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29th September 2021

Helen Nellthorp
Fairacres
Level Mare Lane
Eastergate
PO203SA

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 28th September 2021 which has been recorded as an objection with the comments as follows:

OWPC40715

I oppose this proposed development for the following reasons:

It is outside of the Aldingbourne Policy EH1 Built Up Area Boundary, and is in conflict with the Aldingbourne Policy EH9 Conservation Areas. There is little point in local residents taking the time and effort to help develop these policies if they are then disregarded by planners.

I moved to Level Mare Lane 9 years ago because it was a very quiet rural lane with little through traffic, beautiful trees, and somewhere that was safe for my pets and I to walk. It is single track in many areas, and certainly not wide enough for construction traffic.

Adding yet another unwanted development will further undermine the peace and safety of Level Mare Lane.

We are already seeing the effects of the ugly massive developments that are already underway at either end of Fontwell Avenue. The increased traffic flow makes it difficult to turn safely onto Fontwell Avenue from any of the adjoining Lanes. When the traffic builds up in Fontwell Avenue or at the roundabout drivers use Level Mare Lane as a rat run.

Until the developments already being built on Fontwell Avenue are occupied, and the effects assessed, I can see no justification for allowing further luxury housing on this scale to be built in the area.

I objected to the proposal for the 42 properties already being built to the right of Level Mare Lane. This, along

with the development at the top of Fontwell Avenue has resulted in the loss of further agricultural land, hedgerows and trees which have provided the natural character to the area for generations. Allowing a further development will result in even more damage to the environment.

Level Mare Lane regularly floods at the end adjoining Fontwell Avenue, further development is only going to add to the groundwater flood risk.

Our local services are already overloaded. There is no easy or reliable access to public transport. Given the narrowness and condition of the pavement, it is not safe to walk along Fontwell Avenue with a pushchair or wheelchair.

The latest proposal from Reside has 6 properties with access from Level Mare Lane, along with access for construction traffic. Both are unreasonable and unsafe, and will result in the loss of further trees and environmental damage, and ruin the character of the lane.

Please reject this planning application to prevent further damage to yet another rural area, and further strain on local services.

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>