

Mr J KNIGHT  
IVY COTTAGE Level Mare Lane  
Eastergate  
chichester  
West Sussex  
PO20 3SA

18th November 2025

**Case Officer:** Hebe Smith  
**Telephone:** 01903 737626  
**Email:** [hebe.smith@arun.gov.uk](mailto:hebe.smith@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/95/25/PL

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

Description of works: Erection of 1 No. detached self-build dwelling and garage with parking. This application is in CIL zone 3 and is CIL liable as a new dwelling.

Thank you for your internet representation made on 17th November 2025 which has been recorded as an objection with the comments as follows:

OWPC79867

The CIL documents seem incomplete?

So far we have enjoyed privacy & peaceful existence with open views of surrounding countryside, as per Policy D DM1 as we enjoy not being overlooked this will end and unnecessarily. This development will not enhance the amenity of local residents but rather an overdevelopment of Garden land & will create vehicular noise at all hours and invade our privacy whilst enjoying our property. The development of this house cannot be necessary or contribute to Arun's shortfall in housing due to all the large developments in the locality there can be no shortfall. The noise from development will be a nuisance and as self build may well take longer than normal for such a development. I have always been concerned by new housing removing natural drainage creating a potential for local flooding and as currently I only suffer minimal soaking of ground at lower end of garden I will be somewhat dismayed if that changes because the proposed plot offers to infill a sizeable piece of natural drainage. At present there is no noise at the rear of our property this development will completely change that due to vehicular noise and vehicle lights at night, what in the planning is designed to control that? Back in 2013 I note you imposed conditions on this same property associated with a garage not to be used as accommodation now you want to put a 4 bed house there??? The Privacy of adjoining occupiers should be maintained.

Level Mare Lane has already been decimated by the developers of Bayards at the junction with Fontwell Avenue and as yet remains a hazard to all who venture here.

I therefore request this application be rejected and Arun review their own policies which support our arguments against Environmental disturbances, quality, noise, & privacy.

John Knight

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. The website is updated once a day in the evening so it may take up to 24 hours for it appear on there. 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](mailto: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>