

NESPERA
c/o 'Locksley'
31 Tennyson Road
Bognor Regis
PO21 2SA

2nd August 2018

Planning Department
Arun Civic Centre
Maltravers Road
Littlehampton
BN17 5LF

For the attention of: Mr. S. Davis

Simon.Davis@arun.gov.uk

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

I write in my capacity as Secretary of Nyewood Estates & Sunnysdale Park Estates Residents Association (NESPERA) which was formed two years ago in order to support the residents of and the immediate community living in the surrounding neighbourhood including (*but not limited to*) Tennyson Road, Nelson Road, Westingway, Crescenta Walk, Parkway, and Elm Grove.

The above referenced Planning Application has been brought to our attention for which NESPERA wishes to formally **object** on the following planning grounds:

Adopted Arun Local Plan

13 – Design

13.1.4 The Policy objectives are to create and promote:

“development which is of high quality; locally distinctive sustainable and functional development that positively enrich the environment; a sense of identity through the form and pattern of new development; appropriate innovation and new technologies; pleasant spaces and a sense of welcome through improved lighting and signage; opportunities for ease of movement for pedestrians and cyclists while ensuring road users are equally designed for; good use of the natural and built environment conserving and improving it as required; and inclusive design for the lifetime of the development”.

In our considered opinion, this proposed development fails to comply with cl. 13.1.4 in any sense. The proposal is to turn a semi-detached property into an eight bedroomed HMO. The current property is adjoined by a house that has been converted to consist of four flats. The design intent clearly states, “no major changes to house layout, just modernisation”, although there is no clear indication what the modernisation consists of. It is evident from the layout, that the proposal seeks to maximise occupancy at the expense of good use. For example:

- The ground floor shower & WC is accessed via the kitchen This is not considered to be healthy in the locality of food preparation.

- There is one very small bathroom which is shared between four bedrooms on 1st floor which is also considered to be inadequate.
- Any 'sense of welcome' is distinctly lacking from this proposal.

Policy D SP1

Design

"All development proposals should seek to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details. Development proposals should have been derived from: a thorough site analysis and context appraisal; adherence to objectives informing sustainable design (inclusivity, adaptability, security, attractiveness, usability, health and wellbeing, climate change mitigation and habitats); and the influence these objectives have on the form of the development.

With major developments (as defined in the GDPO 1995 as amended) or allocated sites in the Development Plan. In addition to a Design and Access Statement, a context appraisal, context plan and analysis of the site will also be required."

In our considered opinion, this density of this design / proposal is excessive and out of keeping with the surrounding area.

13.2.6 To achieve high quality design, there are several intrinsic sustainable development objectives that should be understood by applicants to inform the design of a new development scheme. These are to:

"Respect, improve and enhance the existing surrounding environment; Be attractive in appearance, responding to the local context but receptive to original design and innovation in construction techniques, design and technologies; Be usable, in terms of accessibility, legibility and be well-connected; Be adaptable and flexible to the needs of the occupiers now and in the future; Be socially inclusive, catering for the current and changing needs of the District; Discourage crime and anti-social behaviour; Encourage health and well-being; and Incorporate measures to mitigate and adapt against the effects of climate change".

It is far from clear how this design incorporates measures to mitigate and adapt against the effects of climate change.

In addition to the above, we also object on the following:

Traffic / Parking restrictions:

The junction of Nyewood Lane / Aldwick Road is extremely hazardous and has been a topic for discussion in respect of traffic calming measures by Bognor Regis Town Council. This proposal will potentially see the introduction of 8 cars plus a further 4 – 6 cars for visitors. Parking is extremely limited and will add further congestion; it could also restrict the safe crossing of roads by the elderly and young children.

Waste Management:

Due to the number of waste bins that would be required for an additional 8 people, collection of waste would not be possible without creating a considerable hazard to pedestrians.

Furthermore, it is unclear as to the effect the additional people would have on the existing drainage capacity.

HMO Development:

There is evidence that a concentration of HMOs can have particular and sometimes harmful effects on their surroundings (see *Evidence Gathering – Housing in Multiple Occupations and Possible Planning Responses*, Ecotec 2008). Bognor Regis has the highest concentration of HMOs in the Arun District. In addition, Marine Ward has one of the highest HMO occupancies in Bognor Regis and adding further to this number would be seen as disastrous for the area.

Noise Pollution:

It would be illogical for any defence to be submitted suggesting that this scheme would not produce noise disturbance with a minimum of 8 residents. There is no clear guidance as to the measures to be taken to reduce the impact of noise nuisance / pollution on the neighbourhood.

It is also unclear to us as to the amount of contributions that are to be made to Pagham Harbour / Section 106.

In conclusion, this is a very poor proposal that will not enhance the local and immediate neighbourhood. We therefore request that every consideration is given to **REFUSE** this planning application. Please be advised that some of our members will be writing on an individual basis to formally object to this Planning Application which should be considered separately to this specific objection.

Yours faithfully,

Andrea Hodson

**Secretary of Nyewood Estates & Sunnysdale Park Estates Residents Association
(NESPERA)**

