

Ren Kitchener
Lashburn
Wandleys Lane
Walberton
West Sussex
BN18 0QR

Your Ref: OWPC16318
Our Ref: WA/73/17/OUT 09-10-2017
Please ask for:
Mr J Baeza

15th 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 15th November 2017 which has been recorded as '**an objection**' with the comments as follows:

If you live here, unlike other 'Natural' organisations, then you will know that Starlings use this field and the large ponds every year, as feeding ground during their migration. There are Owls dotted around the perimeter taking advantage of the woodland and continuous hedgerows where their food-source is, and where there is protection from light and human interference. You will also know about the rare mice breeds, because you can see them, and will have been told not to put out traps or poison. We have rare bats here, and you can see these feeding along the continuous hedgerows as well as the land itself. The protective micro-eco-system here comprises a few year-round large ponds, an ancient woodland, a continuous hedge boundary with 'flyways', water springs, unploughed and unlit land with plenty of natural grass. In effect, it is more natural and protected and beneficial than the National Parks themselves. Mitigation will be rather difficult unless you strip the hedgerows and ancient woodland and relocate everything, which may not survive elsewhere. This is my truthful independent ecology survey (I'm also a registered independent IECEx Standards assessor for my profession).

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