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From: P BROWN [REDACTED]
Sent: 07 August 2017 15:40
To: Planning
Subject: Tuppers Field WA/44/17/OUT - Attn Michael Eastham

Dear Mr Eastham,

I am writing to object strongly to the planning application for consent for residential development in this field.

1. Neighbourhood Plan: Walberton's Neighbourhood plan was only recently made and was supported by an overwhelming vote in the referendum. The entire NP was developed to protect the rural character of the villages of Walberton, Fontwell and Binsted. Walberton can still be recognised as an entity with fields bringing the countryside into the village to the extent that not one dwelling is more than 100 yards from open countryside. This defines our village environment and is highly valued by the population. Indeed in the early days of preparation, schoolchildren and youth groups, quite unsolicited, said how much they loved the fact that the school site and the village playing field directly adjoined Tuppers Field and where they could watch the agricultural operations through the year.

It is important to understand the importance of these issues: just because a field adjoins a residential development, that does not mean it is a gap that needs filling. ADC's own consultants have already decreed that development of Tuppers Field would harm the Conservation Area.

2. Built up Area Boundary: This application is in direct conflict with the NP policy in that the land is outside the BUAB. The NP provides ample new housing through the NP including some 400 houses in the Fontwell area. No new factor has suggested that in such a short time, the NP is out of date. There is no justification to overturn such recent well thought out policies as found in the NP.

3. Traffic: Not only would the development of this land be harmful visually, but it would also have a disastrous impact on the flow of traffic and would introduce a new hazard on Yapton Lane. Access to the site would be close to the golf course access and to the sharp bend and road junction leading to Binsted Village. Yapton Lane is already overloaded in the mornings and an intensification of traffic would be dangerous.

4. Petition: Many of these arguments surfaced earlier this year when residents supported the NP at referendum; their wholehearted support was tempered by the fact that ADC had unwisely insisted that Tuppers Field should not be designated as a Local Green Space. This decision was wrong - hence the well supported petition submitted to your Council. We were delighted when the petition was backed by the full meeting of the ADC on

12th July. The Council's decision was clear in that Tuppens Field should not be considered for housing and should in future be considered as a LGS. It is inconceivable and possibly constitutionally illegal that consent should be given after such a clear decision.

5. Safety: Avisford Park Golf Club was developed some 30 years ago and when planning permission was granted, there was a careful safety audit which recognised that golf courses can be hazardous neighbours. The golf holes around the periphery were looked at very carefully to ensure public safety. Tuppens Field provides that safety barrier to ensure no property or member of the public is in danger. Inevitably, balls are frequently misdirected into the field and so housing and gardens would be deliberately placed in danger. The land available in Avisford Park is limited and the loss of the two holes adjacent to Tuppens Field would have a major impact on the whole 18 hole course. It would be outrageous to allow a valued local amenity to be damaged by unconnected housing development.

6. Locality: ADC have been understandably proud in backing the Locality legislation which led to the development of neighbourhood Plans. Parishes were assured that in future local communities should be able to decide where new housing should go; implicitly, this means they should also say where housing should not go. Walberton Parish accepts its responsibilities to help to meet the targets for house building and will always approach these issues in a positive frame of mind - I believe the NP is soon to be reviewed by the Parish Council to anticipate emerging policies. If ADC is going to progress in its very difficult task, there must be a high level of trust amongst the local councils. Too often there seems to be a battle going on, whereas the ADC and parishes should feel they are on the same side! ADC must back the parishes.

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