

Ren Kitchener
Lashburn
Wandleys Lane
Walberton
West Sussex
BN18 0QR

Your Ref: OWPC16495
Our Ref: WA/73/17/OUT 09-10-2017
Please ask for:
Richard Temple

5th December 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 4th December 2017 which has been recorded as '**an objection**' with the comments as follows:

OWLS: The third-party reports state that there are no Owls. They seem to keep focussing on this topic. So it must be true? However, I keep hearing this hooting noise right outside my house, every week and sometimes on consecutive nights (throughout the night). So either I'm going insane, or the third parties are not doing their job - i.e. they are incompetent, or they are being paid, rushed, persuaded or encouraged not to do their job. I would also question each of the other third-party organisations that seem to also be 'rushed' in supplying their inaccurate reports (see highways comments and objection), in a desperate attempt to gain initial approval before the housing/land supply figures are re-established. I'm certain that the officers at Arun can see this too, and I would be surprised if approval is granted, even with conditions, until Welbeck re-submit a more comprehensive application, to solve the many issues (far too many for the application to be conditional). After all, Southern Water have expressed their opinion, where this application is premature (no electrical, gas or telecom surveys either) as well as very unprofessional. They may have the best attorneys on their side, but money can't make an 'inadequate' site, 'adequate' using 'fake' reports:- There are Owls, and the bats and mice do feed off the land. The lane is busier than they say, and there is a 7.5 Tonne limit for the lane, with a width restriction on the part that will be used by the site. Also, the car will be used at a higher rate than they say. If they use the 'sustainability' argument for the Dandara site, then it can be said that this is expanding a strategic site by over 40%, by stealth, without having to go through due process.

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