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From: Ren Kitchener [REDACTED]
Sent: 07 April 2018 14:31
To: Cllr. Norman Dingemans; Neil Crowther; Cllr. Gillian Brown; Karl Roberts; Nigel Lynn
Subject: WA/73/17/OUT Re Alice Brighton 26th March

Dear Mr Roberts,

WA/73/17/OUT (Wandleys Lane)

I was quite surprised to read the email from Ms. Brighton dated 26th March.

It was clear to me that Arun's Officers set out their intentions much earlier on in the process, so I was really surprised that the developer continued to spend money on this application.

It was also clear that Arun did NOT mislead Welbeck (or their agents) at any time - this was down to them not paying attention to the Officers and not studying the HELAA, past rejections, the NP, Policy Guidelines, Emerging LP and ignoring the Parish Council.

It was not the Officers that confused us, it was the Developer, because they were rushing things through and ignoring the Officers. The Officers could only comment on each point raised because the developer was paying for the application of course. It was obvious that some designs, modifications and mitigation suggestions were acceptable, but that didn't mean that the application 'ticked all of the important planning boxes'. There was no need for the Officers to keep repeating their intentions or recommendations every single day - twice (at least) was plenty enough, so it was the developer's fault for being 'ignorant' (perhaps deliberately so?)

I'm sure that this is due to their knowledge that a nice isolated characterful rural site would deliver a very high profit margin for them, just as much as building on the nearby National Parks would. (Which means that these homes will not be that affordable in comparative terms).

We all agree that there is a pressing need to build many more new affordable homes (*400 are planned for this area*), but I entirely agree with Arun's policy of looking to the official (existing) evidence base to make their decisions where to best put them - this is really good to see.

Best regards,

Ren Kitchener.