

26th November 2025

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Bognor Regis
PO21 3QB

Case Officer: Rhiannon Lloyd
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Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No: P/145/25/PL
Site Address: 194-196 Pagham Road Pagham PO21 3QB
Description of works: Proposal to install new 2 No. AC units, 1 No. HT1 refrigeration compressor pack, 1 No. gas cooler, 2.4m high timber hit and miss fence along with associated works.
This application is in CIL Zone 4 (Zero Rated) as other development.

Thank you for your internet representation made on 25th November 2025 which has been recorded as an objection with the comments as follows:

OWPC79997

I wish to object to the revised planning application 145/25/PL on the following points

1. Additional noise. There will be additional noise from the proposed units, which will negatively impact on neighbouring residential properties. The noise impact assessment for the current application appears to suggest more units and a similar additional noise level, compared to the original rejected plan (30-40dB Section 5.2.1). I understand that the original proposal was refused partly on the basis of additional noise, but this new proposal appears to have similar additional noise and from more units. I understand these sound values are theoretical and may therefore be even louder in practice.
2. Ecology While the latest proposal contains mitigation for ecology, such as not removing trees, we do not believe it satisfactorily takes into account the additional noise levels, which are likely to deter wildlife. We have views and sounds of many different species of birds.
3. Detriment of view . I believe that the proposed units will be overseen by a number of properties, including the flats above the Tesco store and mine. I currently have a view of trees, which will be reduced by the proposed application.
4. Fire risk. I raise again the potential fire hazard, namely from adjacent trees and the storage of much waste cardboard.
5. The noise impact statement appears to state (Section 1.1) that the refit and new equipment is only required after 2030. If this proposal is only to comply in 5 years' time, why is it required now? What is the benefit now?
6. If there is no benefit, or any current need now (Point 5) it will cause significant stress, both now and if the development were to go ahead, to the local residents - some of whom are enjoying their retirement, and the detriment of this proposed development appears to outweigh any foreseen benefit currently.

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>