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7th October 2021

Mr and Mrs Moncrieffe
Mount Pleasant Cottage
Level Mare Lane
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 6th October 2021 which has been recorded as an objection with the comments as follows:

OWPC40951

We strongly object to this application. The proposal for another 69 properties on this quiet lane, situated on a couple of existing paddocks, in addition to the huge number of homes already being built within less than a mile and next to this site, is inappropriate and ill-advised. The impact of yet another large, extremely dense housing development is detrimental to the local area, both for visitors and residents, for numerous reasons. The most salient are outlined below:

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.

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>