



Arun District Council
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27th September 2021

M & J Lowe
Lydford
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 26th September 2021 which has been recorded as an objection with the comments as follows:

OWPC40644

This application is for development on a greenfield site in a rural landscape and is outside the area for development designated (after public consultation) in the Aldingbourne Neighbourhood Development Plan 2014-2034.

There may be a plan for restoring the ecology, but this will be after destroying what is already there, including many trees, hedges, grassland areas etc. An outside ecological survey cannot fully uncover the extent of the wildlife in the area (eg we have found a Great Crested Newt in our pond which is about 0.5 Km from the proposed site).

Level Mare Lane and Denmans Lane are "Quiet Lanes" and we understand there is a proposal for them to be considered as such, given the extensive use of these lanes by walkers, cyclists, horse riders and those who want to appreciate the countryside south of the A27.

Local services (power, water, sewerage, schools, doctors etc are inadequate for the existing population, let alone additional housing in this area.

The amount of traffic on the A29 Fontwell Avenue Avenue is already very heavy and the housing schemes already in progress are going to create peak hour gridlock. This further proposed development will only magnify the issues of long traffic queues, safety and pollution in the area.

The consultation brochure sent out by the developer to local residents said there would be no access onto Level Mare Lane from the site, but the actual proposal includes access onto the lane for 6 houses.

The plan for accessing the site during construction is to enter via Level Mare Lane and the narrow entrance to the lane from the A29 Fontwell Avenue will result in a grave danger to all traffic at this junction. Lorries will be unable to enter Level Mare Lane if there are any vehicles exiting, so will back up traffic along the A29, as well as obscuring the view for those exiting the lane. The writer owes his life to the speedy arrival of an ambulance which would not have been possible with site traffic blocking the lane. We cannot understand why the developer is prepared to put lives in danger when they have perfectly good access directly off the A29 through the site they are currently developing.

We urge Arun District Council Planning Committee, please, to respect the views and knowledge of those who live close to this proposed site, and, in recognizing the integrity of the Aldinbourne Neighbourhood Development Plan 2014-2034, refuse this planning application.

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>.

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>