

Ren Kitchener
Lashburn
Wandleys Lane
Walberton
West Sussex
BN18 0QR

Your Ref: OWPC16078
Our Ref: WA/73/17/OUT 09-10-2017
Please ask for:
Mr J Baeza

1st November 2017

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Outline Planning Application with some matters reserved for up to 157 No. residential dwellings including 30% affordable. This application is a Departure from the Development Plan.

Land East of Wandleys Lane and West of West Walberton Lane Fontwell

Thank you for your internet representation made on 31st October 2017 which has been recorded as '**an objection**' with the comments as follows:

This development effectively increases the size of a strategic development by over 40%. Therefore it is significantly over-developing one small area with an inferior lane infrastructure, which is not specified in the Local Plan, or the Neighbourhood plan. Furthermore, this site is not actually 'well connected' to any other development, village or town - the plans for Dandara show an adjoining open space now, with a busy through-lane that segregates the communities, with no integration with the existing homes around the boundary. Therefore, this development still remains isolated, which the HELAA has indicated.

It has no gas supply nearby, only overhead unreliable electrical supply, and only overhead telephone lines. This site would require significant service upgrades, with significant disruption to the lane. Addressing this and all other conditions (as well as the added conditions), will increase the final cost of the development, which will not make the homes 'affordable' in comparison to other more developable and sustainable sites outlined in the HELAA.

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go to the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Neil Crowther
Group Head of Planning