

The Ridings
Level Mare Lane
Eastergate
Chichester
PO20 3SA

Ref. Proposals for new homes at land at Bayards, Level Mare Lane, Eastergate, PO20 3SA
by Reside developments

AL/113/21/OUT

To whom it may concern,

I believe that the area covered by this planning application is outside the Aldingbourne Policy EH1 Built up Area Boundary (BUAB) as enshrined in the Aldingbourne Development Plan. The developer (Reside), said they sent out 1181 brochures to local residents (not everyone in Level Mare Lane, Denmans Lane and Fontwell Avenue received these, so were they only to selected to people that were perceived would not object? I did hear that someone in Hook Lane had received one. They also stated that it was in Eastergate, but is actually in Aldingbourne.

I would like to object to the proposed development. The plans have already changed from the original brochure by Reside. It is currently for 69 properties on this agricultural land. Bayard itself had its planning permission granted with an agricultural tie on it. Why are we now allowing agricultural land to be given over for housing? So much agricultural land seems to be being rapidly removed from agriculture and replaced with housing locally. This can be neither sustainable nor ecologically beneficial.

Currently there are numerous other developments being built along Fontwell Avenue, and elsewhere in the close vicinity. Whilst it is possible to walk from any of these to the local shop, there has been no additional provision within the local infrastructure, for doctors and other healthcare professionals, places in schools, or for jobs that can be accessed without vehicles. There are local bus stops, but the service is minimal. If the new residents are going to be using the train, there is insufficient parking for extra vehicles.

I anticipate that all of the properties will have at least 1 if not more vehicles. This will increase pollution and environmental impact. Why has the developer decided that the impact to village services, wildlife, agriculture etc. were "determined to be non-material" and therefore not worthy of further study. I feel there is a very material impact caused by this proposed development to all the above. Our services are at their limits before any of the additional building generates an increased population for the area. I believe that the additional new housing developments locally already mean there will be approximately 1500 extra cars within half a mile radius of Level Mare Lane.

I doubt that this development could be anything but negative for the bats, dormice and other wildlife in the area. If the council were to consider permitting this development, then at the very least, a full environmental impact assessment should be undertaken

Paul Basham Associates conducted a traffic study and determined the route from Level Mare Lane or Denmans Lane to the A27 to be "convoluted" and determined it should not be included in the study as it was unlikely for anyone to use. This presumption is totally false. As a resident of Level Mare Lane, I am fully aware of how many motorists already use Level Mare and Denmans Lanes as cut-throughs to the A27. Just since the building works have started in Fontwell Avenue, without any houses having been completed or sold, we have already seen a big increase in these numbers, as drivers try to avoid construction traffic and traffic lights in Fontwell Avenue. The latest application, now shows the entrance for six of the properties to be in Level Mare Lane, coupled with using Level Mare Lane for all the construction traffic. I consider this to be totally unacceptable. Some of my reasons follow:

- The development is outside Aldingbourne policy EH1 - built up area boundary (BUAB)
- It is in conflict with Aldingbourne policy EH9 conservation areas
- Road safety - pedestrians with children and dogs, horse riders and cyclists will have their safety compromised by the increased volume of traffic from the new properties.
- The construction traffic using the Lane would also compromise road safety. Unlike Fontwell Avenue, which is being used for access to Resides primary site, and is a road surface that is suitable for large commercial construction vehicles, level Mare Lane is a small country lane that would be unable to cope with the weight or volume of these vehicles causing safety issues for other road users, potholes, compromised road surfaces, pollution and damage to the hedgerows.
- Additional road safety issues would be caused by drivers from the A 29 using the lane as a "rat run". It is a narrow lane without dedicated passing places or pavements.
- Aldingbourne Neighbourhood Development Plan 2014-2034 suggested that Level Mare Lane should be a designated "quiet lane". Increasing the traffic here, as this proposal would, could not constitute it being a quiet lane.
- The increased volume of cars would also impact on the A 29 / Nyton Road (War Memorial) roundabout, which already has issues, especially when the level crossing is down
- The A 27 / A29 roundabout at Fontwell has tailbacks at peak times from as far back as Eastergate Lane, if not further. This proposed development can only exacerbate that, and also cause more of the traffic to choose to use Level Mare Lane instead.
- This would also cause delays and disruptions for the existing residents of Level Mare Lane
- The additional vehicles from the site will make access to the A29 Fontwell Avenue even harder for existing residents of Level Mare Lane, Northfield Lane and Denman's Lane.

Level Mare Lane does not have all the utilities that might be anticipated. We have no mains gas, sewage, streetlights or fibre-optic broadband facilities.

Reside's offer of £500 to enable buyers of these properties to purchase push bikes, will not prevent them from having and using motor vehicles.

The proposed development would massively increase the density per hectare of new build properties to 30 homes per hectare which is not in keeping with the current density of Level Mare Lane.

If agricultural land is to be used for development of new properties as outlined in this application (which I disagree that there is a need for), then at least the following should apply to them. The fact that the current owner has not ensured that the quality of the land has been maintained at its optimum, for agricultural purposes, should not mean that it should automatically be turned over to residential development. Doing this could set a precedent, which would be disastrous for maintaining sufficient suitable land for agricultural purposes.

Despite the developer implying that this is a sustainable development, I do not believe this to be the case, and surely all new developments should be sustainable.

We have all seen the effects of climate change recently –if these properties are really needed, they should be:

- On brownfield sites
- Refurbishing existing sites

They should be:

- Of net carbon zero construction
- All should have ground source heat pumps
- Sustainable building materials should be used
- They should have solar PV & solar thermal
- Wind generation should be considered
- Part G of the building regulations should apply at levels 5-6, in respect of water efficiency calculations for New Dwellings - (I thought current government policy was such that permission should not be granted for new build properties unless they comply with these regulations)

How do they calculate that 30% of the homes would be affordable – for whom, and how can this be maintained? If one looks at average income for the county (circa £30,000), and interest rates currently being the lowest they have ever been on record, meaning they can only increase, then the likely prices of the properties do not appear to be affordable or realistic for most of the population who are employed in this area. There seems to be no provision for social housing for which there is a demand, but does not generate profits for building companies, nor is there any provision for gypsies and travellers. Surely the local plan should mean these should be incorporated in all new building sites.

Do we genuinely need these houses in this area? Where are the jobs to support them? Nationally there is a surplus of empty properties in need of refurbishment.

For all the aforementioned reasons, I strongly object to this application, and hope that it will be refused.

Jane Bannatyne