

Mr S F Vigar
1 Nelson Road
Bognor Regis
PO21 2RY

Your Ref: OWPC26715
Our Ref: BR/86/20/PL 31-03-2020
Please ask for:
James Cross

5th 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 5th May 2020 which has been recorded as '**an objection**' with the comments as follows:

- 1. No off-road parking; area is already saturated. W S highways speculating on occupants and 'pie in the sky' comments about bicycles and building a bike store! Emergency vehicles and refuse vehicles struggle for access.*
- 2. What COVID 19 measures will be mandatory for buildings of such occupancy? this may be pre-emptive to approve currently.*
- 3. How does this align to any regeneration plan?*
- 4. What economic impact is this anticipated to bring to the area? Cannot see any positive impact*
- 5. What Asbestos Abatement plan is envisaged, as the building will no doubt obtain old and friable asbestos pipe, lagging and insulation boards.*
- 6. Area is already saturated with HMO.*
- 7. What are contractor access plans and impact to current residents is anticipated. There is no on-site parking.*
- 8. Current retail and public transport infrastructure would not sustain such a residential influx anticipated.*
- 9. What are they key considerations and residency criteria anticipated by the developer and do they fit in with ARUN?*
- 10. Planning Application/Process has been less than transparent and appears to have made advantage of the current 'lockdown' environment.*

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