

Lucy Usher
59, Nyewood Lane
Nyewood Lane
Bognor Regis
West Sussex
PO21 2SQ

Your Ref: OWPC26686
Our Ref: BR/86/20/PL 31-03-2020
Please ask for:
James Cross

4th May 2020

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Part change of use from a 32-bed nursing home (C2 Residential Institutions) to a 38-bedsit House in Multiple Occupation (sui generis) comprising 24 No single person & 14 No two-person bedsits along with separate shower rooms & wcs, demolition of rear conservatory & store & erection of single storey rear extension & with minor external alterations to side elevations & insertion of 4 No roof lights on rear elevation.

Aldwick House Care Home 41-45 Nyewood Lane Bognor Regis

Thank you for your internet representation made on 3rd May 2020 which has been recorded as **'an objection'** with the comments as follows:

I am hoping that this is a pie in the sky application from a company trying their luck. Gatwick Bedsits Ltd have no local interest in the regeneration of Bognor Regis, they also have had no significant accounting transactions for this year according to the 'dormant records' that have been filed for the last ten years at Companies House. Moreover, should planning be granted for this application it is in direct contravention of the Local Plan (see 12.5). There is a large number of HMOs on both Richmond Avenues and Nyewood Lane and already residents who have multiple cars, park one on the road & one on their 'assigned parking.' The impact of at least 20 cars (& possibly >40) on local parking on Wood Street, Richmond Avenue, Nyewood Lane is completely untenable. I cannot understand how anyone would possibly believe otherwise? There appears to be an assumption by Gatwick Bedsits, that most journeys from the bedsits will be by bike. Of course, I am always heartened when a company makes a big deal of "we promise to build cycle storage". Yet I'm afraid this is immediately null and void when you look at where this company is hoping to land. Nyewood Lane has seen an ever increasing volume and speed of vehicle traffic in the last five years and there is a significant and worrying narrowing of the available width of Nyewood Lane around the exact spot of the proposal. Large number of cars on Nyewood Lane have been clipped by passing speeding cars, vans and lorries in the past year alone. I could give documented evidence of at least four vehicles which have suffered damage - I am only thankful that as yet, we're not talking human injury or fatalities. The transport assessment that has been carried out thus far projects a "worst case scenario" of 21 extra cars parked on the street within 200m - the actual worst case would be 38 assuming one car per bedsit (14 are doubles so the potential number is over 50). This isn't blue sky thinking, surely this is from somewhere out of space?! Unfortunately, this miscalculation is not helped by an unrealistic and factually incorrect WSCC traffic report suggesting that roads within 200m of the proposed development had at some point in their evaluation 116 spaces available? I cannot fathom how this conclusion was reached and I would be happy to supply you with photographic evidence from a variety of points in a 24hour period which will quite clearly show otherwise. This wildly inaccurate surveying doesn't even begin to make allowance for visitors' cars or when Bognor Regis Town FC play a home game and hundreds of away supporters turn up in their multiple vehicles! The perilous effect that granting permission for this development would have on road users and pedestrians is beyond scary. There are already worrying parking trends including people parking on dropped curbs intended for wheelchair and buggy access and parking across road junctions. There are frequent near

misses as road users are forced to edge out onto the road where parked cars have given a blind view. Should a resident of the proposed bedsit (or indeed any other local resident) require emergency care or service, heaven only knows if the required Emergency Services would be able to get access down the road in the first instance, let alone park the necessary transport vehicle. On the subject of necessary transport vehicles, I would be very interested to understand more clearly how Gatwick Bedsits would propose waste management be handled at their proposed site? It goes from the sublime to the ridiculous- I will finish as I began. I can only hope that this is viewed by Arun District as the utterly ridiculous application it so clearly is.

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Neil Crowther
Group Head of Planning