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Save the environment - think before you print.

From: James Cross <James.Cross@arun.gov.uk>

Sent: 04 May 2020 08:51

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: FW: BR/86/20/PL 41 - 45 Nyewood Lane 38-bedsit House in Multiple Occupation

Hi Planning Responses,

Could the below email please be uploaded to the above application file and shown as an objection please?

Kindest regards,

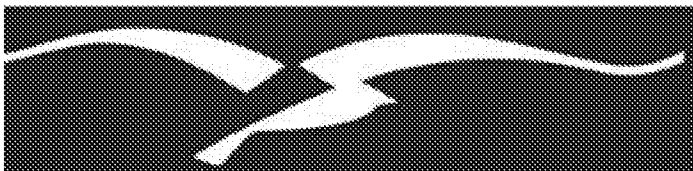
James Cross Bsc (Hons) MSc Lcgi TP. MRTPI

Strategic Development Sites Project Officer

Arun District Council, Maltravers Road, Littlehampton, BN17 5LF

Email: james.cross@arun.gov.uk | DD: 01903 737784

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Sent: 02 May 2020 11:40

To: James Cross <James.Cross@arun.gov.uk>

Subject: BR/86/20/PL 41 - 45 Nyewood Lane 38-bedsit House in Multiple Occupation

Dear Mr Cross,

Re: BR/86/20/PL 41 – 45 Nyewood Lane 38-bedsit House in Multiple Occupation 2.5.20

I could wax lyrical about the negative impact it will have on the lives of those in the community but the planning department does not care how residents feel, they only care about planning law.

The facts for your consumption.

BR/141/18/PL 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 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 38 Bedsit House at 41 - 45 Nyewood Lane.

With reference to the proposal at 41 – 45 Nyewood Lane:

Parking.

There is no provision for onsite parking and there are yellow lines outside the property in question so the estimated 17 -21 additional vehicles suggested in the WSCC traffic report will all have to be parked in the surrounding streets. The report also conveniently fails to consider the impact any visiting guests might have on parking in the area.

Furthermore, the WSCC Traffic report is factually incorrect and flawed suggesting that the development is in 'a highly sustainable area' with 30% of overnight spaces unused.

The reality is that cars are already frequently parked nose to tail along Nyewood Lane on both sides thus reducing the carriageway to single file traffic for a considerable stretch, causing delays to road users, additional pollution and significant danger to both road users and pedestrians due to the restricted visibility.

I witnessed an elderly gentleman trying to cross the road in Nyewood Lane within the last month in between the cars parked on either side. Halfway over he fell and luckily an oncoming car was able to stop in time. Had this not been the case the gentleman would have been struck by the car as due to the cars already parked on either side of the carriageway the approaching car had nowhere to go.

The nose to tail parking continues on the adjoining streets Richmond Avenue, Shelley Road and Ellasdale Avenue. It is so bad that the law pertaining to 'not parking within 10m of a junction' is always ignored thus making it very dangerous and sometimes impossible to turn from Nyewood Lane into any of these roads.

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 52 residents (24 No Single Dwelling & 14 No two-person dwelling) have one guest. Where would the 78 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 care home they would have had a commercial waste collection plan visiting a number of times per week. As the proposed use is residential, I see nothing in the proposal that addresses waste management and provision of bins.

As this appears absent is one to expect that there will be an additional 38 general refuse wheelie bins presented kerbside weekly for collection along with a further 38 recycling bins for fortnightly collection?

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".

In 2016 Bognor Regis already had 64% of all the HMOs in Arun. In addition to the proposed HMO there is the further HMO at 26 Nyewood Lane as well as the HMO at 120 Aldwick Road, both within a minutes' walk of 41 – 45 Nyewood Lane

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 negative impact on the Bognor Regis neighbourhood and the area as a whole.

I also find it disturbing that the applicant has chosen to submit as part of the application the outcome of two appeals from the planning inspectorate overturning ADC's historic decisions to refuse planning for HMO's for 55 Longford Road and also 19 Bayford Road Littlehampton, the inference being 'we are going to do this and we do not care what you say'.

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

Yours sincerely,

Martin Rader

