



Arun District Council
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21st April 2026

K Peskett
14 Greystone ave
Bognor
Po215ea

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 21st April 2026 which has been recorded as an objection with the comments as follows:

OWPC82972

I would like to register my opposition to this planning request for two main reasons. Firstly the water management system ie the ditch, has been filled in. This strip of land used to be a wildlife haven with a ditch and hedgerows. Should permission be granted it should be on the condition that a full water management system be reinstated to protect the properties at the end of greystone avenue, adjacent to the proposed build, from flooding. I suspect the proposed build will involve a raised foundation level to ensure any water damage is avoided. The water displaced by this new build, however, will end up in greystone avenue as this is the lowest point.

Concern number 2: I would also like to mention that the land in question was cleared of all vegetation prior to planning being sought which explains why the applicant is able to claim there is no adverse affect on local wildlife. This had already been decimated with chainsaws and woodchippers at the beginning of the year. Also should permission be granted it should be with the specific stipulation that there is no access through the end of greystone avenue at this point or with any further potential future developments that may arise as the hammerhead is a turning point for the residents of greystone avenue and not a parking area.

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>