

Steven King

From: [REDACTED]
Sent: 14 February 2026 16:03
To: Steven King; planninginfo
Subject: Comment on Planning Application Ref: DM/23/2699
Attachments: Ardingly Lane.jpg

[REDACTED]

Dear Steven and Planning Services Team,

I am writing to raise **formal concerns** about the above-referenced planning application, specifically regarding impacts that the proposed development will have on residents of **Ardingly Lane**, where we live.

From my examination of the plans and associated documentation, the development proposes a substantial increase in housing (up to 550 dwellings), a care village, and new neighbourhood and school facilities with access and internal roads connecting into existing local routes.

My key concerns are as follows:

1. **Significant Increase in Traffic:**

The proposed access/egress arrangements—particularly the road connections serving the new development—will inevitably increase vehicle movements along and near Ardingly Lane. This increase in traffic volume is likely to result in heightened noise levels throughout the day and evening (including weekends), **adversely affecting the residential amenity and tranquillity of my property.**

2. **Disturbance from Vehicular Movements:**

At present, Ardingly Lane is a quiet residential route. The plans suggest that traffic exiting and entering the development will use local roads that feed onto or near our street. The increased comings and goings—especially larger vehicles such as delivery vans, construction traffic, and school buses, parents cars and other vehicles—will lead to **ongoing noise, vibration and disturbance**, harming quality of life and undermining the peaceful character of the area.

3. **Insufficient Noise Mitigation Measures:**

From what is available in the application documents, it is **not clear** that adequate noise impact assessments have been undertaken for existing homes on Ardingly Lane nor that sufficient mitigation (such as acoustic barriers, revised road alignments, or traffic reduction measures) has been proposed.

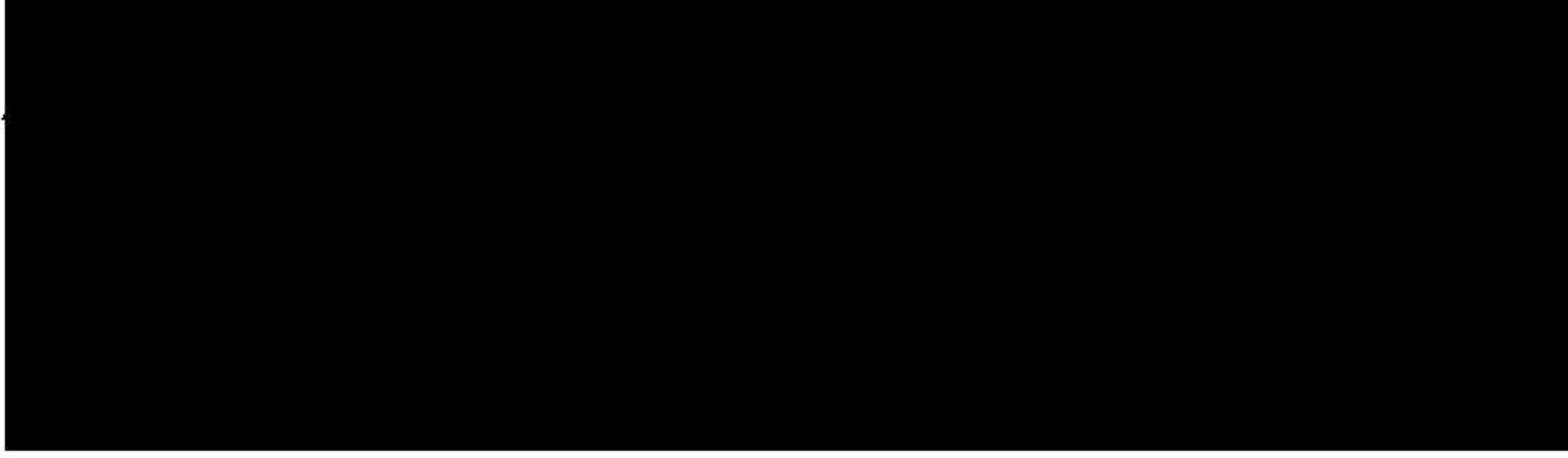
Given the scale of the development and the likely impact on local transport patterns, I request that the Council:

- Undertake a **detailed traffic and noise impact assessment** specifically considering Ardingly Lane and adjacent residential areas.
- Provide clear proposals for **mitigation measures** to ensure noise and disturbance are kept to a minimum.
- Ensure **full transparency** in how access roads will be operated once the development is occupied.

I respectfully request that these concerns are **fully taken into account** when determining this application.

The copy of this email was also sent to MP Mims Davies.

Yours faithfully,

A large black rectangular box redacting the signature of the sender.