

Ren Kitchener
Lashburn
Wandleys Lane
Walberton
West Sussex
BN18 0QR

Your Ref: OWPC16674
Our Ref: WA/73/17/OUT 09-10-2017
Please ask for:
Richard Temple

19th 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 18th December 2017 which has been recorded as '**an objection**' with the comments as follows:

In defence of the officers at Arun, regarding the ECE Agent's letter dated 13th December (uploaded on the 15th Dec): ECE seem to be 'plucking the same-old sustainability quotes out of the air' without any substantiation or comparison (i.e. advantages over other sites), which really isn't helpful for any examining officer, particularly because the application's size is quite significant:

The large Dandara site's employment and facilities centre/area is a good half a kilometre from the Welbeck site centre, where the Dandara development is a strategic site that has been agreed through due process. THIS SITE IS INDEED AN ISOLATED FIELD:

The Dandara numbers are not confirmed at 400 homes, and the joining boundary is not alongside this proposed development because that given area has been thinned out significantly to allow a green-space for Arundel Road's existing homes (which is really encouraging). This development is further segregated by their own 'new' road (that has a 7.5 tonne limit), which because of its danger, requires a large 'splay' at the site entrance, which is where the public will have to dangerously negotiate, 100% of the time, to get to the Fontwell meadows development.

EMPLOYMENT: Also, the new factory is not a source of employment for this application, it is one for the Fontwell Meadows development, and it can only take on a small, skilled workforce that will follow it during its relocation of only 300 metres or so to the east. Every prospecting developer in the vicinity simply can't use the same GTR case for their employment argument! - That would be really daft.

BUS SERVICE: It may well increase contributions for the bus service, but a bus service to Bognor, Littlehampton and Chichester, from this site will be the furthest distance you can go in this district, so that is not really sustainable, and it's not 'green' either - not only that, it will be far more expensive than from any other site nearer to the main towns.

If ECE want to associate with Fontwell Meadows, then they will have to argue why they are not overly increasing a strategic site by 40%, and avoiding due process.

I would also like to see reports from the Electricity, Communications and Gas companies.

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