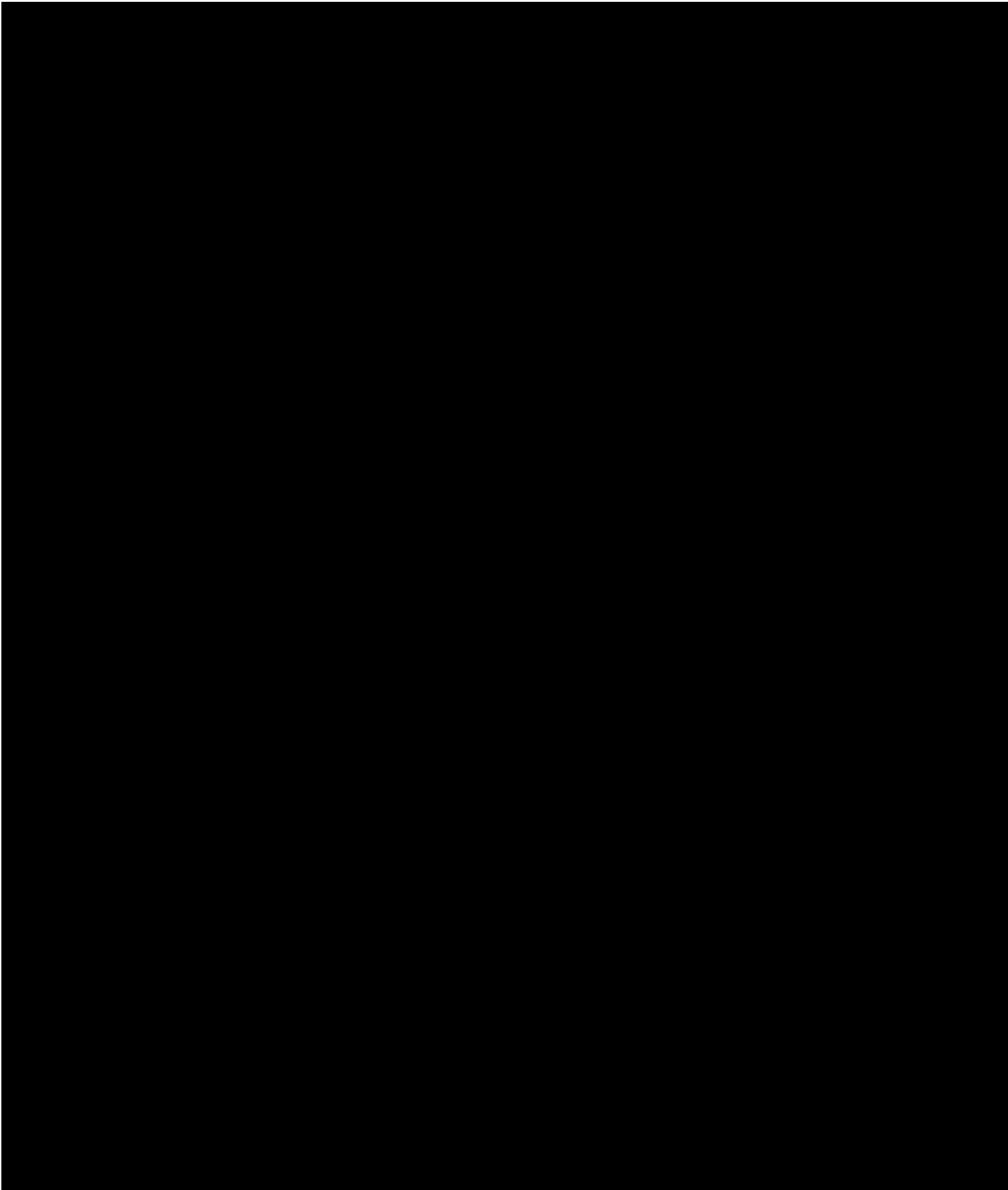




From: Oliver Locke [REDACTED]
Sent: 23 March 2022 11:33
To: Obafemi Okusipe <Obafemi.Okusipe@arun.gov.uk>
Subject: BR/29/22/PL

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Dear Obafemi Okusipe

Objection to planning application BR/29/22/PL Selwood Lodge 93 Victoria Drive Bognor Regis PO21 2DZ

Firstly, on a personal note:

It is disappointing that the HMO siege on Bognor Regis continues despite it already being the location of over 60% of all the HMO's licensed by ADC according to this map:

<https://www.google.com/maps/d/u/2/edit?mid=1qAagephjXPxiEDg2oGmbB4sQBKvUQgg&ll=50.811566373346224%2C-0.6195841850611639&z=13>

The reality is that continuing to accept applications and issuing licences for more and more HMO's does nothing for the community they end up being located in.

They are usually occupied by transient persons who just don't care.

I have observed many of the HMO's licenced by ADC and the stick out on the street scene like a sore thumb. They are always shoddy in appearance and frequently adorned with rubbish, waste and discarded domestic items littering the grounds.

In addition to their visual unpleasantness, the conduct of the occupants is also usually a cause for concern for the homeowners of neighbouring properties with:

- General noise and shouting
- Loud music
- Frequent coming and goings 24/7 disturbing other residents
- Significant intensification of parking with vehicle repairs conducted on the street
- Wheelie bins littering the pavement for days or weeks post bin collection casing obstruction because the occupants cannot be bothered to return them to the grounds of the HMO

But the greatest disquiet for the residents that have invested their money and lives into Bognor Regis is that they have no idea who they are living with on their street.

I thought that with all the talk of levelling up and regeneration that the Arun's thrust should be to make Bognor Regis more attractive to both visitors and those who might wish to invest their lives into the area, rather than overseeing Bognor Regis' conversion into an HMO ghetto.

Astonishingly this application for a 16 bed HMO is only a few doors down from another current application at 120 Victoria Drive (BR/37/22/PL) for a 10 bed HMO.

When, oh when, oh when will ADC stop biting the hands that feed them and start listening to the people they are charging some of the highest council tax in the land and actually act on behalf of those that pay for them rather than pandering to developers who pitch up with the supposed provision of affordable housing but the reality is all about the profit they can make out of our town that we all want to peacefully live in.

I'm sure that the applicant 'Jones of Waterloooville' won't give a stuff about anyone on Victoria Drive in Bognor Regis as long as the money is rolling in. Maybe its time ADC did.

On a planning note:

The proposed development does not include sufficient residential parking provision to meet the needs of future occupiers in accordance with the residential parking standards in use at the time and this will result in an increase in pressure for on-street parking spaces which will be harmful to the amenity of existing local residents in the area.

As usual WSCC say there will be no parking issues which is always at odds with nearly all of the objections and comments from local residents who actually live there stating the contrary and also fails to consider the potential parking impact of the concurrent application for 120 Victoria Drive which surely must also be considered.

This all suggests that there is no existing spare parking capacity in the surrounding area. The proposal is therefore in conflict with Arun Local Plan policy T SP1, the Councils Parking Standards supplementary planning document (January 2020) and the National Planning Policy Framework (2019).

There does not seem to be the provision of an electric charging point.

It is folly for the applicant to expect the occupants of the HMO to undertake bin management.

The bins will either be left uncollected in the bin store on bin day leading to subsequent overflowing and the attraction of vermin and if any do make it kerb side that is where they will stay for days, sometimes weeks post collection because none of the occupants will return them to the bin store.

Oli Locke