

28th April 2026

Poly Varghese
25 Greystone Avenue
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 28th April 2026 which has been recorded as an objection with the comments as follows:

OWPC83225

Dear Madam,

I wish to object to the proposed development at Greystone Avenue / Loats Lane.

The scale and mass of the proposal would have a dominant and unneighbourly impact, particularly given the quiet nature of this no-through road. It would harm the peace and amenity currently enjoyed by residents.

The site has remained undeveloped for many years and has naturally become a valuable wildlife habitat, supporting birds, squirrels, and other local species. Development would result in the loss of this established environment and negatively affect both biodiversity and the enjoyment of neighbouring properties.

I am also concerned about drainage issues. The ditch along Loats Lane has previously been filled and culverted in an unsatisfactory manner, and it may still play an important role in surface water management. Any further development could increase the risk of flooding or drainage problems in the surrounding area.

There are additional concerns about the gradual encroachment of development along Loats Lane, including the loss of hedgerows and trees, which has already altered the character of the area. The historical use of this land and previous disputes further highlight the sensitivity of the site.

I also strongly object to any potential access via Greystone Avenue. The turning area at the end of the road must be preserved, and any increase in traffic or future road links to nearby developments would significantly change the character and safety of the area.

Finally, the lack of clear and consistent site descriptions and mapping makes it difficult to properly understand the full extent of the proposal.

For these reasons, I respectfully request that this application be refused.

Yours faithfully,

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>