

Ren Kitchener
Lashburn
Wandleys Lane
Walberton
BN18 0QR

Your Ref: OWPC17052
Our Ref: WA/73/17/OUT 09-10-2017
Please ask for:
Richard Temple

29th 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 27th January 2018 which has been recorded as '**an objection**' with the comments as follows:

Highway's letter dated 23 Jan 18, states that a significant amount of vegetation will need to be removed from the Lane to meet all requirements, which may be seen as URBANISING the area. This will indeed be URBANISING the area!

But, Welbeck can't remove the vegetation, because the Ecological Authorities require that these be maintained to support and encourage the acknowledged rare Bat and Dormouse population. This part of the lane is a known Bat 'flyway'!

You cannot be selective about which sections can and can't be removed, just as much as the rare animals can't distinguish the difference between one hedgerow and another - it's ALL important to them. This must be stopped, and this is why planning control is so important.

The preservation of endangered wildlife cannot be selective, and it is a big deal, one that we should all take very seriously - we are, after all, at the boundary of National Trust land, and wildlife does not suddenly stop at a defined line on Welbeck's map, just because they drew it.

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