

Ren Kitchener
Lashburn
Wandleys Lane
Walberton
West Sussex
BN18 0QR

Your Ref: OWPC17288
Our Ref: WA/73/17/OUT 09-10-2017
Please ask for:
Richard Temple

9th February 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 7th February 2018 which has been recorded as '**an objection**' with the comments as follows:

Without exception, every single developer who applies for large scale development in this district, will claim and prove that their application is developable, deliverable and sustainable. The developers do provide convincing reports, responses and deal with many concerns using minimal 'mitigation' methods. This means that, in their opinion, every single application, for every plot (this side of the National Park) is developable, deliverable and sustainable, and that they meet all ecological, social and traffic requirements. The areas that are obviously not viable are never applied for of course.

Therefore, this significantly dilutes the developer's arguments and claims, in that if all plots are sustainable, then Development Control will reassuringly play an important role in rejecting the 'less sustainable' applications. Yes, all plots may well be sustainable (in comparison to a plot on the moon for example), but some developments will be far less suitable, beneficial and attractive than others, as this application clearly is.

In terms of good district planning in accordance with Policy Guidelines, the HELAA, NP and the emerging Local Plan, and for looking at the 'bigger picture', Planning Control is put in place to 'weed out' most of these applications for the good of the district and to protect specific areas from over development or ensuring optimal development, while understanding that we do need a sustainable land and housing supply.

Based on the above, given the chance, the developers will build anywhere without any consideration for 'an optimal district design' or to retain the quality and aesthetics of an area. This is because they approach everything in the micro (and adjust to suit) and not the macro. So, we must let the Planning Authority plan/control/design our district and infrastructure, and let the developers build the houses. Developers are intrinsically incapable of doing both; they are not set up to do so.

Therefore, we should discount Welbeck's claims and reject this application. It's only Welbeck that want to degrade what is a really nice rural and attractive part of our Parish - particularly in the summer, which Cyclists, cycle organisations, Walkers and Horse Riders really enjoy. There is also the opportunity to further enhance the beauty of this area, which has not been put in place yet due to the threats of development.

Finally, many highly respected Councillors, have taken the time to visit the area, and they are all agreed that this area should be protected and not developed. But to demonstrate

their balanced views, they have reluctantly agreed to a controlled and beneficial build at Fontwell Meadows. This falls in line with the Planning Authorities views and also with the HELAA 2017 report.

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