

From: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Sent: 10 November 2020 11:23
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: AW/240/20/PL

Please upload the below to the above application.

Thank you

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Save the environment - think before you print.

From: Martin Rader [REDACTED]
Sent: 06 November 2020 18:38

To: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Subject: AW/240/20/PL

Dear Ms Tomalova,

Re: BR/86/20/ 17 Nyewood Lane Aldwick PO21 2QB

Firstly, I am surprised that this application can be considered having been submitted without professional drawings in a 'back of a fag packet' style.

Moving on, with reference to the above application can I remind you of the following:

BR/141/18/PL which is almost opposite was objected against for its lack of parking provision. This was ignored by planners and the parking available on site is always full with additional vehicles cluttering the surrounding streets.

BR/141/18/PL was also objected against for its lack of provision of sufficient outdoor space for the number of intended residents. This was ignored by planners and the occupants now play football on the drive of the property with their car doors open and music blaring for their entertainment.

Both these issues above are directly relevant to the proposal for the 8 Bedsit House at 17 Nyewood Lane Aldwick PO21 2QB

With reference to the proposal at 17 Nyewood Lane Aldwick PO21 2QB:

Parking.

There is little provision for onsite parking and there are yellow lines outside the property in question so most of the additional vehicles the property will attract will all have to be parked in the surrounding streets which are already busy with parked vehicles. There will also be the additional impact any visiting guests might have on parking in the area.

The reality is that cars are already frequently parked along Nyewood Lane on both sides thus reducing the carriageway to almost single file traffic at pinch points, causing delays to road users, additional pollution and significant danger to both road users and pedestrians due to the restricted visibility.

Referring to Arun's local plan, policy H SP4 point (c) states that proposed HMOs should not 'contribute to the generation of excessive parking demands or traffic in an area'.

Provision for outdoor space.

The proposal fails to provide sufficient outdoor space for the number of intended residents.

Suppose that half of the intended 8 residents have one guest. Where would the 12 persons be able to enjoy themselves outside within the proposed development on a hot sunny day?

Referring to Arun's local plan, policy H SP4 point (d) states that proposed HMOs should 'provide adequate areas of open space.

Waste management.

As the building in question was previously a B&B they would have had a commercial waste collection plan visiting a number of times per week. As the proposed use is residential, While there is an image of a bin store in the proposal the council's waste collection service is less than particular regarding the return of the bins to where they are collected from which leaves the possibility of the bins being left on the pavement for days on end as they are at other HMO's thus blocking the path for the disabled and frail.

Lastly you need to consider the proliferation of HMO's in Bognor Regis in general.

I quote the Ecotec report:

Concentrations of HMOs, and the geographical concentration of certain groups residing in them, can lead to substantial changes and problems in the nature of particular locations as the social infrastructure of a

neighbourhood can change. The problems associated with houses in multiple occupation and the tensions within local neighbourhoods have been well publicised. Over a number of years Members of Parliament and government ministers have received a high level of correspondence from residents on the problems associated with high concentrations of HMOs, and in particular in relation to areas where there are high concentrations of student housing and population, a term now known as “studentification”.

According to data derived from Arun’s licencing portal our Residents Association [NESPera.co.uk](https://www.nespera.co.uk) has determined that currently there are already 99 registered HMO’s in Bognor Regis as opposed to just 35 in Littlehampton, a ratio of 2.83 / 1.

This overconcentration in Bognor Regis demonstrated in the maps available to view here:

<https://www.nespera.co.uk/current-issues-in-bognor-regis/>

Referring to Arun’s local plan, policy H SP4 point (b) states that proposed HMOs should not ‘contribute to the over concentration of HMOs in a particular area’.

In light of my references above it cannot be discounted that this proposed HMO development and any further HMO developments will have a significant negative impact on the Nyewood Lane neighbourhood and Bognor Regis as a whole and any approval thereof will demonstrate an abject failure by planning to observe and adhere to its own local plan.

It is safe to say you can put this down as an objection.

Yours sincerely,

Martin Rader

Martin Rader

