

Ren Kitchener
Lashburn
Wandleys Lane
Walberton
West Sussex
BN18 0QR

Your Ref: OWPC16250
Our Ref: WA/73/17/OUT 09-10-2017
Please ask for:
Mr J Baeza

13th 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 12th November 2017 which has been recorded as '**an objection**' with the comments as follows:

Has Welbeck Land's assessor conducted a full, detailed, historical and provable land registration survey for their 'road' widening improvement along Wandleys Lane?

Are they certain that they are not actually 'tarmacking over' or 'land-grabbing' someone's property?

The historic land registration maps along this lane are rather scarce, and to assume a relative, rather than absolute 1m boundary position on an ancient lane as it is now could be worryingly wrong for Welbeck.

Additionally, has the assessor verified/validated/checked that the width claims, and any land estimation errors will not lead to: 1/ the destruction of property or 2/ an eventual decrease in their application-stated road width?

My property, originally No.1, dates back to the 1920's, and there are some surprises in the maps - the lane was considerably narrower in the 1920's, so the 1m council/highways owned sidings may not be where Welbeck's assessor thinks they are.

The cycle route mentioned by Cllr Whittington that runs not alongside, but physically down West Walberton Lane, can't be mitigated by adding a cycle path unless a land registration survey is performed, again to work out if the owners of the land actually own the land right up to the physical tarmac itself.

Lane improvements may need to negate TPO's and some large Oak trees. 'Land grab' could be a solution, but I know that the Officers at ADC will not use that option unless it was really essential, and seeing as the cycle route is unused for day-to-day cycle commuting, then it would be rather inappropriate to ask the officers to invoke that option.

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