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**From:** Helen Nellthorp [REDACTED]  
**Sent:** 07 November 2025 09:17  
**To:** Planning <[Planning@arun.gov.uk](mailto:Planning@arun.gov.uk)>  
**Subject:** Planning objection AL/95/25/PL

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Attention: Hebe Smith

I live next door to Belle Vue, Level Mare Lane PO20 3SA (“the Site”) subject of another planning application AL/95/25/PL (“the Application”) for a large 4 bedroom house and garage (‘the proposal’).

I objected to the last application AL/118/24/PL for this Site, withdrawn earlier this year. My key concerns in my letter of 2 January 2025 have been inadequately addressed in this latest Application.

For ease of reference, I have repeated some of my previous points below along with additional concerns about the latest Application.

### **Residential amenity/character and design**

Policy QE SP1: Quality of the Environment of the Arun Local Plan 2011-2031 seeks to ensure that all developments should void harmful effects on amenity through noise, odour, light pollution or other disturbances.

Policy D DM1: Aspects of Form and Design Quality of the Local Plan requires that developments protect and enhance the amenity of nearby residents, ensuring privacy, sunlight, and daylight are not unduly compromised.

In paragraph 8.1 of the Design & Access statement it is claimed that the Application contributes to addressing Arun District’s demonstrable housing shortfall providing a high quality much needed new home on a sustainable site. I would question whether in Arun there is a demonstrable need for another property of the size proposed. There certainly is not in Level Mare Lane, where at least 4 large properties in this stretch of the lane including Belle Vue itself have been advertised for sale without any success, in recent months and years.

The proposal represents overdevelopment of garden land that significantly reduces the privacy and tranquility of neighbouring properties. The placement and height of the new house will result in overlooking and loss of privacy as elevated windows directly overlook the rear gardens and habitable rooms of adjacent properties.

The existing character of Level Mare Lane and its surroundings is open and semi-rural, where properties enjoy spacious plots and are not overlooked. A new house within the existing garden plot, and off the line of the present ribbon development of homes, would compromise this distinctive character. The introduction of a large house and garage in what is a single garden plot would constitute a marked departure from the present established pattern. It would also create a sense of overlooking that is uncharacteristic of this out of settlement location. The perception of being overlooked, even at a distance, will fundamentally alter the existing tranquil and open atmosphere enjoyed by neighbouring properties.

Furthermore, the scale of the proposal will create a dominating presence affecting the sense of space and openness that has always been enjoyed by neighbouring properties. The proposal introduces a level of building which is at odds with the long established character of the area, which is typified by open gardens and a lack of intrusive developments.

The intensification of residential activity, including additional vehicles, outdoor usage, turning area for bin and other waste removal vehicles, plus a package treatment plant, will lead to significantly increased noise levels in what is a very quiet area. These issues contravene Policies QE SP1 and D DM1, which aim to protect the amenity and quality of life of existing residents.

The proposal further risks undermining the traditional character of Level Mare Lane, which serves as a buffer between the settlement boundary and surrounding countryside. The proposal would blur the distinction, diminishing the sense of separation that is critical to maintaining the unique identity of the rural fringe. This conflicts with Policy SD SP3, which seeks to preserve the integrity of gaps between settlements. The cumulative impact of the proposed development would also set a damaging precedent for further garden development in this area. This would add to the gradual erosion of the lane's distinctiveness, replacing its defining spaciousness and tranquility with creeping urbanisation. The proposal fails to meet the requirements of Policy D SP1, which demands high quality design that respects and enhances the character of its surroundings.

In 2013, the present owner of Belle Vue submitted application AL/10/13/ for change of use of the paddock at the rear of the property to residential garden with the addition of a garage. This was approved on condition that the garage shall be occupied for purposes incidental to occupation and enjoyment of Belle 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 needs to be safeguarded.

### **Drainage/flood risk**

The long-standing and very effective design of this part of Level Mare Lane constitutes bungalows and houses all fronting the lane with long gardens at the rear with large areas of grass and trees that allow for a good degree of natural soak away. This has meant that we have avoided the flooding that regularly occurs elsewhere in the lane. The rear gardens tend to slope gently downwards towards horse fields. In the rainy months the far end of my garden is very wet. Large scale building in the gardens would damage the present natural and effective drainage. The proposal claims (para. 4.4 Design & Access statement) that it will install a package treatment plant (unclear where this will discharge) and a French drain around the house to collect ground water and discharge into an existing field ditch to the rear of the property. The shallow field ditch runs between some Level Mare Lane gardens and the fields, it is not part of our gardens.

### **Conclusion**

The proposal would harm significantly the open character of the area, fail to respect its rural design qualities, and create unacceptable impacts on residential amenity, the environment and drainage. The proposal is contrary to several key policies in the Arun Local Plan and the NPPF which emphasise protecting local character, and ensuring sustainable development.

For these reasons I request that this application be refused.

Ms H Nellthorp