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15th September 2021

John H Knight
IVY COTTAGE Level Mare Lane
Eastergate
CHICHESTER
West Sussex
PO20 3SA

Case Officer: Mr S Davis
Telephone: 01903 737874
Email: Simon.Davis@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)

Town & Country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Application No: AL/113/21/OUT

Site Address: Land at Bayards Level Mare Lane Eastergate PO203RZ

Description of works: Outline application with all matters reserved, apart from access, for up to 69 No dwellings with access, parking, landscaping & associated works. This application is a Departure from the Development Plan.

Thank you for your internet representation made on 14th September 2021 which has been recorded as an objection with the comments as follows:

OWPC40354

I Most strongly object, Firstly, Reside sent their glossy proposals out suggesting Bayard's is in Eastergate when its in Aldingbourne & distributed 1181 leaflets accordingly? when there are only 55 homes in Denmans' & Level Mare Lanes Secondly this glossy pamphlet promised a KEY FEATURE as access taken from Fontwell Avenue, then, without telling anyone submit planning with reduced numbers but access from Level Mare Lane for Construction traffic & access to six houses? at best this was devious and at worst outright subterfuge because they knew very well once the Northfields site was complete they would never want to run heavy construction vehicles across new roads. This access must never be allowed plus if allowed would create a precedent. Thirdly, Level Mare & Denmans Lanes will suffer extreme adverse effects from Rat Run traffic which ADC have not considered as yet, the two lanes have no footpaths or street lighting and increased traffic will be potentially dangerous to pedestrians, Dog walkers & Horse riders all of whom regularly use these lanes. fourthly, A traffic study by PBA determined the rat-run route from Fontwell Ave to A27 was "convoluted" and not worthy of consideration how crass is that when we all know whenever Fontwell suffers they use Level Mare & Denmans Lanes. Fifthly, impacts on wildlife, agriculture, village services were also considered & "determined to be non-material" & not worthy of future study by developer, clearly they don't care!! In the sixth instance it would seem that ADC have not considered the total knock-on effects of all the surrounding developments which will compound the effects on Utilities, traffic to the A27 & A29 Doctors, Schools, parking, Dentists, Post Offices, Retail, Environmental impact, ADC seem to have overlooked the effects and bottlenecks that will occur at Fontwell & A29 War Memorial, compounded when Fontwell Racecourse hold a meeting, plus, when the A27 is done. Also how difficult it is now to exit side roads onto main routes. Seventh, the probable devaluation of existing properties as the new homes will benefit from mains Gas, Mains

sewerage, Street lighting & latest technology whereas existing have none of those. Eighth, ADC have overlooked the fact that it creates a loss of agricultural land, it is outside of Aldingbourne Policy EH1 Built Up Area Boundary & conflicts with Aldingbourne EH9 Policy for Conservation Areas. Ninth, the footpath on the A27 will be inadequate when you consider the potential additional traffic caused by a possible additional 2000 + vehicles from the local & surrounding vicinity.

Finally, exiting Level Mare Lane now can be a trial at any time and imagine the total mayhem if you permit construction traffic to access or egress Level Mare Lane.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at [:https://www.arun.gov.uk/what-happens-next](https://www.arun.gov.uk/what-happens-next).

Some applications will be determined by the Planning Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website <https://www.arun.gov.uk/privacy-policy/>

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to
<https://www1.arun.gov.uk/planning-application-finder>