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8th October 2021

Mike Palmer
Clockhouse
Denmans Lane
Fontwell
West Sussex
BN18 0SU

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 7th October 2021 which has been recorded as an objection with the comments as follows:

OWPC41004

I apologise for the lateness objection. This is due to, as instructed by Reside Development, me looking under Eastergate instead of Aldingbourne. Having now found the correct site "Aldingbourne" I would immediately like to state the following,:-

Firstly, as mentioned, I would like to point out that the leaflet informed the application was for Eastergate. This is at the least mis information but could be construed as "deliberately" misleading! I would like clarification as to how this error came about and suggest this delay any decision, until the correct information be made available to the public! Surely not sending this information might result in legal action being taken!

Secondly, I am aware that the original planning application has been changed both in terms of numbers but more importantly in changing the original plan not to have access to site via Level Mare Lane. Once again, I do not believe this information regarding the change in application has made available to the public and again suggest delaying any decision until this has been rectified as not doing so could possibly leave the application up for legal challenge!

Thirdly, Reside Developments undertook to send out 1181 leaflets informing residents of its initial proposal, but did not feel it necessary to send out any leaflets informing of the changes to the proposal? I find this distressing and cannot believe this to be duly diligent? Again, I would suggest that if due diligence has not been undertaken with this application it might leave itself vulnerable for legal challenge.

Fourthly, the traffic study undertaken by Paul Basham Associates states the route via Level Mare Lane/Denmans Lane to the A27 is convoluted making this route unlikely to be used. I suggest this is a fallacy, as along with a second development already ongoing in Fontwell Avenue this factually, even if you allow for 1 car per household, means an extra 111 cars in vicinity of Level Mare Lane/ Denmans Lane. Not with holding

that I ask whether this traffic study has been revised in line with the change in application to allow 6 homes direct access onto Level Mare Lane? Again, if this is not the case, I would suggest the proposal leaves itself open to legal challenge.

Fifth, and perhaps not necessarily of concern to Reside Developments, but of consequence to the planning department involved be it Eastergate (as Reside would lead you to believe), or Aldingbourne as I have subsequently found out. Surely not asking for the Traffic study to be revisited considering above could be deemed as lack of diligence by the planning department involved. I hereby make the planning department aware of my deep concern re the safety of pedestrians along both Level Mare Lane and Denmans Lane as of now, let alone, with the potential for considerably increase traffic on these routes. I implore the planning dept to reconsider the traffic study as not doing so, with the reasoning above could, potentially lead to claim against the planning dept should injury or worse occur because of lack of diligence by said department.

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>