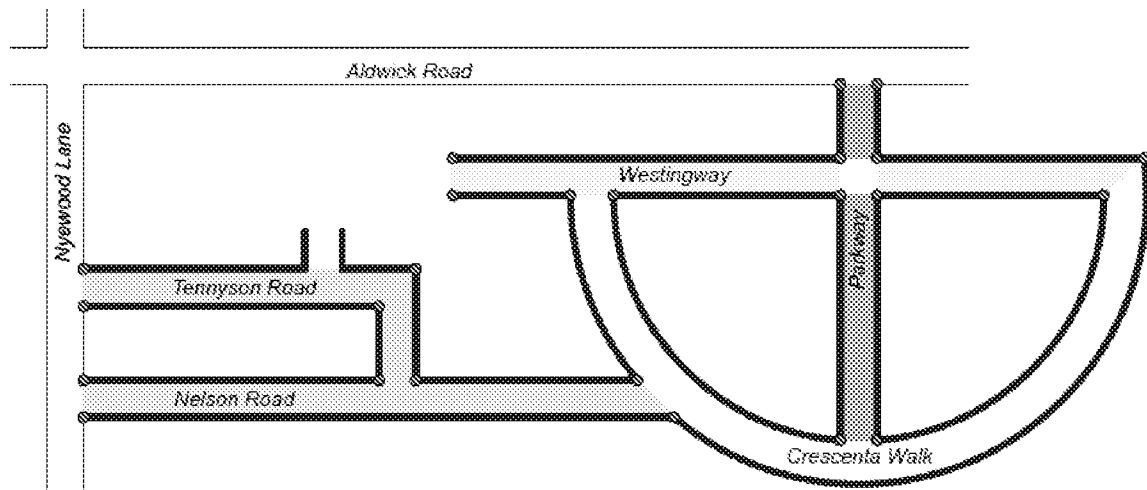




Nyewood Estate & Sunnydale Park Estate Residents Association

Member of National Organisation of Residents Associations

Rambler Cottage, 39 Tennyson Road, Bognor Regis, PO21 2SA

Reference BR/86/20/PL

Aldwick House Care Home 41-45 Nyewood Lane Bognor Regis PO21 2SJ

OBJECTION

We, the members of NESPERA, the Nyewood Estate and Sunnydale Estate Residents' Association would like to detail our objection to the above proposal which we believe can only have a negative impact on the lives of those who live in the local community.

NESPERA would also like to point out the timing of the application. It was conveniently submitted during lockdown when the Planning Committee of BRTC are not sitting so will be unable to comment.

Specifically, however, our objection is based upon the following key points:

Firstly, parking. 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'**. There is no provision for onsite parking and there are yellow lines outside this property. There is already congestion caused by nose-to-tail parking along both sides of Nyewood Lane, often reducing the road to single file traffic. The addition of an estimated 17 -21 more vehicles suggested in the WSCC traffic report - as a result of up to 52 people being housed in the property - will all have to be parked in the surrounding streets (particularly Richmond Avenue, Shelley Road, Wood Street and Ellasdale Avenue). These streets that are already at capacity to the point where 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. Access for emergency vehicles must also be considered; at present this access is often compromised by 'over-parking'.

Such an influx of 'additional' vehicles will only serve to cause further delays to road users, increased pollution and significant danger to both road users and pedestrians due to the restricted visibility. The report also conveniently fails to consider the impact any visiting guests might have on parking in

the area. It is worthy of note that the Bognor Regis Football Club is situated further along Nyewood Lane. Home games can incur up to 500 visiting fans (for local derby matches) as well as approximately 250 home supporting fans who do not walk or take public transport to the ground, and who already struggle to secure adequate parking.

Similarly, if we are to assume that some of the residents may cycle, then there would need to be a cycle store. We wonder where such a store would be built given the limited outdoor space.

Secondly, provision of outdoor space. Referring to Arun's local plan, **Policy H SP4 point (d) states that proposed HMOs should 'provide adequate areas of open space.**

The proposal fails to provide sufficient outdoor space for the number of intended residents (as above, up to 52 people). Even without guests, these 52 residents will find it impossible to enjoy any outdoor space at all.

Thirdly, waste management. As the building was previously a care home there was a commercial collection plan removing waste number of times per week. As the proposed use is residential, there appears to be nothing in the proposal that addresses waste management and provision of bins. The original area where bins were stored for the care home would be a woefully inadequate space for dealing with the waste of 38 dwellings. We shudder to think of the impact of up to 38 additional general refuse AND recycling wheelie bins presented each week for collection.

Fourthly, over concentration of HMOs. 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'.**

We refer to 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 this proposed HMO there are already, in very close proximity, the following HMOs:

- 8 bed HMO at 26 Nyewood Lane (BR/141/18/PL)
- 18 Bed HMO at Ravenna Richmond Avenue (BR/101/13)
- 7 bed HMO at 34 Richmond Avenue (BR/393/05)
- 40 Bed HMO at 120 Aldwick Road (BR/100/16PL)

and nearby:

- 7 Bed HMO at 55 Longford Road (BR/279/16/PL)

All are within easy walking distance of the property at 41 – 45 Nyewood Lane.

Finally, therefore, in light of our 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 and thus the members of the Nyewood Estate and Sunnydale Estate Residents' Association wholeheartedly object.

Yours faithfully

Nyewood Estate and Sunnydale Estate Residents' Association