



September 25, 2018

Dear Councillor,

Adur Residents Environmental Action has prepared the attached document to aid and support you in your deliberations.

At the previous Planning meeting Councillors commented on the lack of time to digest the Officer's report and one, in frustration, asked, "On what basis can we validly object?"

Within our booklet, we have laid out all the policies which flout our less than one-year old Local Plan and the recently updated NPPF. If this development is approved, what was the point of the Local Plan? If rejected, and NPPF appeal, we can just hear the Inspector saying, "What part of 'degree of flexibility' do you not understand?"

Two issues not covered in the document are set out below.

1. The price paid for land is not a relevant justification for failing to accord with relevant policies in the Adur Local Plan. (NPPF viability Para:002) Reference ID:10-002-20180724
2. Mr Perry stated that Cala and Ikea were both locked into the development. That statement is misleading. You will find that whilst both companies have reached agreement, they will have a clause which states 'subject to planning approval.'

The proposal in front of you on Oct 3<sup>rd</sup>, if agreed, will change Adur forever and not for the better. As stated at the Planning meeting, you will be acting as custodians of Adur. As elected representatives, you should attach significant weight to the strong feelings of the majority of Adur residents who are against this development and the changes it will bring.

Please use the reasons given in our booklet to refuse this massive overdevelopment.

Thank you for the time.

Regards,

Barb O'Kelly

Chair , Adur Residents Environmental Action