



Arun District Council
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13th April 2026

Jacqueline Gibbons
20 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 11th April 2026 which has been recorded as an objection with the comments as follows:

OWPC82712

I am writing to register my views concerning the proposed building of a 4 bedroom house on this very narrow strip of land at the end of Greystone Avenue cul-de-sac. It will overlook a bungalow, no. 26, and be in close proximity to two bungalows in Loats Lane. The dormer windows shown on plans will make the two-storey development appear to be a three-storey house. It will dominate and overlook the properties and gardens on the north side of Greystone Avenue. It is overdevelopment and will have a detrimental impact on the neighbourhood including our privacy.

Another objection to the development is the likely increased flood risk. On the planning application it states it is not within 20m of a watercourse. However, there was originally a land drainage ditch along the hammerhead of Greystone Avenue and Loats Lanes. Some years ago the mature hedgerow was removed and the ditch was infilled. The ditch was "culverted" with a 6inch pipe, of which there is no longer any evidence. Arun District Council were contacted at the time and did get involved. The culverting of this watercourse increased the flood risk to the properties and substation at the northern end of Greystone Avenue. Since then, our rear garden floods every year. The proposed property is located directly above this "culverted" ordinary watercourse, we therefore believe the proposals are in contravention of Arun District Councils land drainage byelaws.

The proposed change in land cover, in order to provide additional parking space, could reduce infiltration and increase runoff if inappropriately designed. This would exacerbate the increased flood risk caused by the lack of storage capacity from the removal of the ditch. Therefore, the proposals could be contrary to NPPF. Further details are required from the applicant to demonstrate the proposals will not increase flood risk.

Finally, another concerns is that originally this piece of land had mature hedgerows, shrubs and trees upon it and was a haven for wildlife. I would like to bring to your attention that work was started on the plot a few days after Christmas 2025. Large machinery was used on site at the beginning of January to clear the ground. The hedgerows, trees, etc. were removed and the site was decimated. This is in contradiction to what is stated on

the application form. The ground is now covered with hardcore. A fence was erected on the Loats Lane side and the plot now has the telegraph pole within its boundary. The boundary appears to have changed. The loss of natural habitat and wildlife to the neighbourhood is a travesty. Hence, I would like to register my strong objection this 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>