



Arun District Council  
Arun Civic Centre  
Maltravers Road  
Littlehampton  
West Sussex BN17 5LF  
Planning & Building Control General Enquiries  
Tel: (01903) 737756 Fax: (01903) 730442  
Dx: 57406 Littlehampton  
Minicom: 01903 732765  
e-mail: [planning@arun.gov.uk](mailto:planning@arun.gov.uk)  
website: [www.arun.gov.uk/planning](http://www.arun.gov.uk/planning)

5th October 2021

Nick Wakefield  
Foxlea  
Level Mare Lane  
Eastergate,  
West Sussex  
PO203SA

**Case Officer:** Mr S Davis  
**Telephone:** 01903 737874  
**Email:** [Simon.Davis@arun.gov.uk](mailto: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 4th October 2021 which has been recorded as an objection with the comments as follows:

OWPC40851

Dear Sir / Madam,

I am very disappointed and shocked by the proposed development. This area of outstanding beauty and haven for wildlife is being eroded in nearly every corner. Firstly, Hedgrows Development, the enormous development south of Level Mare Lane, and backing onto Northfields Lane. Secondly the estate being developed adjacent to Fontwell racecourse. Thirdly the estate by Reside Developments on the corner of Level Mare Lane and the A29 and now the further proposal of these 75(69) houses adjacent to Level Mare Lane at Bayards, some of which have proposed direct access to Level Mare Lane.

Level Mare Lane has seen significant increased road traffic over the last few years, with people using the Lane and also Denmans Lane to avoid congestion at the A29/A27 roundabout (this only going to get even worse as the local estates and proposed 2000 homes south of Eastergate get built along with the introduction of the Shripney/Westergate bypass). The road itself is rarely maintained, has a lack of drainage and remains unlit - all of which contributing to a reduction in safety to pedestrians and resident users. The wildlife on these roads is significant with deer, badgers, hedgehogs, birds of prey and foxes regularly seen. The Lane is also resident to many horses and often used for exercise and leisure by their owners.

I have concerns that further development will channel more road traffic via Level Mare Lane and Denmans Lane, neither of which is fit for purpose, destroy the wildlife habitat and reduce the natural beauty. I also ask for your consideration to review the Aldingbourne Policy EH1 Built up Area Boundary as I believe this

proposal sits outside of this pre-agreed boundary.

Best Regards.

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](mailto: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>