

J.D.Cann
Morelands
Arundel Road
Fontwell
BN18 0SB

Your Ref: OWPC16237
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 11th November 2017 which has been recorded as '**an objection**' with the comments as follows:

This is a controversial scheme which I object to for the following reasons (a) this site is outside Walberton LP and voted on by the residents. (b) It is not included in ADC LP of 2003 or the subsequent emerging LP. (c) It is contrary to ADC's/HELAA policy on proper site access. (d) Would severely compromise wildlife corridors to sites North of this site, being adjacent to the important Wandleys Copse, a recognised area rich in Red Listed species and habitats covered by the Wildlife & Countryside Act 1981 included in the NPPF. (e) It is contrary to VE8 (Dark Skies policy) and VE6 the protection of watercourses, both are compromised in this scheme. Together with the proposed destruction of hedgerows and felling of many trees necessary to convert this very narrow country lane into an urbanised usable road, this plan is also contrary to policy VE3 of the NPPF. There is no public transport here so maximum car use would prevail for school and other essential trips adding to the rat run traffic already experienced, and a bane to the local residents living here.

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