

7th April 2026

Susan Duffin
23 Greystone Avenue
Bognor Regis
West Sussex
PO21 5EA

Case Officer: Hebe Smith
Telephone: 01903 737626
Email: 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: BE/18/26/PL
Site Address: Land West of 26 Greystone Avenue Bersted PO21 5EA
Description of works: Erection of 1 No. detached four-bedroom dwelling (self build) with associated car parking, bike store and landscaping. This application is in CIL Zone 4 and is CIL Liable as a new dwelling.

Thank you for your internet representation made on 7th April 2026 which has been recorded as an objection with the comments as follows:

OWPC82582

The proposed development would result in a dominant and unneighbourly impact on this area due to its size and mass, and would impact the peace and quiet enjoyed by residents at the end of a 'No Through Road' such as Greystone Avenue. I am concerned about this further encroachment of buildings along Loats Lane, and the resultant change in character and wildlife habitat; hedgerows and trees have already been removed over recent years and the site has now been cleared completely. Loats Lane was historically a public thoroughfare, containing a ditch; pedestrian access was blocked a few years ago by a resident of Loats Lane and there have been many well-documented complaints and disputes relating to this strip of land - involving WSCC, ADC and Bersted Parish Councillors, the Environment Agency and even the police. I am further concerned about building over the drainage ditch in Loats Lane, which was filled in - a pipe laid rather haphazardly, with rubbish and hardcore on top. A 'culverted ditch' was referred to in a previous planning application for development in Loats Lane (BE/52/15/PL). I should like to point out that the description in the Title of this strip of land can be erroneously confused with a strip of land in Loats Lane further South - this has made it very difficult to comprehend what is being proposed, by whom and when.

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 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>