

Ren Kitchener
Lashburn
Wandleys Lane
Walberton
BN18 0QR

Your Ref: OWPC17683
Our Ref: WA/73/17/OUT 09-10-2017
Please ask for:
Richard Temple

23rd 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 23rd March 2018 which has been recorded as '**an objection**' with the comments as follows:

Reading the applicant's letters, it seems as though they are focussing on the points that are common to every piece of land south of the A27, to divert attention away from the HELAA recommendations (and Parish Council recommendations), without addressing the main issues; which are that this application is a significant size, being placed in an isolated, remote, characterful rural field (adjoining an ancient woodland), which is still significantly isolated from the strategic site nearby, and very much isolated from the encircling houses (which ring-fence the development). In addition, for this size of development, the adjoining rural lane's preferred route to take has not been improved, whereas they do accept that the lane does need improvement for safety and accessibility reasons. However, they have not given any supporting argument to uphold their wrong assumption about which part of the lane this development's traffic and pedestrians will take. This is hiding the truth by way providing incorrect data as fact, without clear proof. This should be addressed in detail, and not by their appointed third party agents. I would like this to be conducted by those who are familiar with the area, and those that I can trust. For example, the Parish Council planning committee and our elected Councillors.

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