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From: Camilla Lambert [REDACTED]
Sent: 30 July 2017 18:19
To: Planning [REDACTED]
Subject: Comment on WA/44/17 Tupperts Field proposed development

FAO Michael Eastham

Dear Mr Eastham,

I am writing to OBJECT to the Tupperts Field application WA/44/17, because it is contrary to the Neighbourhood Plan and the Local Plan, and is likely to impact adversely on the South Downs National Park

Neighbourhood Plan

The proposed Tupperts Field development is contrary to the well-supported Neighbourhood Plan because it would put a large number of dwellings in one location. It was agreed in the community that development should be spread about our villages to facilitate integration and to minimise landscape and community impact. The development of Tupperts Field diminishes green space near the centre of the village, changing the felt experience of villagers living in a rural community with a character rooted in the tradition of that community.

The site was one of 19 parish sites that were considered and consulted upon through Open Days and the Parish Survey. The site was overwhelmingly rejected by residents during Walberton Parish Council's systematic testing of sites, and was in fact voted by parishioners as the most unpopular site of those proposed. This is reflected in a 1,100 signatory petition to ADC from a parish with under 1000 houses. for the site not to be considered suitable for development and

also to be designated as a Local Green Space.. I understand ADC Members' have accepted this, and did so after the submission for outline planning approval in June 2017, deciding with full knowledge of its having been lodged.

Walberton Neighbourhood Plan included other and more acceptable sites, including a strategic development site for 400 houses. The WNDP at referendum was approved by 96% of parishioners on the highest ADC turnout so far. The WNDP was made in March 2017. At the time of WNDP preparation, a LGS designation coincided with the ADC view in its HELAA that the site was not sustainably developable.

Local Plan

A development on this scale on a green field site in this location will have a serious adverse impact on the landscape, on nature conservation and biodiversity, none of which is satisfactorily considered in the outline planning application documents. This location is adjacent to (though outside) the village's built-up area; in environmental terms, arable land will have more ecological value where it hugs the margins of a built-up area with gardens. If this combined gardens-and-arable habitat is lost from this part of the parish it will be deleterious to, eg slow-worms and lizards which are currently provided with open basking areas and winter shelter.

A more important aspect of this site in environmental terms this site is that it is adjacent to parkland surrounding the Avisford Hilton Hotel, which in turn is adjacent to the nationally important Binsted Woods Complex SNCI Ancient Woodland (of which the nearest compartments are the western block comprising Little Danes Wood, Hundred House Copse and Barns Copse). This graduated mosaic of habitats, from Ancient Woodland, to Parkland with permanent grassland, to Arable land, is meeting the mixed habitat needs (eg when foraging) of protected species within the Ancient Woodland's species web, whether birds, invertebrates, or bats and other mammals. All of these categories would need to be investigated in ecological surveys.

Very recent surveys carried out by Daniel Whitby (AEWC Ltd), in the Binsted woods complex SNCI found 13 species of bats out of a (just about) possible 17. These included 3 protected and notable species (Bechstein, Barbastelle, Alcaho). These will be ranging over this area. Before any decision may be taken on the development, it is essential that further survey with trapping and radiotagging be commissioned in the Little Danes Wood/Hundred House Copse/Barns Copse western block of the SNCI, and in the Parkland surrounding the Hilton Hotel, with a view to establishing to what extent Tupperts Field is being used and to understand its importance as a foraging area for bats and particularly for these 3 key species, and what the adverse impacts would be. Such a survey will require the services of an expert such as Daniel Whitby and several seasons' research.

National Park

The western block of Ancient Woodland forms part of the South Downs National Park. The loss of Tupperts Field to development will have an as yet unquantified adverse impact on the mixed habitats used and required by protected species such as these roosting and breeding within the Park, and thus on its biodiversity and Special Qualities. A comment should specifically be sought from the National Park Authority on the position they would take in regard to this impact, on any particular survey requirements they may have to quantify it, and on what mitigation might effectively meet their requirements. In addition to direct biodiversity impacts mentioned; the impact on dark night skies within the Park will need to be considered.

Regards,
Camilla Lambert

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