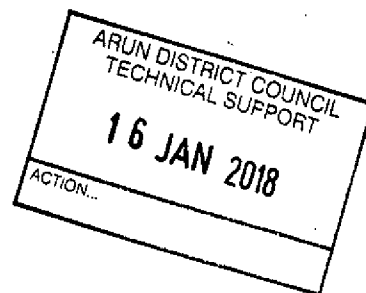


Mr and Mrs McCollom,
15, Essex Road,
Bognor Regis,
West Sussex,
PO21 2BU
05/01/2018
For the attention of Richard Temple,



Dear Mr Temple,

Planning Reference BR/288/17/PL

Rear extension to storage & workshop areas. Main Unit, rear of Holmlea, Town Cross Avenue,
Bognor Regis.
Applicant CW Bikes.

We write in connection with the above planning application. Having examined the plans we know this site well and as the proposed development is situated at the rear of our garden, we wish to object strongly to the proposed development on this site.

We already experience significant distress and inconvenience, caused by the current owner/ occupier CW Bikes and are extremely concerned that if the application to expand is granted, we and our neighbours will be subjected to increasing levels of disturbance and nuisance from them. We have lived in our property since 2006 and prior to the arrival of CW Bikes in September 2014, the site had been used as a small single story, business, commercial and crafts area. The previous employees were never a problem, leaving the site within normal working hours and never working on Sundays. However, since the arrival of CW Bikes in 2014, our ability to enjoy the peace and tranquillity of our garden is a thing of the past. There is a security light which shines into the bedrooms at the rear of our property which does not turn off at a reasonable time, but is frequently on until the early hours of the morning. More irritatingly, we are subjected to the loud revving of motorbikes and the sounds of male voices shouting loudly to each other, regularly punctuated by expletives. The foul language and revving of bikes is intrusive and irritating, as it occurs throughout the week, on Saturday and Sundays and often goes on until late into the evening. Prior to being diagnosed with cancer in August 2015 and before the arrival of CW bikes, we used to enjoy relaxing in the garden. However, since the arrival of CW Bikes, this simple pleasure has become very distressing due to the sound of motorbikes being revved. Our adult son, who is a foster carer for West Sussex County Council, visits during the summer holidays with three young children and has had to restrict them from playing in the garden, as he has been concerned about the swearing coming from the area of CW Bikes.

The owner has presented as oblivious and insensitive about the negative impact that his company is having on the residents in our neighbourhood. My first encounter with him on Tuesday 30th September 2014, was after watching in horror and disbelief, as he and his colleagues began smashing and demolishing the boundary wall at the bottom of our gardens. We had not received any prior notification nor had other residents that he was intending to remove the wall, despite there being a standard procedure regarding disputes over boundary walls. I raised concerns with him and highlighted that by removing the wall, he had left the contents of a neighbour's shed (who was at work), completely exposed and unprotected. I suggested that had they received some notice

of his intentions, they could have at least removed their personal items to an alternative secure environment. He was unconcerned, dismissive and arrogant, saying 'it would have taken him too much time to notify everyone and we were all either Polish or only renting the properties anyway'. I found his comments offensive, uninformed and discriminatory and advised him that we and many other residents in the adjacent properties owned our homes. I also emphasised the distress, upset and anxiety he was causing to my 92 year old female neighbour, who had lived in her property for over 55 years. From this very unpleasant personal experience of CW Bikes, we are very concerned that if the size of building increases, the noise, disturbance and light pollution will also increase and the owner has already shown that he does not welcome polite discussions.

The wall, which might have afforded some dampening of noise as it did for the previous occupiers, was replaced by open metal fencing and gates, which Arun District Council have confirmed 'does not have the benefit of planning permission'. We have a copy of the letter which was sent to our neighbour on 27/10/14, (ref; ENF/395/14/) stating the same and are disappointed that ADC felt it was sufficient to say that the application would be noted on councils form CON/29/R, rather than to take further action to address the illegal build.

Looking at the proposed plans, the upper floor windows will look directly onto the back gardens of Essex Road residents and we are concerned that our right to privacy will be compromised. We are naturists and sunbathe naked, in an area of the garden which is closer to the house and therefore concealed from the view of immediate neighbours. However we are concerned that the upper windows of the building will enable those inside to look directly into this area of the garden and we will lose this privacy.

The planning application includes a biodiversity checklist, which indicates that the site has not been surveyed for bats, barn owls, breeding birds, badger, Dormice or Great Crested Newts. We are concerned that Arun District Council would allow demolition and new construction without a complete and comprehensive biodiversity assessment being completed. We are also concerned about the impact the building height and additional lighting will have on the bats living in the graveyard. The flight path for the bats between the graveyard and our back garden will be affected, if it isn't already, by the light and noise pollution. In the past we have enjoyed many evenings sitting in the garden listening to the bats flying between the graveyard and the trees in the gardens.

Highway safety and congestion is a major concern for Town Cross Avenue. As the entrance to the site is fairly narrow and there are frequently a number of cars parked close to the entrance of CW bikes, some of the larger delivery vehicles are unable to access the site. Lorries therefore stop in the middle of Town Cross Avenue to unload their delivery and we have witnessed on a number of occasions, irate motorists, arguing with delivery drivers who are blocking the road. If the size of the building increases, we believe this will generate additional deliveries, causing further conflict and congestion.

We hope that ADC will consider the significant detrimental impact this application will cause and ask that you reject the proposal in an attempt to protect the community who live in this neighbourhood and who are already adversely affected by the current business on this site.

Yours sincerely

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