

Ren Kitchener
Lashburn
Wandleys Lane
Walberton
West Sussex
BN18 0QR

Your Ref: OWPC16416
Our Ref: WA/73/17/OUT 09-10-2017
Please ask for:
Richard Temple

24th 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 23rd November 2017 which has been recorded as '**an objection**' with the comments as follows:

Firstly, part of the field is only cut once a year, then left to grow. Secondly, it's quite clear that we have rare breeds of bats and mice here, as well as a feeding ground for Starlings during migration. We have Owls too! This is because of the closeness to the national parks, and more so, because this particular field is very well isolated and protected, with all-year water sources. What would be the point in trying to mitigate for a special area whilst there are plenty of other areas where mitigation would not be needed at all? It seems destruction is being applied here to a very beneficial area where it doesn't need to be. Mitigating a rich biodiverse isolated plot seems to be like trying to destroy it for the money, in a seemingly legal way, whilst every other suitable plot, with nothing of worth in it, isn't being touched. This is really 'daft' - this should be considered very 'thoughtfully and not 'recklessly'. The best mitigation here, is to leave the field alone!

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