

Ren Kitchener
Lashburn
Wandleys Lane
Wwalberton
BN18 0QR

Your Ref: OWPC17032
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 26th January 2018 which has been recorded as '**an objection**' with the comments as follows:

A significantly large charity (the HFT) have commissioned CBRE to present an alternative sustainability opinion for this application at considerable cost (see 'Rep Letters' uploaded on the 24th Jan 18). Just to note: A profitable return on investment is the main reason for this type of expenditure, where charities would NEVER risk or gamble donator's funds on a 'possible planning outcome'.

However, the CBRE has now stated that the site WILL actually be reliant on the car, because people living in a rural area will already have accepted that they will have to use the car (re. paragraph 4 on page 2). This particular argument is really counter to Policy Guidelines and the HELAA, and its counter to the Welbeck argument:

Highways had also pointed out the reliance on the car as an issue. However, Welbeck quickly rebutted this by consulting with Highways, whereon they then offered an acceptable contribution towards a bus service (which is about half a mile away...). According to Welbeck, this issue is now solved and the development will not be as reliant on the car (which is then counter argued by the CBRE).

The CBRE themselves have also stated that this application is in a rural area - and more specifically, in a rural field, by a lane, both of distinct rural character - THIS IS PRECISELY WHAT PLANNING CONTROL IS USED TO PROTECT.

The conclusion we must draw here is that the CBRE assessment is a rapidly drafted subjective opinion (whereas the Policy Guidelines, HELAA and NP has taken years to prepare) which can be rebutted through due process and a better understanding of the Parish. HELAA and the NP was drafted by many people that have spent time here and who live here - good Parish design and sound planning is the motive for these reports and assessments which must be upheld. There is already a significant, but well controlled strategic development in the area, and that should be enough.

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