



To register to receive notification of planning applications in your area please go to
<https://www1.arun.gov.uk/planning-application-finder>

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

Sign up to our newsletter [here](#)



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

To register to receive notification of planning applications in your area please go to
<https://www1.arun.gov.uk/planning-application-finder>

Sign up to our newsletter [here](#)



From: Jane [REDACTED]
Sent: 31 October 2021 13:03
To: Planning <Planning@arun.gov.uk>
Subject: Ref AL/113/21/OUT

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

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 would like to further object to the proposed development.

I recently attended the Aldingbourne parish council meeting, and learnt that Arin District Council already has given permission for more than a three year supply of housing land. That being the case, according to the NPPF, the Aldingbourne neighbourhood plan should be adhered to. This application is outside the built up area boundary, and the development was not included in the Aldingbourne neighbourhood plan (EH1). Why do we develop a neighbourhood plan, for ADC to just ignore it? The site is also opposite Fontwell racecourse, which is a SNCI site. I believe the proposed development should therefore be refused automatically, and that the neighbourhood plan should be adhered to.

If, as I fear, permission is given for this development, I consider that at the very least there should be revisions akin to the original plan on the brochure sent out to selected residences. This should change the access back to Fontwell Avenue and completely away from Level Mare Lane, to prevent the addition of traffic, both construction and residential, to Level Mare Lane, which is totally unsuitable for this purpose. The recent comments from the highways agency said "We have also taken in to account the distance from A29 to the site, approximately 170m, which has good forward visibility so in the occurrence of a construction vehicle and car travelling in opposing directions it is considered that both drivers would be able to react appropriately. Furthermore, there are other exits for local residents northwards to A27 or to the south utilising Northfields Lane, which construction traffic will be advised not to use. This balanced against the estimated 10 x HGV movements per day and use of banksman to control movements to and from the site means the LHA accept the principle of what is proposed for construction traffic, provided the additional requested information is suitably demonstrated." This proves that they have no knowledge of the area, and have obviously not checked it properly.

"good forward visibility so in the occurrence of a construction vehicle and car travelling in opposing directions it is considered that both drivers would be able to react appropriately" does not take into account that the lane is little more than a single track road without suitable passing spaces when there are larger vehicles, and critically ignores the fact that much of the "traffic" coming down Level Mare Lane, is made up of walkers, cyclists, horse riders etc. who are no match for construction traffic. The lane was recommended to be turned into a quiet lane in the Aldingbourne Neighbourhood Development Plan 2014-2034. It is a narrow lane, without footpaths, used by local residents for walking as families for fitness or leisure, exercise, dog walking, cycling and horse riding. The proposed increase in traffic caused by this development would not allow it to be a quiet lane and would I consider endanger a large percentage of the current users of the lane.

As far as Northfield's Lane is concerned, which they suggest could be used by local residents as an alternative route for heading south, it is a public footpath/bridleway, which is privately owned, permitting access for residents only and is therefore has no status even as a private road, and certainly not a public road. It is suitable for use by pedestrians and bridle path users, not for access for anyone else.

Whilst I am completely against this development.

If permission is granted, it will be a major blow for people living in the area and I hope at the very least the plans should be returned so access from the Fontwell Avenue Reside site, both for construction traffic and

for new properties would be the only permitted access. The addition of construction vehicles and those of extra home owners is completely unsuitable in this location.

Please do not permit this application.

Regards

Kenneth Hall

The Ridings, Level Mare Lane, Eastergate, Chichester, PO20 3SA