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From: Jane Bannatyne

Sent: 31 October 2021 12:13

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

Subject: Planning Application - Land at Bayards, Level Mare Lane AL/113/21/OUT

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Hi,

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.

This is outside the built-up area boundary, and the development was not included in the Aldingbourne neighbourhood plan (EH1 which is fairly recent). What is the purpose of developing a neighbourhood plan when it is totally ignored? The site is opposite Fontwell racecourse, which is a SNCI site. ADC already has more than a three year supply of housing land. As there is evidence of that, my understanding is due to the changes in the NPPF, that the proposed development should be refused automatically, and that the neighbourhood plan should be adhered to, and not totally ignored as appears now to be the case.

Furthermore, the amendments to the original plan, changing the access from Fontwell Avenue to Level Mare Lane, make it far worse than the original plan by adding traffic, both construction and residential, to level Mare Lane, which is totally unsuitable for this purpose. The comments from the highways agency saying "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." Shows that they have no knowledge of the area and have obviously not checked it adequately. Northfield's Lane which they suggest could be used by local residents, is a public footpath/bridleway, which is privately owned (it has not been adopted), permitting access for residents only and is therefore not even a private road let alone a public road. It is only suitable for use by pedestrians and bridle path users, not for access for anyone else. Level Mare Lane itself, has been 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 residents for walking, exercise, dog walking, cycling and horse riding. Increasing the traffic here, as this proposal would, could **not** constitute it being a quiet lane and would **endanger** many of the current lane users. What do they consider appropriate action, when a vehicle is seen coming from the opposite direction, and the road is not wide enough for both vehicles? Being able to see that there is insufficient space does not make it suitable for construction traffic.

Whilst I am totally against this development, if it is to be given permission, at the very least the plans should be reverted to something closer to the original, with access from the Fontwell Avenue Reside site, both for construction traffic and for new properties. Permitting access for construction vehicles and additional homeowners is completely unsuitable in this location.

Please do not permit this application.

Regards

Jane Bannatyne

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