

Claire Lewis  
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Walberton  
Arundel  
West Sussex  
BN18 0AP

**Your Ref:** OWPC16168  
**Our Ref:** WA/73/17/OUT 09-10-2017  
**Please ask for:**  
Mr J Baeza

7th November 2017

Dear Sir/Madam

**Town & Country Planning Act 1990 (as amended)**

**Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 5**

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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 6th November 2017 which has been recorded as '**an objection**' with the comments as follows:

*I am writing to object to this development on several material grounds that conflict with the NPPF, the emerging Local Plan and Walberton's Neighbourhood Plan.*

*- This site is identified as being a risk for flooding and any development will increase this risk.*

*- It's in an unsustainable location with very little public transport links.*

*- It is outside the built up area boundary.*

*- It will harm the intrinsic rural character of the village.*

*- It will significantly increase traffic to this whole area and Wandley's Lane is utterly unsuitable for so many houses and the vehicle increase this will cause.*

*- The current HELAA suggests that this is NOT a site suitable for development.*

*I would like to think that the strong material considerations against this development will be taken into account but the increasingly damaging loophole that allows developers to exploit the lack of a local plan is becoming an unfunny joke! Our parish will over double its size with the Strategic, windfall and allocated sites and this is unsustainable in every way. There seems very little point in objecting to anything as the Development Control Committee will just see these developments through under threat of legal action from the developers.*

*The country needs more housing but carving up the countryside is not putting houses where they need to be. Localism is a farce and the NPPF needs to reflect that more honestly. Arun should spend less time whingeing publicly to the government on their own and more time working with parishes and towns to lobby parliament together. Maybe then we'll see a better, more open and transparent planning system.*

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 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