

30th May 2025

Keith Duk
27 Greencourt Drive
Bognor Regis
PO215EU

Case Officer: Hannah Kersley
Telephone: 01903 737856
Email: hannah.kersley@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/44/25/PL
Site Address: Land adjacent to 21 Greencourt Drive Bersted PO21 5EU
Description of works: 2 x No. 2 bedroom detached bungalows with associated car parking and bin and bike stores (resubmission following BE/70/24/PL. This application is in CIL Zone 4 and is CIL Liable as new dwellings.

Thank you for your internet representation made on 30th May 2025 which has been recorded as an objection with the comments as follows:

OWPC76885

This development is inappropriate and unnecessary

The plans for two bungalows neither connects nor Integrates with the properties in the existing area of Greencourt Drive and Norbren Avenue. Its location behind the existing properties will just become a focal point for those properties that will surround it and privacy will be impacted with its close proximity to boundaries.

Surface water is already an issue in Greencourt Drive during periods of prolonged rain and question how this development will not adversely affect this. The drainage strategy is suggesting the water table is within acceptable levels however the survey has been taken during a period where it has been one of the driest periods between December- March ever recorded and should not be taken as a true reflection of normal levels experienced. The draining strategy suggests that rain water will be discharged to permeable paving and flows to public sewer. These drains were designed for the properties that they currently serve and so will there be enough capacity to allow this?

The houses in Greencourt Drive have shared drains for grey water. They connect to a larger drain running between Greencourt Drive and Norbren Avenue. It is not clear from plan how close a new build might be to this drain. There is also a drain below access road to the proposed development, will it be affected by additional traffic going over it? The accuracy of plan for existing drains is questionable.

There will be impact to street parking in Greencourt Drive. Existing spaces of 21 / 23 Greencourt Drive will be lost to enable access to planned development with potential for more cars over and above allocated spaces. I have also seen proposals to install EV charges x6 in Greencourt Drive which will also impact on capacity for street parking.

With so many other larger build sites in progress around Bognor / Pagham area with additional infill sites on

old Bartons School and land next to the Tesco Express on Chichester Road it's hard to see how this proposal is necessary.

It will add little benefit to the Bested economy.

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>