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From: a.m. associates [REDACTED]
Sent: 04 August 2017 18:23
To: Planning
Subject: FAO Mr Eastham. Ref. Planning application WA/44/17/OUT

Dear Mr Eastham

I wish to object in the strongest possible terms to the proposed housing development in Tupper's Field (WA/44/17/OUT).

Firstly, Arun Council have agreed to implement the findings of the independent Neighbourhood Plan Examiner that this should be designated a Local Green Space. Whilst the initial refusal to accept his findings was extraordinary, granting permission for this planning proposal would be inexcusable given that his recommendation has now been accepted.

SCALE

The sheer size of the development is inappropriate in scale for a village like Walberton. There is no discernible attempt to modify or improve local infrastructure and the effect on our cherished local school could be catastrophic, not least because the Dandara development in Fontwell has already been given the go-ahead, despite widespread local opposition.

Ours is a small community of some 924 homes, yet in addition to the large development in Fontwell we have accommodated the 50 homes required by the Local Plan, bringing the total to 424 homes, a 49% increase on our present size. We are now being asked to accept a further 175 houses, which would be a ludicrous and unwarranted expansion of inappropriate scale so close to the heart of the village and the conservation area.

NEIGHBOURHOOD and LOCAL PLANS

When we were asked our views for the Village Plan there was a 96% response rate and Tupper's Field was overwhelmingly considered the least appropriate site for development.

Furthermore the proposed development is contrary to the conclusions of the Neighbourhood Plan, because it would damage the rural character of the village, reduce green space, increase traffic congestion and increase flood risk.

It is also at odds with both the old and new Local Plans, as it is outside the Local Plan built-up area boundaries, will have "significant negative effect" on the historic environment and landscape and will increase flood risk.

FLOODING

Sitting on a low hillside, Walberton is often affected by flooding, particularly in The Street and the Barnham Road. Tupper's Field itself is affected by waterlogging, in places never really drying out even in Summer. Nevertheless it performs an essential function by absorbing a great deal of the water which would otherwise run down the slope into Walberton.

When there has been heavy rainfall Avisford Park Road in particular is affected by run-off, so putting the greater part of 200 houses above the village would inevitably increase run-off lead to flooding, not only in Avisford Park Road, but potentially the whole village, including the conservation area.

I have attached photos of the road taken this week (2nd August 2017), after heavy rain

TRAFFIC

Like the proposed development, Avisford Park Road exits into Yapton Lane. Most of the time this is not a problem. Sometimes during the day we have a long wait whilst traffic released from Yapton level-crossing snakes its way up to the A27. This effect is many times worse during rush-hour and it is not unusual to have to wait up to five minutes to get into Yapton Lane whilst cars start backing up in Avisford Park Road. We have just twenty houses in our road, so, multiplying that by a factor of nine, there is the potential for serious congestion in Yapton Lane as the level crossing traffic is constantly slowed by the backed-up traffic joining from Tupper's Field.

The single entrance to the estate would be exactly next to the entrance to the Golf club, also creating potential confusion over priorities for traffic joining Yapton Lane, further slowing the flow of traffic.

Presumably a good deal of the traffic would have to pass through Walberton, which is already hazardous in places, narrowing to a single lane with passing places throughout much of the village. At school drop-off and collection times the traffic is routinely backed up right through the village all the way to Maple Parade. The burden of additional traffic from the new development will exacerbate the congestion and increase the risk of injury for pedestrians, who have to cross the road to get to the school.

AGRICULTURAL LAND

Tupper's Field is prime agricultural land, yet there are plenty of brownfield sites locally that could be used for housing. In the short to medium term Brexit will create a lot of market uncertainty, so protecting our home grown agriculture has to be a priority. Furthermore it already appears that the immigration rate is dramatically falling, so the need for the current level of housing is open to question.

Walberton is a beautiful historic village on the edge of the South Downs National Park, which has evolved organically over centuries. Despite its proximity to towns and large villages it has remained largely unspoiled without being twee. It is surrounded by hard-working fields, nurseries, growers and stables, with many other small businesses thrown into the mix. Many people who live in the village also work here or close by, giving the village a strong sense of community. We certainly do not need or want a Disneyfied village dormitory development for the convenience of A27 commuters.

We have already been allocated proportionally more additional homes than any other Ward under Arun's control. A further large development would clearly be inappropriate to the rural nature of the area.

To date the Council has been largely deaf to the wishes of local residents. It is time they stopped standing up for the interests of developers and those who might want to move to the area and instead listened to the people that already live here... the ones the Council was elected to represent.

Yours sincerely
Stephen Aldridge

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FARLINGS







