

Rebecca Payne

From: Amanda Scholes on behalf of Planning.Responses
Sent: 04 May 2020 09:06
To: Planning Scanning
Subject: FW: Planning Application BR/86/20/PL
Attachments: 6 Wood Street Aldwick house.docx

Amanda Scholes | Receptionist, Department, Arun District Council | Location: Ground Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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Save the environment - think before you print.

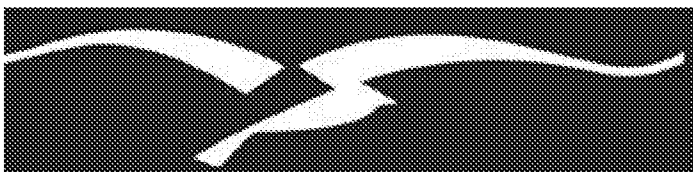
From: James Cross <James.Cross@arun.gov.uk>
Sent: 04 May 2020 08:46
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: Planning Application BR/86/20/PL

Hi Planning Responses,

Could the attached and below email be uploaded to the above application file please? This should read as Bognor Regis Parish Council objection.

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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From: angela vanderpump [REDACTED]
Sent: 03 May 2020 21:38
To: James Cross <James.Cross@arun.gov.uk>
Cc: [REDACTED] Cllr. James Walsh <[REDACTED]> Cllr. Francis Oppler
<[REDACTED]>; Cllr. Martin Lury <[REDACTED]>; Cllr. Matt Stanley
<[REDACTED]> Cllr. Jim Brooks <[REDACTED]>
Subject: Planning Application BR/86/20/PL

Dear Mr Cross

I attach a letter to object to the above planning application. for presentation to ADC.
I would be grateful if you would take into account my additional concern as to the limited time any notice of the application has been posted around the building area, to allow 3 weeks for local residents to comment.
This is also particularly of concern since the restriction of movement of the local community due to the Covid-19 pandemic. Residents are having a limited time to exercise in the area and so this also reduces their ability to see any notices. I was made aware of the notice on 1st May 2020, having not seen any previous notices before this date.
I believe there should be an extension of the 7th May 2020 deadline in view of this.

Yours sincerely,

Angela Vanderpump

6 Wood Street

Aldwick

Bognor Regis

Po21 2PJ

3rd May 2020

Dear Mr Cross,

Planning Application BR/86/20/PL

I am writing to make a strong representation against the proposed change to the (old) Aldwick House nursing home at the corner of Richmond Avenue and Nyewood Lane.

It is my firm belief that a HMO will cause a massive negative impact on the local community immediately living around the vicinity of Aldwick House.

I live in Wood Street and I was amazed to read in the application that there would be little impact to the parking on Wood Street, Richmond Avenue and Nyewood Lane. We already have considerable problems with the narrowing of Nyewood Lane with the pavement parking, meaning only 1 car can pass by, my own car has been damaged by passing cars when I have had to park along Nyewood Lane and also it makes it very difficult for pedestrians to walk along the pavement with a pushchair or mobility vehicle. The WSCC traffic report claims there is a 30% availability of overnight spaces unused. This is absolute nonsense and as all residents around will inform you, we all have considerable difficulty finding a parking space, hence I sometimes have to park in Nyetimber Lane and I live at the top of Wood Street! This traffic report is FLAWED. There is an increasing and real problem with not enough parking.

The application also fails to appreciate that currently residents are parking on single and double yellow lines overnight and Sundays, across the forecourt of Wayne Windows, across garages in Oxford Street, and around the corner of Charlwood Road and Wood Street. It is causing a problem for emergency vehicles access and an example of this was at 9pm in January 2020 2 fire engines failed to access Wood Street because of the parking around corners and on yellow lines. So the second fire engine had to reverse back along Charlwood Road to drive down Nyewood Lane and enter Wood Street from this end. The fire officers were extremely concerned and spoke to residents about the excessive parking and they said it would have been a loss of life situation if Wood Street had been longer and they also because of the potential extra time needed to drive around another way.

I believe the application is also flawed as the worst case scenario will mean potentially an extra 30 cars (1 per bedsit) but could be up to 50 if 14 of the bedsits are to be double-bed rooms. And this makes no allowance for visitor parking.

I also feel that no assumption can be made that most journeys will be made by bike – where is the evidence for this, as it is not indicative behaviour of the general public.

I do not feel there is adequate provision for the amount of waste material that will be produced by this number of bedsits and we already have issues with overflowing bins and rats and seagulls in the communal bin areas of HMO in this vicinity. There are also already many late night gatherings in the communal residences, with drinking and loud music disturbing residents. Then we have a lot of waste beer cans and alcohol bottles thrown on the pavements and left in areas around the walls of the HMO. We have significant issues with fireworks now as well at different times of the year.

ADC also need to consider the considerable impact Bognor Regis football club has on the parking nearby on match days when visiting club fans use these roads for parking.

So as well as the parking, waste and anti-social behaviour concerns I feel we have a significant amount of flats and HMO which impacts on the residential area and goes against the Local Plan aims and recommendations.

I would also like to draw your attention to the fact that the planning notices for this development seem to have been displayed at less than a 3 week period before the final deadline to comment. I walk my dog past the site and roads surrounding Aldwick House every day and the first date I saw any notice was 1st May 2020. Please explain this illegal situation and one which goes against the local resident's legal right.

I hope ADC will not allow this developer to assume that, no matter how many objections and comments and discussions take place, they will obtain planning as they will overturn on appeal. Please consider your local tax payers who will feel they have been let down by yourselves.

I am also concerned that the GBL Company has been dormant for 10 years, I do not think this reflects a company that is legally behaving responsibly.

Yours sincerely

Angela Vanderpump