

Dear Mr Eastham,

I'm writing in connection with the planning application WA/44/17/OUT, Land East of Tye Lane (Tuppers Field). I have examined the plans and as a resident who lives adjacent to the field I know it well. I wish to object strongly to the development of this site.

This application is in contradiction of many policies and principles from the NPPF, the Saved 2003 Local Plan, the emerging Local Plan, Walberton's Neighbourhood Plan and other material objections. It seems like there is an attempt to rush through this application before the Local Plan is made because, as the Pre Application Advice of March 2017 states, *"if an application were to be submitted prior to adoption of the Local Plan, it would be considered more favourably, subject to the sustainability issues (and any relevant built heritage comments) being addressed, than if an application were to be submitted after the adoption of the emerging Local Plan"*. Also, in the Pre Planning Advice document, dated 28th July 2017 point 12.4, there is a sense of urgency stating that *"this is an extremely tight timetable for a major application"*. I hope and trust that this application will not be rushed through to satisfy the narrow window of opportunity for developers to exploit the lack of a Local Plan, especially when this particular site has so much evidence to support the fact that it is unsuitable for development.

The application suggests that because of the lack of a Local Plan this site can be presumed sustainable but there is much evidence against this presumption:

- ADC's consultants LUC have explicitly said that this site has *"little scope for accommodating growth without impacting on the landscape quality and sensitivity of the Walberton Village Conservation Area"*.
- The 2015 HELAA, which states *"This Area was judged as having a 'Low' Landscape Capacity for development. This was based on an assessment of the areas Landscape Value and Landscape Sensitivity. The Site is therefore not considered suitable for development"*.
- The WNDP Examiner, Edward Cousins, said that the site, which is valued by the community, should be designated as Local Green Space, thus protecting it from development.
- A Full Council resolution in July 2017 accepted the Examiner's recommendations to designate this site as Local Green Space and that this site should not be considered suitable for development.

The only document to suggest this site *"could be considered suitable"* and is *"deliverable"* for development was the November 2016 HELAA report, which provides no evidence for this significant change in stance. At the same time ADC strangely refused to allow the WNDP to go to referendum unless this site was taken out as Local Green Space (in direct contradiction to their own independent Examiner's recommendation and their own 2015 HELAA report) again giving no further evidence to support their reasons for doing so. Also during this time, preparations were being made by the developer, Wates, to develop this site - the application has evidence that a traffic survey was completed in January 2016 on Yapton Lane to collect data relevant to this application. From a resident's point of view it's hard to believe the decisions to not include Tuppers Field as LGS AND to mark it as *"deliverable"* in the November 2016 HELAA were not influenced by the interest developers had in it from early 2016. Nevertheless, this (2016 HELAA) report was then overridden by the February 2017 LUC report. On balance, there is clearly more historical and recent objective support for the fact that this site is unsustainable and not suitable for development.

As a parish we have allowed for a significant rise to the number of dwellings (as much as 27% increase) as detailed in Walberton's Neighbourhood Plan. These development sites were guided by

local people and agreed by ADC on uptake of WNDP in March 2017. This site was explicitly excluded from the WNDP as suitable for development with evidence from the WNDP surveys and consultation. It was then further supported by a petition of 1100 signatures (that Full Arun Council endorsed) that it is a valued piece of Local Green Space and should be allocated as such.

This site is outside of the Built up Area (Policy HP 1); and would significantly increase traffic potentially by an extra 25% (Policy GA 5).

Although the application provides detailed transport studies the lack of data for potential increases to The Street traffic are conspicuous by their absence. It has been vaguely suggested by the applicants that traffic would only increase by 5% through The Street but there is no evidence to support this claim and with it being the main route for several schools (in Barnham, Eastergate and Aldingbourne) as well as the station in Barnham it is clear that a potential extra 300-400 cars in Walberton Village would dramatically increase congestion to the heart of the village. The lack of public transport (a strategic school bus service is being withdrawn from September) and the seasonal ability to use the cycle path (too dark and dangerous to use in the winter months) will not help ease this potential for increased congestion. All of the pre planning advice from Arun itself casts doubt on the sustainability of a large development on this site due to the need for car travel in this location.

Yapton Lane, where the applicant hopes to provide access to this development, is already congested at certain times of the day and the notion of an extra 300-400 cars using this would increase this congestion as well as increasing the danger of access at this point in the road. As a resident of Avisford Park Road, a road that already has access onto Yapton Lane, it is becoming increasingly dangerous to drive in and out of the road because of increased traffic (especially lorries) and parked cars on Yapton Lane. A further access point to a large development would increase this danger and congestion.

From the topographical maps presented in the application it is clear to see that my home (in Avisford Park Road) is at the bottom corner of a slope where water already runs off and collects in the road and in my drive. If parts of this slope are built upon I believe there will be increased run off adversely affecting my road and property with increased flooding potential not to mention making worse the existing flooding problems in The Street.

This disproportionate development would forever harm the intrinsic rural character of the village and will severely impact on the landscape character and visual amenity, it will also affect the setting of the Walberton Conservation Area (Policy VE 4). There will undoubtedly be an increase to noise and light pollution with the construction of a large housing development such as this. I value the dark skies and quiet nature of this village and it is an important element of the WNDP that must be upheld. Tourists visit Avisford Park Hotel, the attached golf course and the village because of these rural elements, if these are detrimentally affected by this development it will, in turn, affect the economic, social and environmental well-being of the village.

The application suggests that this development proposal *"reflects the three essential strands of sustainable development substantial economic, social and environmental benefits to the local area"* when in fact it would only negatively affect them. Just because Arun does not have a Local Plan does not mean that this field can be sustainably built upon, the presumption of sustainability is not applicable here. We have a comprehensive and highly supported, recent Neighbourhood Plan that unequivocally states this site should not be built upon along with legal, local and local government opinion that this site should be protected as Local Green Space. To ignore this robust argument

would be against the most basic principles of the NPPF and would mean the death of localism and common sense.

Regards

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