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Sent: 05 October 2021 20:48

To: Planning <Planning@arun.gov.uk>

Subject: Objection to Planning Application AL/113/21/OUT

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Dear Sir

As residents of Level Mare Lane we are writing to object to the additional Planning Application AL/113/21/OUT by Reside Developments for a further 69 houses; an application that has come as a direct result of a previously approved application for 44 houses on an adjacent parcel of land fronting the A29 by the same developer.

Unlike the previous development, this application we understand falls outside of the Aldingbourne Policy EH1 Built up Area Boundary (BUAB) as specified within the Aldingbourne Development plan, and therefore should be rejected by the Planning Committee for that reason alone.

As has already been outlined in a number of other objections, there is some doubt over the accuracy/relevance of the Reside consultation leaflet sent to numerous homes in the area. The purpose we were told was to seek the community's views on their proposals, but when the outlined boundary plan on the front cover, does not even reflect the proposed site layout shown within, you begin to doubt the validity of the document and therefore the value of any feedback given. Jump forward several weeks, and we find that the application submitted for approval shows significant variation to the proposals, not least the inclusion of access into a part of the development via Level Mare Lane.

Level Mare Lane is a narrow, unlit, poorly maintained lane with tight access onto the A29 which is regularly flooded after heavy rain. As there are no pavements, the road surface is shared by vehicles, walkers, cyclists and horse riders, and in numerous places cars have to pull onto the verge to pass. The sides of the lane are already littered with holes, where the verge has been damaged or the edge of the road has fallen away. This development will only increase the level of traffic along the lane raising the risk of accidents, further damage to the lanes verges (including Denmans Lane) and adversely impacting the rural nature of the area as well as the concerns this development has on the wildlife around the area.

The Reside Framework Travel Plan states that Level Mare Lane provides a convoluted route to the A27. While on face value that may be true, it does not stop it being used as a 'rat run' when traffic on the A29 becomes heavy. Indeed, only the other morning I found myself battling against oncoming traffic in Level Mare Lane, as cars were trying to avoid the delays on the A29 northbound, caused by the roadworks put in place to create an access road into another large housing development !! The use of level Mare Lane/Denmans Lane as a rat run during peak times is not uncommon and is only likely to get worst as new developments pop up along the side of the A29. Current planned changes to the A29 do nothing to alleviate this problem, as all 'improvements' are to the south of the Level Mare Lane junction. In fact, the situation is only likely to be made worse by the A29 re-alignment.

Additionally, the travel plan states that access into the proposed new dwellings from Level Mare Lane, will be by way of an 'existing gate access location'. However the current gate access is at the opposite end of the Level Mare Lane frontage, making it closer to the A29 junction. Another inconsistency.

Local services are already under huge pressure, with the local Doctors surgery rated as 'inadequate'. There is a minimal bus service, narrow (normally overgrown) footpaths along the busy A29 in both directions and regular queues at peak times and that's even before the already approved developments are inhabited.

It is no longer appropriate to consider each planning application in isolation, or hide behind proposed improvements/changes which other developments are supposed to be delivering in the future.

Finally, in the event that all the objections raised are insufficient to prevent this development from being actively considered, it would be totally inappropriate for construction traffic to be allowed to access the site via Level Mare Lane. As already outlined the junction onto the A29 is very tight and the lane is very narrow. As the same developer

is responsible for the adjoining site, through which the majority of the new residents would ultimately obtain access; this route should also be used for the construction traffic. To even suggest Level Mare Lane is suitable for construction traffic shows Reside have a total lack of awareness of the site and a total disregard to the views of existing local residents.

Mr M Churchill

The Goldings

Level Mare Lane

Eastergate

PO203SA