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AM & C BAILEY

The Pottery
Level Mare Lane
Eastergate
Chichester
PO20 3SA

27th January 2025

Case Officer: **Hannah Kersley**
Telephone: **01903 737856**
Email: **hannah.kersley@arun.gov.uk**

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No: AL/118/24/PL

Site Address: Belle Vue Level Mare Lane Eastergate PO20 3SA

Description of works: 3 No dwellings with associated parking. This application is in CIL Zone 3 and is CIL Liable as dwellings. This application is a Departure from the Development Plan.

Thank you for your internet representation made on 27th January 2025 which has been recorded as an objection with the comments as follows:

OWPC73848

We are writing to object to the proposals for 3 new dwellings at Belle Vue (planning application reference AL/118/24/PL). The proposed development is contrary to the Development Plan and out of character with the rural nature of Level Mare Lane.

Level Mare Lane lies outside the Built Up Area Boundary (BUAB) as identified in the adopted Arun District Local Plan (ADLP). Policy C SP1 states that land outside the BUAB will be defined as countryside and will be recognised for its intrinsic character and beauty. Development is only permitted in the countryside subject to certain criteria, none of which apply to the proposed development for 3 new dwellings.

The Aldingbourne Neighbourhood Plan (ANP) was 'made' in July 2021. Paragraph 14 of the NPPF states, in situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided the following apply:

- a) the neighbourhood plan became part of the development plan five years or less before the date on which the decision is made; and
- b) the neighbourhood plan contains policies and allocations to meet its identified housing requirement (see paragraphs 69-70).

The ANP is less than five years old and contains policies and allocations to meet its housing requirement. It is therefore considered that paragraph 14 of the NPPF applies and that the adverse impact of allowing the development outweighs any benefits.

Map E of the ANP shows the location of the site outside the BUAB, where development is not supported in

accordance with Policy EH1. The principle of development in this location is therefore contrary to the Arun District Local Plan, the Aldingbourne Neighbourhood Plan and the NPPF.

Level Mare Lane is rural in character and is identified in the ANP as a 'Quiet Lane'. This means that proposals will be supported where they improve the character and tranquillity of the lane and the safety of non-motorised users. The addition of 3 more households will not support these objectives. The rural character of the lane is evidenced by the designation of buildings of character (Schedule E) and flint walls (Schedule F) in the ANP. The increase in traffic and activity associated with the development would undermine the setting of these features and overall tranquillity of the lane.

The pattern and density of development proposed is out of keeping with the pattern of development in Level Mare Lane. The introduction of dwellings directly behind the existing house (Belle Vue) will introduce a suburban pattern of backland development, harming the rural character of the area. This will be exacerbated by the amount of development proposed, which is entirely out of keeping with existing densities.

Finally, the site is not a sustainable location for new development. There is no footpath and there is no street lighting. There is no public transport or cycleway. In many places, it is not possible for two cars to pass without encroaching on the verge making it hazardous for pedestrians, especially as the speed limit is 60 mph. The designation as a 'Quiet Lane' means that 'proposals will be supported where they improve the safety of non-motorised users'. The increase in traffic from the proposed development would not support this objective - in fact, it would significantly undermine it. In addition, future residents would be entirely dependent on a car to access services and facilities, emphasising the fact that this is an unsustainable location for new development and is contrary to ADLP Policy T DM1 which promotes opportunities for sustainable travel.

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>