



Arun District Council
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22nd May 2025

Bognor Regis Town Council
Ms G Frost
Town Hall
Clarence Road
Bognor Regis, West Sussex
PO21 1LD

Case Officer: Harry Chalk
Telephone: 01903 737577
Email: harry.chalk@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: BR/65/25/PL

Site Address: New Barn Garage 65-67 Aldwick Road Bognor Regis PO21 2NW

Description of works: Change of use of existing car showroom to a self-storage unit, including the change of use of an attached ground-floor retail unit to associated office space. Extension and replacement of the existing showroom warehouse building to incorporate a first-floor and conversion of existing rear single storey extension, of the main warehouse building, to additional office space. This application is in CIL Zone 4 (Zero Rated) as other development.

Thank you for your internet representation made on 21st May 2025 which has been recorded as an objection with the comments as follows:

OWQC76675

OBJECTION Aldwick Road is an area with a Traffic Regulation Order in place and the development would result in an intensification of use that adversely affects the character of the area which would affect public and neighbouring amenities; would result in the generation of excessive parking demands which would harm nearby public amenity; contrary to Policies H SP4, QE SP1 and T SP1 of the Arun Local Plan. One of the proposed entrances/exits is adjacent to a pedestrian crossing and with the potential for vehicles to queue up as they wait to enter the premises, this compromises the visibility of both pedestrians using the crossing, and drivers approaching the crossing, having the potential to cause serious harm.

The application would involve the loss of an employment premises. No evidence has been provided to demonstrate that the site is no longer required and is unlikely to be re-used or redeveloped for industrial/commercial purposes, as highlighted by ADC s Economic Development team. On this basis there is no evidence to justify the loss of the commercial premises, and it is contrary to Policy EMP DM1 of the Arun Local Plan.

The development due to its massing, bulk and design fails to respect the surrounding character and appearance of the area, contrary to policies D SP1, D DM1 of the Arun Local Plan, the Arun Design Guide and relevant paragraphs of the NPPF.

If minded to permit this development, then the Town Council would like to see access to the site 24/7 refused. In noting the pre-application advice referred to in section 3 of the Noise Impact Assessment, and the comments made, the Town Council contests the justification provided that because of the historic use of the site, the sound of moving vehicles and roller shutters would not be a new occurrence or an obtrusive sound. Members are not satisfied that 24/7 access could be undertaken without adversely affecting the residential amenities of adjoining and nearby noise-sensitive properties by reason of the general level and nature of activity and the noise and disturbance generated outside of normal retail hours. The proposal thereby conflicts with policies D DM1 and QE SP1 of the Arun District Local Plan.

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 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.

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>