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From: Michael O'hanlon [REDACTED]
Sent: 14 December 2020 11:04

Subject: Royal Bay Care Home/Bognor Regis

Dear Sir/Madam

This email is to record the misguided and ill-judged decision to pass the application BR/213/20/PL

Allowing the Royal Bay Care home to become a large HMO.

The democratically elected BTC has once again been overruled by the ADC planning committee.
The people of Bognor Regis represented by BTC voted against the application BR/213/20/PL

I will make this as factual and to the point, please check these.

The calculations 'constructed' by i-Transport were not correct or accurate, but taken as such by WSCC and ADC.

There were 33 immobile residents as opposed to 58 able bodied tenants an occupancy increase of over **75%** in occupancy

Even using i-Transports own constructed calculations and replacing 33 residents with 58, results in a persons per day movement per day of **209** as opposed to I Transports figures of **118** per day. A net increase of **637** per week (i-transport report)

The increase in number of tenants ostensibly increases traffic, parking and disruption to local residents and greater air pollution, directly in opposition to QE SP1 of the ALP and Para 108/109 of the NPPF

Source BBC

<https://www.bbc.co.uk/news/uk-england-sussex-47586429>.

This information alone was enough to refuse the application with other notable elements to be taken into account, overcrowding, environment, inadequate parking, due to the incorrect traffic figures.

A lack of understanding of the effect of Covid by ADC this is not just a devastating pandemic but the greatest threat to the stability of the world economy in many years. Effecting, lively hoods, housing, jobs, and mental health. A time when community facilities will be most needed

As a community Bognor Regis needs a C2 use for the Royal Bay care home.

1. **Care home** – Increase in need for care homes. Ref: Arun Local plan Policy H para 12.6.1/2/3
Ref: By 2038 1 in 4 will be over 65 ([Gov.co](https://gov.uk))
2. **Childcare Nursery** - Allowing both parents to work and a young parents hub
Ref: Inflation rise from .5% to 2%
3. **Doctors surgery**: A use for all the community, in an area of higher than average age for the Arun district Policy H para 12.6.1
4. **Community Centre** – Used by the local community, help groups, youth centre, crèche.
5. **Training, education centre** – To retrain the unemployed under Government initiative with ability to use local university resources.
Ref: Unemployment to double to 2.5m bank England (Gov figures)

All these options generate purposeful additions to the employment, healthcare and wellbeing of Bognor Regis in what will be difficult times ahead.

All are in accordance with the Arun Local Plan.

Due to the actions of the ADC planning committee and the lack of detailed analysis by West Sussex Highway this application will be a continuous and regenerating application for an HMO.

There will be no financial, health or employment benefit to Bognor Regis and its communities.
The HMO is solely for the financial benefit of a company not even based in the county.

The ADC derisory provisions to the application are unworkable and the onus will fall to local residents to 'policed' them.

I welcome your responses

Yours sincerely
Michael O'Hanlon