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30th May 2025

Jacob Tibbott
Flat 1 Northmoor Court
2-4 Stocker Road
PO21 2AE

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 30th May 2025 which has been recorded as an objection with the comments as follows:

OWPC76904

I am writing to formally object to the current planning application on the following grounds:

1. Misrepresentation of Existing Access and Traffic Impact

The application and noise assessment claim that the current car showroom regularly uses Aldwick Road (the front) for vehicle access, and that the proposed storage use would reduce traffic. This is factually incorrect.

In reality:

- All vehicle access currently occurs via Stocker Road, at the rear.
- The front entrance is not used for vehicle traffic. Returning customers are directed to the rear of the building via Stocker Road if arriving by car.
- The proposal would introduce a new 24/7 vehicle access point on Aldwick Road where none currently exists. The claim that this is a continuation of existing usage is misleading, and the predicted reduction in vehicle movements is based on national averages, not local reality. Vehicles are parked across the front roller shutters 24/7 to display them for sale - not for access and always blocking access.

This change:

- Creates new traffic and noise on Aldwick Road, especially during evenings and overnight
- Has not been properly assessed in either the acoustic or traffic documentation

2. Construction Impact on Stocker Road Residents

The proposal involves:

- Demolition and rebuilding of the main warehouse
- Conversion of the rear extension to office space
- A significant construction phase

Despite this, the application includes no Construction Management Plan and no assessment of:

- Noise and vibration for adjacent residential properties, including Northmoor Court
- Dust or air quality
- The impact of construction traffic using Stocker Road, a narrow residential lane unsuitable for HGVs or construction vehicles

As someone living directly next to the site, I will be disproportionately impacted. Yet this has not been acknowledged or addressed.

3. Unknown Use of Rear Office Space

The proposal includes the conversion of the rear single-storey extension into office space, but no information is provided about:

- Intended use
- Hours of operation
- Number of staff
- Deliveries, lighting, or mechanical equipment

This office is located directly adjacent to homes on Stocker Road, yet it is completely omitted from the noise assessment. Without enforceable restrictions, this space could become a source of ongoing disruption from activity, lighting, or equipment noise.

4. Omission of Stocker Road Residents in Noise Modelling

All noise modelling focuses on properties along Aldwick Road (63, 68, and 69). No receptors were modelled at the rear facing Northmoor Court, despite this being where:

- The proposed office is located
- Construction activity will take place

- Northmoor Court residents live in closest proximity to the site

This is a serious oversight that must be corrected before the application proceeds.

Requested Actions:

I respectfully ask Arun District Council to:

- Require a revised noise and traffic assessment based on actual access patterns and use
- Request a Construction Management Plan before determining the application
- Seek clarification on the intended use of the rear office space, with enforceable limits on hours, lighting, and equipment
- Ensure Stocker Road residents are properly accounted for in all environmental impact assessments including noise, dust and light

Thank you for your time and consideration.

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>