

## Hamish Evans

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**From:** [REDACTED]  
**Sent:** 06 July 2025 14:28  
**To:** Hamish Evans  
**Subject:** DM/25/1452 - Change of use of agricultural land to use for exercising of dogs including perimeter fence, pathway, shelter and associated parking.

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Dear Mr Evans,

Thank you for allowing additional consultation time in which to write in to object to the aforementioned application DM/25/1452 - Change of use of agricultural land to use for exercising of dogs including perimeter fence, pathway, shelter and associated parking.

It is our opinion that this change of use to allow a dog walking business in an Area of Outstanding Natural Beauty (AONB) should be refused planning permission due to its impact and detrimental effect. We believe this impact to be contrary to the policies of the NPPF and local mid Sussex policy.

Our concerns rest on the business use which will be allowed by the change of use and the unacceptable deviation from policy on the landscape, tranquillity, and local environment. Specifically, policies aimed at protecting AONB's sensitive landscapes, conserving wildlife, and minimising disturbance to residents.

We consider reasons for refusal to be:

### Character and Appearance:

The proposals will cause harm to the natural beauty by introducing infrastructure including fences, gates, shelters and parking areas, it will increase traffic and activity, and will be detrimental to the AONB's unspoiled landscape and scenic beauty.

### The Noise and disturbance:

The proposals will increase noise from dog barking, vehicles, and human activity and will negatively impact the tranquillity of the AONB, especially as this is an area popular with walkers and those seeking a peaceful environment.

### Visual intrusion:

The activities associated with the dog walking business, including parking, signage and construction of a shelter would be deemed visually intrusive and detract from the AONB's natural character.

### Loss of habitat:

The proposal will increase traffic and canine activity and will potentially disrupt local wildlife and habitats, especially as the business is located near sensitive ecological areas such as crested newts, local wild deer and bats.

### Impact on Residential Amenity:

The noise and nuisance from the proposal and the associated barking dogs will create a significant noise nuisance for us and other nearby residents, especially as the proposals do not presently put a condition on the change of use to limit the volume of dogs using the facilities or to limited operational hours and periods of activity.

Increased traffic:

The proposal and its associated increase in vehicles accessing the site will lead to traffic congestion and noise pollution, negatively impacting residents' quality of life.

Highway safety:

The remote location and the proposed nature of the dog walking business will increase traffic and pedestrian activity in a quiet local area - notwithstanding the highways authority comments which appears to have been only a desk top exercise with no site visit, we consider that the proposal poses a safety risks on local roads, particularly as the access road is single track and has poor visibility when exiting.

Impact on public rights of way:

The dog walking business will conflict with existing public rights of way, (we see no consultation with the county council rights of way dept) and consider the proposal will cause an obstruction and disturbance to other users.

In summary, the planning authority has a responsibility to ensure that policies designed to protect AONBs are strictly enforced and any development within these areas must demonstrate a clear benefit and minimal impact on the landscape, environment, and local amenity.

We consider the applicant has failed to demonstrate compliance to NPPF and local policy and the council should therefore refuse the application.

If the council is however minded to permit then we would like the following conditions placed on the application to ensure compliance with policy and to minimise and migrate its effects.

- No more than two cars on site at any one time
- Maximum of 4 dogs per booking
- Operation hours only between 0800 and 1800
- No hard-standing for parking
- No shelter

Yours sincerely,