

LANSDOWN HOUSE
WALBERTON
ARUNDEL
WEST SUSSEX
BN18 0PG



4 August 2017

Michael Eastham,
Arun District Council,
Civic Centre,
Littlehampton,
BN17 5LF
by hand

Dear Mr Eastham,

Land east of Tye lane Walberton known as Tuppers Field
WA/44/17/OUT

I write to object to the above application and I fully support the points made by Walberton Parish Council in their letter of objection.

There is however another point that I feel should be relevant as a material consideration when this application is considered.

In his introduction to the National Planning Policy framework, Greg Clark, the then Minister for planning, wrote:

In order to fulfil its purpose of helping achieve sustainable development, planning must not simply be about scrutiny. Planning must be a creative exercise in finding ways to enhance and improve the places in which we live our lives.

This should be a collective enterprise. Yet, in recent years, planning has tended to exclude, rather than to include, people and communities. In part, this has been a result of targets being imposed, and decisions taken, by bodies remote from them. Dismantling the unaccountable regional apparatus and introducing neighbourhood planning addresses this.

In part, people have been put off from getting involved because planning policy itself has become so elaborate and forbidding – the preserve of specialists, rather than people in communities.

This National Planning Policy Framework changes that. . . we are allowing people and communities back into planning.

The introduction to the document itself states that planning decisions should:
be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area.

Paragraph 76 sets out that:

Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in

very special circumstances,

and Paragraph 77 makes clear that the designation should only be used:

- *where the green space is in reasonably close proximity to the community it serves;*
- *where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
- *where the green area concerned is local in character and is not an extensive tract of land.*

In the survey sent to every household in the Parish in the course of preparing the Walberton Neighbourhood Development Plan the site of this application, known to the residents as Tupperts Field, was rejected by 84% of the residents as a potential development site. The residents also, while accepting that some development would be needed, made clear that that should be on several small sites not on large sites outside the BUAB. Tupperts Field was put forward as a LGS.

Edward Cousins, the independent Examiner appointed to examine the WNDP supported this proposal and made clear that in his, experienced legal, opinion Tupperts Field fulfilled the tests of paragraph 77. Arun District Council (acting so far as one can ascertain through unelected officers) rejected that finding and made clear that the WNDP could only go to referendum if Tupperts Field was withdrawn. That was in September 2016. I note that the 'Contract plan' on this application is dated 'June 2016' and the first traffic survey referred to in the application was carried out in January 2016.

Following the Referendum and the making of the WNDP a petition was organised and supported by over 1100 signatures and as a result a resolution was recommended by the Council's Overview Select committee (contrary to the advice of the officers) and then passed by full Council as follows:

The Council accepts the principles of the recommendation of the Independent Inspector, Mr Edward Cousins, to designate Tupperts Field, Walberton as a Local Green Space; Tupperts Field, Walberton no longer be considered suitable for development and to be considered for potential as a Local Green Space when Walberton's Neighbourhood Plan is reviewed.

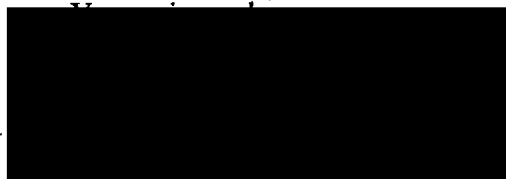
It is also relevant to note that until the revisions to HEELA in November 2016 Arun District Council itself has regarded Tupperts Field as unsuitable for development (viz., SHLAA and previous HEELA and two previously rejected applications) and that this is a view with which the Council's consultants LUC in their evidence to the Local Plan Inspector, as recently as February 2017, concur.

Putting this in the context of the stated purposes of the NPPF (*be genuinely plan-led, empowering local people to shape their surroundings etc*) there would seem to be a situation in which:

the majority of local residents focusing on their NP;
the Independent Examiner examining the NP;
the elected Walberton Parish councillors;
the signatories to the petition and
the majority of the elected Arun District councillors
have all now supported Tupperts Field being designated as LGS.

It has not been so designated because (again so far as one can ascertain) of the decisions of unelected officers.

If the localism policy means anything Toppers Field, either as part of the emerging Local Plan, or on the revision of WNDP, should become LGS; it should not therefore meanwhile be considered for planning permission.



Peter Youatt

**LANSDOWN HOUSE
WALBERTON
ARUNDEL
WEST SUSSEX
BN18 OPG**



4 August 2017

Michael Eastham,
Arun District Council,
Civic Centre,
Littlehampton,
BN17 5LF
by hand

Dear Mr Eastham,

Land east of Tye lane Walberton known as Tupperts Field
WA/44/17/OUT

I write to register an objection to the above application.

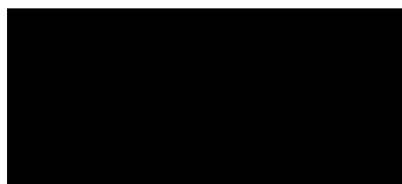
I fully support the need for some additional housing in the Parish and the made Walberton Neighbourhood Plan. I totally oppose however the idea of large developments, such as is proposed by this application, outside the Built up area boundary, contrary to the policies and vision of the Neighbourhood Plan and which will change the nature of the Parish.

A community such as ours should, as the residents made clear through the Neighbourhood Plan, only be expanded by the use of small sites and in a way that does not alter the whole nature of the community and put an unacceptable strain on the local infrastructure.

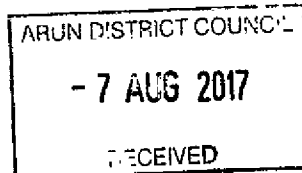
When, for example, Turnpike Motors, the property next door to ours, closed leaving a brown field site adjacent to our property, we made no objection to a small development that obviously overlooks our property in a way that the previous business use did not. That would have been nothing but nimbyism; one has to accept that times move on and situations change.

This proposed development is however different; it is in complete conflict with the Neighbourhood Plan, it will place intolerable pressures on the existing infrastructure, it will cause an unacceptable increase in traffic on roads quite unable to cope with it and it will alter whole character of the Parish so valued by its residents.

It should not be permitted.



Kiah
Manser Road
Walberton
Arundel
West Sussex
BN18 0AW



4th August 2017

Michael Eastham
Arun DC
Civic Centre
Littlehampton
West Sussex
BN17 5LF

Dear Mr Eastham,

Land East of Tye Lane Walberton

Tuppers Field

WA/44/17/out

I wish to object to the above planning application as it is outside Arun's Local Plan built up area boundaries and should not therefore be granted. In our Parish survey it was the most unpopular site for development with almost everyone saying "NO" to Tuppers Field and therefore this application is contrary to our Neighbourhood Plan.

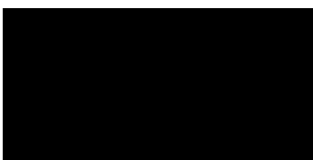
Any necessary extra houses should be scattered throughout the village but the number estimated for Tuppers Field is far too many for one place and also for our village.

This space should be left as an open space to keep the truly rural character of our village and which the inspector also agrees.

The village cannot cope with more traffic and any development would overburden our small roads and create even more congestion than we already have. The roads suffer with flooding even now with water coming up through manholes so with more houses drains would be open to bad sewerage risks.

This land is valuable to the village and should be kept with the crops we need and the beauty it encompasses and should not be allowed to be developed.

Many thanks



P A Varney