

Sent: 09 August 2017 18:51

To: Planning

Subject: FAO: Michael Eastham: Planning application objection to development of Tupper's Field, Walberton.
Reference WA/44/17/OUT

Dear Mr Eastham,

I wish to register my objection to the proposed housing development of Tupper's Field in Walberton.

I live at Duntroon, in Avisford Park Road, Walberton.

The basis of my objection is contained within the points outlined below:

1. Disregards local democratic decisions within the community and Arun District Council. Disregards national guidelines.

- The Application does not follow the Neighbourhood Plan
- The application does not follow the Local Plan
- ADC's full council supported the Walberton Parish Council petition agreeing that the site was not suitable for development
- All past assessments by council appointed experts have concluded that the site is not suitable for development
- The development is outside the boundary of the built up area and as such is not allowed.

2. Increased traffic and demand on facilities

- The plans show the entrance exiting onto Yapton Lane which is already a busy through road with many drivers disregarding the speed limit. Also, there are many articulated lorries that pass through to the Ford lorry park which significantly reduces passing width especially at the mini roundabout junction with The Street. The Increase in traffic from the development will make entering and exiting Avisford Park Road, Manser Road and the houses on Yapton Lane more difficult and more hazardous.
- There are many times when The Street is impassable due to the current volume of traffic. Increased local village traffic of the quantity proposed will cause gridlock in the main village through road.
- There are no spare places at the local village school for new inhabitants
- Local doctors and dental surgeries are already struggling to cope with the current population

3. Significantly changing the character of the Village

- The development puts too many houses in one place increasing the size of the village by 40%!. This significantly damages the rural character of the village, devalues the landscape and damages the setting of the Walberton Conservation Area.
- The development will move the Avisford Park hotel into the built up area making it less attractive to visitors that value the rural location and natural landscape surrounding the golf course. My own family members are employed by the hotel and I am concerned for their medium term employment as such.
- There will be damage to the historic environment
- The properties close to the development in Avisford Park Road and Manser Road will suffer a loss of privacy
- The loss of outlook from properties close to the development will be detrimental to residential amenity

4. Increased flooding risk, environment and impact on nature

- Prolonged heavy rainfall causes the main drains to overflow in The Street and Yapton Lane. The development will reduce natural drainage and increase flooding and sewerage risk
- Local fertile and productive farmland will require a change of use and will be lost for good
- The village enjoys a varied wildlife population supported by the open space, crops and surrounding trees. This will be damaged by the development.
- There is very little light pollution in the area which will change significantly with the new development
- There is very little noise pollution in the area which will change significantly with the new development

Please ensure that my objections are registered and taken into account when the planning/council authorities sit to discuss the application and make the decision.

Please can you confirm receipt and processing of this objection and many thanks for your time and assistance.

Best regards,

Peter Haigh
Duntroon, Avisford Park Road,
Walberton