

Sent: 07 August 2017 11:49

To: Planning

Subject: WA/44/17/OUT

FAO Michael Eastham

Dear Sirs

Re WA/44/17/OUT - Land East of Tye Lane Walberton

I write to object to the above application for the following reasons:

1. Contrary to Existing Plans and to Residents' expressed views and proposals

The proposed development is contrary to the Neighbourhood Plan as it is outside the local built up area and putting too many new houses in one place. It is also contrary to the sustainable development policies contained in Arun's Local Plan as well as being inconsistent with the national guidelines ("NPPF"). The application is made in the face of existing clear and overwhelming feelings by local residents opposing such a disproportionate housing development on a single site, and the overwhelming local support to designate this site, known as "Tupper's field" as a Local Green Space; as has been indicated in the NP referendum and subsequent petition made in regard to the site. These views have also been recently endorsed by ADC's full council who backed the petition and agreed that this site is ***not suitable for development***.

2. Adverse impact on the local community and environment

The proposed development would alter the whole character of the community by detrimentally and disproportionately increasing the size of the village (thereby overwhelming local amenities) and by paving over an important natural resource. It would have a negative impact on the environment and landscape by having such a large built up area (which currently exists as natural green buffer) proximate to the golf course and effectively blocking in the local school. There would also be a significant risk of surface water flooding for existing surrounding residents as the field provides an essential natural soak away for rain water.

3. Traffic congestion, pollution, vehicular access and safety

The village of Walberton has minimal public transport access, so this size and type of development would inevitably bring an unmanageable and unsustainable increase of motor vehicles and traffic. The existing infrastructure is completely inadequate for such an increase. There would be a huge impact on congestion in the village as well as an increase of levels of pollution to unacceptable levels. In addition, the proposed single

vehicular access onto Yapton Lane is potentially extremely dangerous given the narrowness of that road, lack of pedestrian walkway and the speed at which many users travel on that stretch of road to and from the A27.

As a result, this planning application should clearly be rejected by ADC.

I look forward to receipt of confirmation of receipt of this objection.

Yours faithfully

Selby O'Connor
Apple Acre
Avisford Park Road
Walberton
BN18 0AP