

15th April 2026

Lesley Trump
3 Loats Lane
North Bersted
Bognor
PO215EP

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 15th April 2026 which has been recorded as an objection with the comments as follows:

OWPC82842

I wish to express my strong objection to the planning application relating to land West of Greystone Avenue accessed by Loats Lane. There are a number of reasons why building on this piece of land would cause a negative impact on our neighbourhood.

Loats Lane is currently a quiet lane with a total of 3 properties. This narrow lane servicing the existing properties, is an unmade road, and has already suffered due to the large vehicles using it to access the land in question to clear the plot. All vehicles accessing Loats Lane drive in close proximity to our house as we are only set back a few metres from the lane.

I have previously approached the council about the very poor road layout and marking where Loats Lane meets Chichester Road. The layout considers the parallel Orchard Caravan Park entrance and exit but fails to take into account the safety of Loats Lane users trying to pull out onto the main road.

There is often vehicles trying to turn left or right out of the caravan park at the same time someone is trying to turn left or right into it, then add Loats Lane vehicles also exiting/entering and a very dangerous situation is created. I should add that there are a large number of vehicles coming out and going into the caravan park at all times of day and the park is open 50 weeks of the year. When I previously raised these concerns I suggested 'no right turn' into Chichester Road as a possible way to make the area safer but was advised it would not be possible due to fact that Loats Lane is a private road.

The proposed build would also mean that work vehicles would need to use the lane, putting more stress on an unmade road and adding to the number of vehicles entering and exiting the lane throughout the day.

The proposed property is 4 bedrooms with hard standing for 2 cars but realistically there would likely be more vehicles using the lane multiple times of the day.

Over the past 4 months, the plot has been undergoing a severe clearance of all the greenery, trees and hedges, which were of huge value to the wildlife and eco system. This clearance has involved large vehicles carrying shredders, diggers and containers etc up and down Loats Lane. Even this has given us a good idea of how noisy and disruptive it would be for all the neighbouring properties and lane if a property was built.

A further huge concern is drainage and how it would be effected. There used to be a ditch on this plot, but that no longer exists. Over the past 10 years the bottom of our garden gets swamp like after rainfall, and the lane itself gets flooded due to the lack of drainage. A new property would put the already stressed and problematic drainage system under more stress and there would also be less of an area for surface water to soak away.

The above are all important factors that need to be thoroughly investigated before considering this planning application.

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>