

1 August 2018

Planning Department
Arun Civic Centre
Maltravers Road
Littlehampton
BN17 5LF

For the attention of: Mr. S. Davis

Simon.Davis@arun.gov.uk

Dear Sir,

**Re: Formal objection to Planning Application BR/141/18/PL
(26, Nyewood Lane, Bognor Regis)**

We write in our capacity as local residents of Bognor Regis for almost 40 years, and as members of Nyewood Estates & Sunnysdale Park Estates Residents Association (NESPERA). The above referenced Planning Application has been brought to our attention through NESPERA's objection. Complementarily to that, we wish separately formally to **object** on the following grounds:

In the Adopted Arun Local Plan there are many commendable policy statements of which we approve substantially. However, we are very disappointed with regard to the extent that such policies are implemented in relation to proposals that impinge significantly on the quality of life, and amenity that we are led to expect by the Arun Local Plan.

In respect of design 13.1.4 the policy objectives are to *create and promote development:*

<i>which is of high quality</i>	this plan is not of such quality
<i>that positively enrich the environment</i>	it is self-evident that this will not enrich
<i>pleasant spaces and a sense of welcome</i>	the very opposite to this is inevitable
<i>ease of movement for pedestrians</i>	there is a negative here too, especially related to the nearby busy road-junction
<i>good use of the built environment conserving and improving it as required</i>	this plan does not have such good use or improvement inbuilt

We could provide more detail, but considering what is indicated in the proposed development, it fails to match the Arun Local Plan policy in almost every way possible. Looking at the design plans, there are also completely unacceptable arrangements proposed for ablutions, toilets, disposal of waste, and parking of cars. Given what is self-evident to us, we fear what else that is unacceptable may be hidden within the more sweeping statements that are made, for example, what are seen as 'major' changes (of which there are to be none) as against 'minor' changes? It would appear to us that the most likely purpose of the development is simply to exploit for profit the current property, to the degradation of the common amenity and community interest. Were such proposals to be accepted and passed, this could lead to further profit-driven HMOs being 'developed' from the current housing stock, thereby driving down the neighbourhood's qualities further and further from the aspirations expressed so clearly within the Arun Local Plan.

Elsewhere within Arun's policies reference is made to the following statements:

development proposals should:

"reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details"

This proposal fails to reflect these characteristics

"have been derived from adherence to objectives informing sustainable design (inclusivity, adaptability, security, attractiveness, usability, health and wellbeing, climate change mitigation and habitats)"

This proposal fails regarding security, attractiveness, usability, climate change mitigation, at the very least

"respect, improve and enhance the existing surrounding environment"

This proposal fails to respect, improve or in any way enhance its surroundings

"be attractive in appearance, responding to the local context but receptive to original design and innovation in construction techniques, design and technologies"

This proposal fails to offer attractiveness or to be receptive in any way

"Incorporate measures to mitigate and adapt against the effects of climate change"

This proposal fails to indicate at all how it will incorporate any such measures

We are also specifically concerned about the feasibility of arrangements for all aspects of waste disposal, local pollution, and the safe parking of vehicles that are inevitably entailed by such a high density occupancy. We have long and considerable experience in this area of the long term dis-benefits and demerits of HMOs such as the one here proposed. Despite positive words and often initially good intentions, over the longer term there is a price that is paid by the neighbourhood. We have experienced enough HMO developments in this area, and would strongly suggest that a far more equitable distribution of HMOs throughout the Arun District is long overdue.

In summary, this is a particularly poor proposal that - if approved - would fail the very reasonable expectations of the local, immediate and wider neighbourhood.

We therefore strongly request that this planning application be **REFUSED**.

Yours sincerely,

Mr Adrian J Pinel & Mrs Jenifer M Pinel

Rambler Cottage, 39 Tennyson Road, Bognor Regis PO21 2SA