

Mr James Cross
Arun District Council

Lucy Usher
59 Nyewood Lane
Bognor Regis
PO212SQ



6th May 2020

Dear Mr Cross,

Re: BR/86/20/PL 41 - Proposed plans for 45 Nyewood Lane 38-bedsit House in Multiple Occupation

I am writing to you to state my absolute concern for the application cited above. I would like to know your position on this and hope that you will be able to join me in seeing the utterly damaging consequences that this application will have if permission is granted. I look forward to hearing from you on receipt of this letter.

Firstly, it must be said that I am sincerely hoping that this application is no more than a badly thought through shot in the dark from a company trying their luck; a company who unlike ourselves, do not hold any affection, understanding nor empathy with the town of Bognor Regis nor its residents. Gatwick Bedsits Ltd, have no local interest in the regeneration of Bognor Regis, nor have they had any 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, Nyewood Lane and the adjacent Wood Street and already residents, who have multiple cars, park one on the road and one on their 'assigned parking.' The impact of at least 20 cars (and possibly >40) on local parking on Wood Street, Richmond Avenue, Nyewood Lane is completely untenable. I simply 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. A wonderful pipedream at best, a cynical attempt to cause huge environmental destruction at worse. Of course, I am always heartened when a company makes a big deal of "we promise to build cycle storage". Yet I'm afraid that this is immediately null and void when one considers 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 bedsits are proposed to be 'doubles' so the increased potential number of vehicles is over 50!). This isn't blue sky thinking from an outside 'wordly wise company', surely this is from somewhere more likened to outer space?!

Unfortunately, the miscalculation of the transport assessment 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 more than 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 indeed 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 of devastating consequence as road users including: pedestrians (young and old), cyclists and other motor cars/vehicles are forced to gingerly edge out 'blindly' onto this busy, perilous road. This already occurs as a direct result of the numerous parked cars on the aforementioned roads. How can we seriously be considering that it might be okay to add to this? For whom will be the death certificate written as a direct consequence?

Moreover, 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.

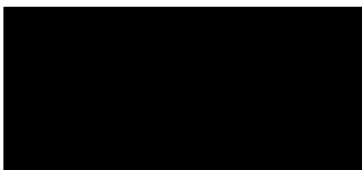
Perhaps with consideration also to large vehicles attempting to carry out necessary duties, I am also very interested to understand more clearly how Gatwick Bedsits propose that waste management will be handled at their proposed site? Surely we are here only moving from the sublime to the ridiculous...

All of my aforementioned points should be noted before we even begin to consider the prospect of where our newly proposed residents will spend their leisure time. **Where is the expected and indeed most necessary provision of outdoor space?** Of course, we are very lucky in our beautiful location that we all have the option of enjoying the seafront, a matter of minutes away. Yet, worryingly, perhaps people will be more drawn to join the increasing proportion of other recently acquired HMO residents who have been reported countless times to the police for their frequent alcohol and drugs misuse both on Wood Street, Nyewood Lane and on the corners of Ellasdale and Nyewood Lane. When will enough be enough I wonder?

As a family with two, Primary aged children, we moved to Nyewood Lane, Bognor Regis from Buckinghamshire. We didn't choose to move here with rose tinted spectacles, but also not blind to the 'faded glory' of a town and region at a crossroads in time. **Are we to be supported in not losing sight of this faded glory?**

I will finish as I began. I truly hope that this letter is helpful and that application BR/86/20/PL is viewed by Arun District Council and indeed by yourself as the utterly ridiculous proposition it so clearly is. Please do not hesitate in contacting me should you wish to discuss any of the points that I have made in further detail, or should you require further clarification.

Yours sincerely,

A large black rectangular box redacting the signature of Lucy Usher.

Lucy Usher