

*Janet & Peter Bruce
'Culver', Level Mare Lane, Eastergate,
Chichester, West Sussex, PO20 3SA.*

[REDACTED]

Attention of: Arun District Council, Planning Department

15 Nov 2025

OBJECTION TO AL/95/25/PL - Belle Vue Level Mare Eastergate PO20 3SA.

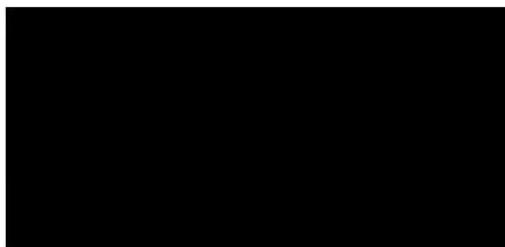
We are the owners / occupiers of "Culver" adjacent to the property named "Belle View" and now also being described as "Belle Vue" in/on several planning applications / documents.

We object most strongly to the planned development. Our reasons are below:

- 1 Over development of the plot with buildings on "pasture" land and beyond the currently designated "garden." Block Plan of AL/10/13 attached showing agreed curtilage.
- 2 Previous applications, over many years, have been rejected. Please refer to the rejection reasons in those applications.
- 3 The proposed development is completely out of character with the other units, which present a "ribbon" development along this semi-rural narrow lane.
- 4 There will be a loss of amenity as existing property rear gardens, will be overlooked
- 5 Overall access will be very poor. The existing plot frequently has a vehicle parked on the verge in front of the building.
- 6 The narrow nature of Level Mare Lane will make turning into the site difficult. Currently, the existing Belle View property has heating oil supplied from a tanker parked on the main lane. This property also uses LPG and log fired heating. How cess-pit emptying is currently achieved is uncertain. The turning requirements / calculations on the access plan would seem to be inaccurate.
- 7 Construction traffic / plant would; need access to the development site. Following the damage caused and carriageway blocking experienced during the recent development, near the junction with the A29, a lesson should be learned, should this development be permitted
- 8 As there is no mains gas supply (please see item 6 above) full detail of anticipated services should be presented.
- 9 The proposal states (para.4.4 Design & Access Statement) that it will install a package treatment plant. I assume that this will not fully deal with foul water / human excrement. Therefore, further vehicle access will be required for this purpose. I am unsure of the ability of the area to provide the adequate drainage, necessary, from the proposed construction and access route
- 10 The supply of services, emptying of foul water etc., would require large vehicles to access the new plots. This would mean that the very narrow driveway, next to the plot on the East side, being greatly disturbed in addition to the normal comings and goings of the vehicles belonging to the occupants of Belle Vue and its outbuildings

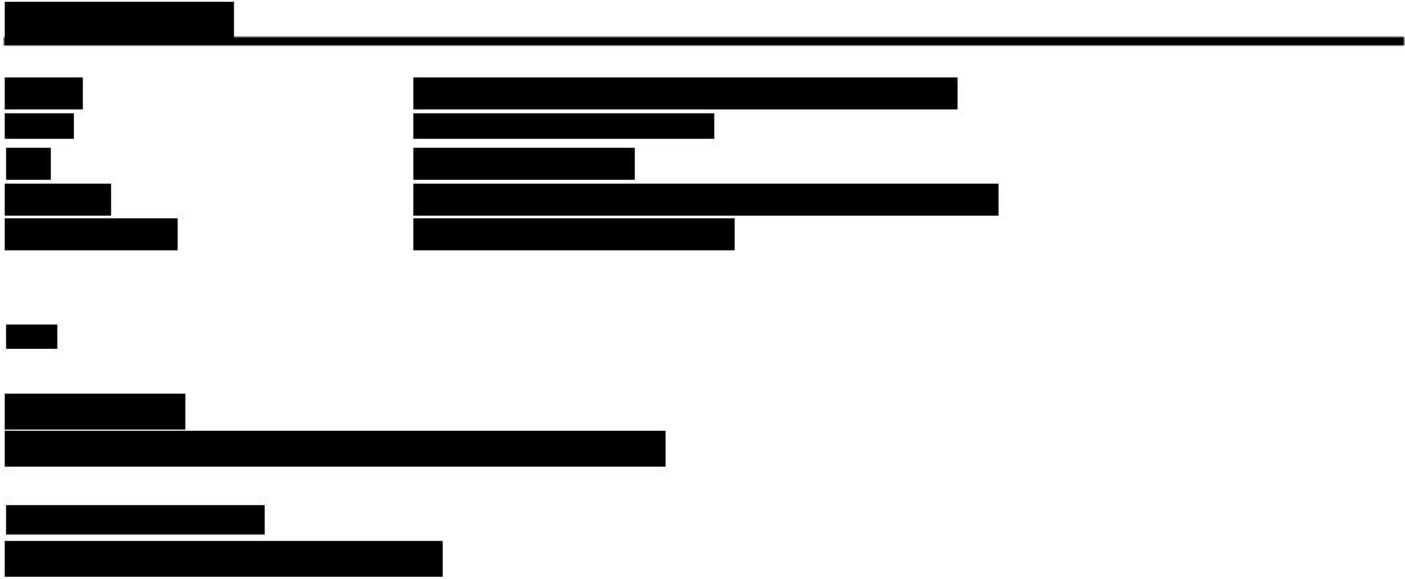
11. Previously, an application was submitted AL/118/24PL was submitted and withdrawn. This followed application AL/10/13 for change of use and addition of a garage. I attach the change of use block plan and you will note that the garden curtilage was extended to, approximately, the location of the "Summer House". The remainder being "paddock land", not garden. Interestingly, once more (following the, AL/118/24 application) the proposed new dwelling appears to be on the "paddock" land and not within the permitted AL/10/13 extended "garden" curtilage.
12. There were conditions imposed on the use of the use of the extended garden, to the new curtilage. This was approved on condition that the garage shall be occupied for purposes incidental to occupation and enjoyment of Belle View (Vue) and shall not be used as a separate unit of accommodation. No buildings shall be erected within the curtilage without planning permission - to safeguard the privacy and amenity of adjoining occupiers, maintain amenity space and safeguard the cohesive appearance of the development in accordance with policy GEN7 of Arun Local Plan. The privacy and amenity of adjoining occupiers still require "safeguarding", and we request that this is observed. We note that the "summerhouse" (which is a building already added within that curtilage and not on that agreed plan) is, apparently, to be moved – as, it would seem, will be the "garage".
13. The extra building(s) on this site will destroy more wildlife habitat. The removal of further trees, (over and above the trees already removed, after Belle Vue and its extension was completed) should be fully taken into consideration.
14. Please note that the "Tree Plans", as provided, do not agree with the Google satellite pictures, within the documents that were provided. We are particularly worried about the fate of the Hazel Dormouse population, which inhabited the area of hazel and other tree species, forming a screen, immediately behind our garden, next to the existing "garage" building.
15. We do not believe that this is "progress". It does not provide affordable housing and would only allow more traffic onto a poorly maintained "lane" causing further loss of amenity, habitat and environmental damage to this country lane.
16. This proposed development is outside of the current plan and in one of the few remaining "green" areas. It would not respect the area's, open character and not protect existing rural design properties, harming the open character of the area.

Thank you and kind regards,



COPY BLOCK PLAN AL/10/13 -Garage Location (hatched markings) and new curtilage





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

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Our priorities...



Sent: 15 November 2025 15:43

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

Subject: Attn HEBE SMITH - Objection to AL/95/25/PL

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.

Please find attached our objection to AL/95/25/PL

Please ensure that it is forwarded / actioned as is necessary

Many thanks and kind regards

Janet & Peter Bruce

Culver
Level Mare Lane
Eastergate
CHICHESTER
PO20 3SA
United Kingdom

