

Ren Kitchener
Lashburn
Wandleys Lane
Walberton
Wwest Sussex
BN18 0QR

Your Ref: OWPC17019
Our Ref: WA/73/17/OUT 09-10-2017
Please ask for:
Richard Temple

26th January 2018

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 25th January 2018 which has been recorded as **'an objection'** with the comments as follows:

Sincere apologies - although now accepted for a reason, I would like to retract my last comment regarding the CBRE letter dated 22nd January 18. This alternative argument may be better focussed on planning matters:

Welbeck (and/or their agent) have been meticulous in rebutting the objection that Highways had previously lodged: Highways had stated that this application will be too reliant on the car. Welbeck then announced that Highways had now accepted their argument, which was based around their bus service contributions towards the Dandara bus service:

However, the 'supporting' CBRE assessment letter, for and on behalf of the HFT, dated 22n January, has now stated that the site WILL actually be reliant on the car, because people living there will already have accepted that they will have to use the car (re paragraph 4 on page 2). This particular yet PECULIAR argument is really counter to the spirit of Policy Guidelines and the HELAA, and its counter to what Welbeck have argued.

It therefore contradicts what Welbeck have been focussed on solving, with their bus, cycle and pedestrian solutions - which is unlikely to work in a remote rural location: CBRE have themselves agreed/mentioned that it is a rural area, and it is in a rural field - WHICH IS EXACTLY WHAT ARUN D.C. HAD POINTED OUT. In essence, they are attempting not to 'make' it a rural area anymore, so their argument would 'fall apart'.

IMPORTANT NOTE: The HFT is a charity, and they would not have had the money to lose, or risk, on commissioning such an expensive assessment. So why did they commission an assessment which is in SUPPORT of the Welbeck application (but one that contradicts Welbeck's application)? And why do they feel that they have to open up protected Ancient Woodland (listed in the NP and other documents on this application), with its known, protected and rare wildlife for the Welbeck site to use and potentially destroy? This question should be answered so that we can fully understand the reasons and the background.

The CBRE letter is also quite wrong in many other parts: THERE IS NO POST OFFICE, NO NEWS AGENT, NO CAF , NO PLACES OF EMPLOYMENT AND THERE IS NO RESTURANT! The Nearest restaurant is well over 1 mile away! There is one nearer to the Dandara Site, but it's still nearly a mile away from the Welbeck site. Also, they have missed many important points, so much so, that being based in Birmingham, I really doubt

they have taken the time to meet with the Parish Council, to get a better feel of the Lanes and the Paish.

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 to 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