

Ren Kitchener
Lashburn
wandleys Lane
Walberton
BN18 0QR

Your Ref: OWPC17500
Our Ref: WA/73/17/OUT 09-10-2017
Please ask for:
Richard Temple

5th March 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 2nd March 2018 which has been recorded as **'an objection'** with the comments as follows:

It must be noted that West Sussex Highway's opinion would pretty much be positive for any road intersection throughout the district, provided the intersections meet a given set of guidelines/criterion (which can be archived almost anywhere for very little cost). This does not mean that an isolated rural field will now suddenly become sustainable and developable, nor does it define (or persuade) which direction the traffic is actually going to take.

Because any HELAA listed plot of land south of the A27 can be developed, asking Arun's officers to approve this site against the evidence base (HELAA) would be unwise. Rejecting this application will not mean that we have a sudden housing shortfall (i.e. a problem for Arun D.C): There is capacity for 100,000+ homes in this district, 400 of which are already scheduled here, and a few hundred more are scheduled within Walberton Village itself (with more to follow in accordance with the NP).

I have been advised that the Developer's Solicitors revise applications after approval has been granted, by way of further mitigation because they can't often meet their promises or design specification. In this case, it will then make an unsustainable development (and road improvement), even less sustainable, where this application has very little positives about it - I keep reading a sequence of the same-old 'claims', from this developer, that are used for every other application - this is the art of 'selling' I guess.

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