastructure. In such circumstances,

the NPPF requires a balanced planning judgement, not a one-sided reading of policies (e.g., Policy 26).

I would like to draw attention to Policy 43 in the HDPF. Policy 43 explicitly supports community facilities outside built-up areas where this is the only practical option and where the site is well-related to an existing settlement. The proposed centre meets both aspects: it is a sui generis use that cannot be reasonably accommodated within the built-up area, and it remains closely related to Holbrook. The Council's refusal fails to engage with Policy 43 at all, despite its direct relevance. If Policy 43 was referenced properly, the Council would be able to see that by providing structured outdoor activity, contact with nature, and volunteering opportunities. Holbrook delivers many of the same health and well-being outcomes sought by the Council's Open Space and Green Infrastructure strategies, even though these documents currently overlook animal-focused facilities. The absence of explicit reference to animal rescue charities in the HDPF and Regulation 19 plans does not justify treating Holbrook as policy outcasts. Instead, Holbrook's functions must be understood through existing policies on community facilities, green infrastructure and rural enterprises.

Even if elements of Policy 26 are engaged in a restrictive sense, other parts of the development plan, particularly Polices 43 and 10, pull in the opposite direction by positively supporting rural community facilities and enterprises. Under the NPPF, the Council must weigh these competing objectives rather than treating Policy 26 as determinative.

It should also be taken into consideration that the need for this relocation arises from the Council's own decision to permit the Mowbray development. It is therefore unreasonable to treat the necessary relocation as an optional or speculative proposal; it is a necessary consequence of growth that the Council has already endorsed.

A further material consideration is the presence of Raylands Country Park, a large static caravan site located immediately south of the application site. This use is significantly more intensive, generates far greater levels of activity, lighting, traffic and human presence, and has a substantially more urbanising effect on the rural character of Jackrells Lane than the proposed animal rescue centre. Despite this, the Council has seemingly treated Raylands Country Park as an accepted part of the landscape context while simultaneously asserting that the rescue centre, an enclosed, low-rise, landscape-integrated charitable facility, would erode character.

This is further illustrated by the Council's public endorsement of community-facing initiatives associated with the caravan park, including financial support for the "Conversation Starter" project operated by one of the site's owners. This demonstrates that the Council is willing to recognise and invest in the social value of certain community initiatives they have a vested interest in, yet fail to take into account other crucial operations (e.g., Holbrook) that also provide vital services within the community.

It is therefore evident that Holbrook, an organisation delivering clear public benefits through animal welfare, volunteering, education and

support for statutory services, has not been afforded the same recognition within the planning process. The Council's refusal does not acknowledge Holbrook's community role, nor does it apply the same generous interpretation of community value that has been extended to the caravan park.

This disparity reinforces my concern, and I'm sure the concern of many others, that the Council's landscape objections have been applied selectively. If the rural character of Jackrells Lane were genuinely so sensitive that the ARC's modest, landscape-integrated proposal would cause unacceptable harm, then the existing caravan park, already supported and publicly endorsed by the Council, would present a far greater conflict. The difference in treatment suggests that Holbrook's community value has not been properly weighed, contrary to the expectations of Policy 43 and the NPPF's requirement to balance competing policy objectives.

Taken together, Policies 43, 26 (in its supportive aspects), and 10, alongside the NPPF's emphasis on community facilities, health and wellbeing, and green infrastructure, point strongly towards accommodating this ARC in a suitable location well connected to Holbrook (which the site at Jackrells Lane is). The Council's refusal focuses narrowly on restrictive countryside policies, ignores the positive policy support for community facilities outside settlements, and fails to recognise Holbrook's role in relieving pressure on statutory services and delivering health, welfare and green infrastructure benefits. A proper balancing exercise would acknowledge these benefits and either grant permission, subject to appropriate conditions, or acknowledge that the development plan is not being applied fairly or holistically.

I would like to close on my statement by emphasising how my comparison between Holbrook and Raylands Country Park demonstrates that the Council's reliance on Policies 25 and 26 is selective rather than evidence-led, and that the impact you are suggesting Holbrook will have on the area's characteristics, would be materially less intrusive than development already present and accepted in the immediate vicinity, particularly with Holbrook's proposed landscape plan and controlled access. [redacted]

Supporting documents No documents

Interested party 81

Comments I would like to support the application made by Holbrook Animal Rescue with their need for new premises and building needed for their purposes.
The charity is a fantastic asset to the area and I think most residents would be pleased to see an organisation that provides such a positive and useful service.
With so much land in the South of England being ploughed up for housing, it seems unlikely these plans will cause any aesthetic distress in comparison. [redacted]

Supporting documents No documents

Interested party 82

Comments	I work at Raylands Country Park and am against this application, for all the reasons the planning rejected it for in the first place, on so many numerous occasions the last being on Thursday 12/3/26 i was stopped working by the disturbance and noise coming from the suggested relocation area of Holbrook, when I went to investigate why the continuous noise of dogs barking, I discovered dogs off their leads barking at anything and anyone, there were two ladies with around only 3 or 4 dogs but the noise was enough to disturb myself and owners of the park, I saw a member of the public walking with two dogs on the public footpath being followed at barked at continuously,along the fence line and then then they just followed myself just barking,along the fence line, at this point the two women were no where to be seen and we totally oblivious to all the disturbance that was going on, this is only one incident of many and only two dogs as there proposal of around thirty. Video evidence if needed [redacted]
Supporting documents	No documents

Interested party 83

Comments	I write in strong support of Holbrook Animal Rescue's application for planning permission to relocate to Southwater, having regard to the development plan and relevant national and local planning policies within Horsham District. The proposal accords with the overarching objectives of the Horsham District Planning Framework (HDPF), particularly those policies supporting sustainable development in rural areas, the reuse or appropriate development of land, and the provision of community facilities. Holbrook Animal Rescue clearly functions as a community-serving use, delivering demonstrable social value through animal rescue, rehabilitation, and rehoming, alongside education and volunteering opportunities. In planning terms, the proposed relocation represents a suitable and justified use in a semi-rural location such as Southwater. The nature of the operation—requiring space, separation, and a controlled environment—is inherently more appropriate outside dense residential areas. Subject to appropriate conditions, potential impacts such as noise, traffic movements, and hours of operation can be effectively mitigated and managed in line with relevant HDPF policies on amenity and environmental protection. Furthermore, the proposal is consistent with the National Planning Policy Framework (NPPF), which supports sustainable rural development, the growth and diversification of existing operations, and the retention and development of local services and community facilities. The relocation would allow the organisation to operate more effectively and respond to increasing demand for its services,

aligning with the Council's wider objectives of supporting sustainable communities and social infrastructure.

Given the clear policy support, the manageable nature of any site-specific impacts, and the significant public benefits arising from the proposal, I respectfully urge Horsham District Council to grant planning permission. [redacted]

Supporting documents	No documents

Interested party 84

Comments	I support this appeal and feel that Holbrook Animal Rescues application is suitable for the area in Southwater that they have applied for. The animals are all well cared for and there is not a large flow of visitors to the site every day. The dogs and cats are not kept in kennels and therefore there is not a lot of noise from them. All the work made by Holbrook on this site has been done to benefit the animals and their welfare. [redacted]
Supporting documents	No documents

Interested party 85

Comments	I would really like the council to re reconsider this decision. This charity has been run selflessly for over 30 years to support dogs and animals in the area and losing the land to support this rescue is devastating. These dogs are cared for in a supportive and natural manner having an open system for the dogs instead of them being locked in kennels all day is particularly positive for the dogs . So much land in this area has been given over to housing it seems impossible that this small amount of land cannot be allocated to an animal charity which is committed and selfless in its aims. The only issue with rescue such as this could be occasional barking which is much reduced in an open environment where dogs are properly exercised and looked after instead of being locked in kennels all day I would be really interested to know what other basis this planning permission has been refused on. This has enormous benefit to the local community and dogs who are found sometimes at the local pound. Also, the impact on the rural environment is much less with a rescue than the building of even more houses and other urban development in this area. [redacted]
Supporting documents	No documents

Interested party 86

Comments	I believe the rescue should be granted planning permission for the reasons explained below. Firstly on the subject of noise, there has been multiple concerns

	voiced about dogs barking constantly throughout the night causing disturbance to neighbours. The dogs do not bark constantly throughout the night or much at all. Otherwise the owners of the rescue would never get any sleep, and the existing houses nearby would have raised multiple noise complaints. This has not happened. On the same road, there is an airstrip and small aircrafts taking off are louder than a dog barking. Not to mention there will be other noises around, road traffic, noise from the crane depot and other various sounds that will muffle dog barking. The rescue have also planned to plant hedgerows and trees to create a barrier to dampen them sound so they should not be rejected on the basis of noise. Secondly on the subject of damaging the rural landscape, I believe they will not be causing harm to rural countryside. I hardly see how planning is granted for thousands of homes to be built in fields nearby, ripping down trees, and paving roads, but two dwellings for a rescue isn't granted. Animals belong in the rural countryside, thousands of houses do not. The rescue have worked with experts to conduct surveys on biodiversity impacts, water impacts and so on, and none of them have raised concerns. The findings of these reports should be taken into consideration and the appeal should be granted. The animals did not ask to be born or abandoned and they need a safe haven. Many of them would have been put to sleep without Laura and Cliff's dedication. [redacted]
Supporting documents	No documents

Interested party 87

Comments	Supporting this appeal to help this Charity get the plan approved. I don't really understand why you would even decline the planning permission. This isn't to make weapons, this is a charity to save animals. UK is known for loving and caring for animals but your decisions say otherwise and this lovely reputation we have as a country is vanishing. How much more do you want to ruin British reputations, reputations that have been protected by our descendants. Does any of you have any respect left? And you wonder why this country is corrupting? [redacted]
Supporting documents	IMG_2755.png (/published-document/58941f55-7b5d-4eeb-a77a-dfdfd70de862)

Interested party 88

Comments	Holbrook Animal Rescue provide amazing loving care to the dogs, who deserve a chance at finding their forever families. I am proud they are on my doorstep, it's important that until the dogs are rehomed they have a safe, healthy & happy environment. [redacted]
Supporting documents	No documents

Interested party 89

Comments	There isn't another rescue like this in the area and it needs to be protected as a key community service
Supporting documents	No documents

Interested party 90

Comments	I have lived in the area all my life and regularly walk my dogs around the Jackrells Lane countryside. It is one of the few places left in Southwater where you can still enjoy truly peaceful, undisturbed countryside. That sense of quiet and space is incredibly rare now and it is something that should be protected, not lost. Over recent months I have already started to notice disturbance from Holbrook Animal Rescue walking a small number of dogs in the field of the application site. Even with just a few dogs it has changed the atmosphere of the area and made walking along the local footpath feel unsettling at times. It has taken away from what has always been a calm and relaxing place to walk. The thought of potentially having over 30 dogs running free in a kennel-free environment nearby is very concerning. If the impact of a few dogs is already noticeable, it is difficult to imagine what it would be like with so many more. This part of Southwater is valued by local people precisely because it has remained peaceful and largely undisturbed. Once that character is lost it cannot easily be brought back, and for those of us who have lived here our whole lives and enjoy walking the countryside every day, that would be a real loss. [redacted]
Supporting documents	No documents

Interested party 91

Comments	I support the application for Holbrook Animal Rescue to move to the land off Jackrels Lane. Holbrook has covered a caring and compassionate service to animal owners who have to surrender their pets .Helping to find then suitable new homes. The dogs are not kept in kennels and housed in different room .This is a mu ch less stressful environment for the dogs than if they were kenneled. Since acquiring the land Cliff and Laura have done a lot to improve the land including planting many trees and plants to help support the wildlife Although the land is semi rural it is near the A24 and the ever increasing village of Southwater. Indeed planning has recently been granted for a large development of houses on nearby land owned by

Horsham Golf and Fitness.And there is a large equestrian centre on the same road as the land .

The premise for rejecting the original planing application to.protect the rural nature of the area does not stand up to examination .The land will be maintained as a field and other nearby land is being developed .
I would.therfore hope the appeal will be granted. [redacted]

Supporting documents No documents

Interested party 92

Comments

I would like to support the Appeal for Planning Permission submitted on behalf of Holbrook Animal rescue.
Since the hearing where the planning request was rejected steps have been taken to improve the surroundings of the plot. Many saplings have been planted to provide screening of the low level buildings, to help with any noise control and provide testing places for wildlife including birds and insects.
Holbrook has provided a valuable service for decades, rescuing and rehoming abandoned and relinquished animals.
To prevent this work continuing could result in 100's of animals particularly dogs being needlessly put to sleep.
As well as rescuing animals Laura is a focused on saving and caring for the environment and homes of the local wildlife. She will never allow anything to suffer including adding a small branch into water bowls to allow insects to escape.
In the field are several clumps of wild plants, brambles, grasses and woodland shrubs, these have purposely been left in place to allow the local wildlife areas to live.
The fields are also covered with seasonal wildflowers which will be encouraged to grow and multiply.
The proximity of the building area is not within view of the local holiday park, therefore the vista is not affected, the new saplings will also grow to provide shelter around the new buildings which will all be single story high.
The holiday camp is far more affected by the industrial which mars the view and creates noise disturbance.
I am hopeful that those within the council dealing with the appeal have on this occasion bothered to visit the site before deciding not to approve planning permission. I am also hopeful that councillors considering the appeal do not rely on anecdotal comments from other councillors, from other areas, regarding dogs barking when they run past someone's with dogs home.
I hope that councillors see fit to approve planning permission for a premises to house the dogs, provide stabling for the horses, sheep and goats and allow Mr and Mrs Bradbury-Santini to live there whilst continuing to provide a vital and valuable service. They have taken all the steps requested to fulfil the planning requirements. [redacted]

Supporting documents No documents

Interested party 93

Comments	I am a long standing volunteer at Holbrook animal rescue and a former trustee. I am also a local business woman. I support this appeal. Holbrook animal rescue is an essential local service that rescues local dogs and cats and ensures that they are found loving homes. The rescue is an inspiring place and provides its volunteers with great experience. It gave me the knowledge and experience to be able to start my own pet sitting business. Having volunteered for 10 years I can say that the noise made by the dogs is minimal. They only bark at certain times, perhaps when volunteers arrive but that is only for a short period of time The rescue has the support of many local people. 799 people signed a recent petition [redacted].
Supporting documents	No documents

Interested party 94

Comments	I wholeheartedly support the move of Holbrook Animal Rescue and would urge the council to take the appeal into serious consideration. As a member of Horsham District and an attendee to the initial meeting I can say how disappointed I am that Holbrook did not receive a fair meeting. The decision was made before the meeting started; that meeting was less of the Council working with Holbrook and more Rayland's against Holbrook, with their reasoning's being unjust and lacking evidence. One councillor based his decision on the fact he was running in Billingshurst and was approached by residential dogs which he found intimidating. These weren't Holbrook dogs, it was a personal feeling and unspecific to Holbrook. Holbrook deserved a fair chance and this they did not receive, I am hoping this is their fair chance. So why do I feel the rescue should be granted permission; well, the work they do for Horsham and surrounding areas is incredible. Please research how many kennel free rescues you can find in the UK (I found just 3 on a quick Google search), Holbrook really is a special place for that reason alone. Laura, Cliff and the dedicated volunteer team have been working tirelessly throughout the years to create a place that works for the best interest of the animals. No dog deserves to live in a kennel until they find a home, in fact the damage this does is profound. Having something so special in my district is an honour. The benefits of the rescue outweigh a noise or environment issue. The rescue plans to educate others, they have already gone into a primary school to promote rescues to children, education at this age to be responsible dogs owners would help towards less dogs being given up in the future. If we education the young, future adults have greater understanding of animal's needs, less rescues being full to capacity. The animals deserve a chance, no animal should be in a rescue but Holbrook at least give the dogs a chance to be dogs. What happens if they close? What happens to the sanctuary animals who struggle to find a home? I dread to think. As a nation of animal lovers I know this will impact a lot of people. Opposing the noise complain, if the noise report wasn't enough for you, when you think of a rescue you think of the places you seen on TV with kennels. I would agree that yes, then you do get dogs barking. But being kennel free minimises that, the dogs don't have

	the need to bark because they are with each other, dogs bark to alert of danger, react to stimulus, for attention, barking serves a purpose to express a need. If the need is met, the barking is minimal, a kennel free environment stimulates a home and calm environment. When you think about the Science and canine behaviour around barking, you can understand how there is limited barking. Plus, once again, I urge you to look at the evidence in the noise report. I would actually urge you to read all the external agency reports which provide significant evidence. Evidence, this word has been repeated due to the importance of it and the huge lack of it I found in the initial meeting. I would like you to consider the location, the crane company next door and the busy A24. I have visited the site on a walk and I can tell you the constant noise from both is loud. There was also a dog barking consistently while I was there from the caravan park. Although that's neither here nor there, it's obscenely ironic. I saw Holbrook have planted hundreds of trees, I think this speaks volumes for the kind of Rescue they are. They are willing to put the work in, change the environment to make it better for those opposing. Holbrook are making an effort to try and make this better for both sides. Holbrook not only provides sanctuary to animals, the positive community impact it has is incredible. The volunteers have all found their own therapy in Holbrook, in a world which has constant demands a large group of volunteers, most who live in the Horsham District have found solace in helping the animals in need within the Horsham District. A group of people have found connection, meaning, positive well-being and support in Holbrook, Holbrook goes beyond helping the animals, it really does help the humans behind it. As you can see, proximity is important, the rescue needs to be near so the volunteers still have a place, still have a therapy. Animals and residence of HDC need Holbrook. Please see the Rescue for the community work they do, the work they put into the animals and the lengths the have taken to adhere to advice, reports and suggestions from the Council. Thank you for your time in reading this, I hope the evidence speaks for itself. [redacted]
Supporting documents	No documents

Interested party 95

Comments	These people are responsible for dozens of animals who reply on them.. this is their home and for an animal rescue, it's an amazing home for them.. space to be walked and able to run free.. if you deny them this space these animals will be shut into cages for hours on end or worse, euthanasia! Please reconsider and allow these wonderful people to continue their fantastic work. [redacted]
Supporting documents	No documents

Interested party 96

Comments	I believe this area is unsuitable for a rescue animal centre mostly due to access to the site. The roads are not able to accommodate an increase in traffic and the local area is rural and not able to support the traffic which will be generated [redacted]
Supporting documents	No documents

Interested party 97

Comments	I write in support of this appeal. Holbrook Animal Rescue is a valued local charity that has served the community for 30 years. It provides an important animal rescue and rehoming service that would be extremely difficult to replace. I support its right to continue operating and I ask to allow this appeal. [redacted]
Supporting documents	No documents

Interested party 98

Comments	Having attended the last appeal meeting 1. It was felt the decision had already been made against holbrook rescue 2. Holbrook rescue did not have as much allocated time as the objectors 3. Holbrook rescue was compared incorrrectly for noise nuisance 4. Neighbours all supporting the rescue being there , only campsite objecting who are not even all permanent residents. 5. There would be more noise disruption if more houses were built there and more invasion to the countryside. It would be a huge loss to the local area if the rescue had to be closed down, other local rescues are already struggling due to high costs and would put more strain on them if this were to happen. Then there would be even more strays , cruelty cases as well. There is community surrounding this much needed service as well as the many volunteers who give their time and effort to helping rehome so many including myself in the past. Please think again and consider how much this impact would have refusing. [redacted]
Supporting documents	No documents