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7th May 2020

I Usher
59 Nyewood Lane
Bognor Regis
West Sussex
PO21 2SQ

Case Officer: James Cross
Telephone: 01903 737784
Email: james.cross@arun.gov.uk

Dear Sir/Madam,

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

Application No: BR/86/20/PL
Site Address: Aldwick House Care Home 41-45 Nyewood Lane Bognor Regis PO21 2SJ
Description of works: 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 & insertion of dormer window serving Room 38 (as detailed in amended plans dated 30 April 2020).

Thank you for your internet representation made on 7th May 2020 which has been recorded as an objection with the comments as follows:

OWPC26758

I object in the strongest possible terms to this proposed development.

The proposed conversion of this nursing home into a massive HMO with 38 bedsits which would theoretically contain up to fifty-two adults plus any young children represents a massive change to the area and an entirely inappropriate development. Such a development would be entirely contrary to the Arun Local Plan's policy on HMOs (Policy H, SP4). Even a cursory knowledge of the location of the proposed development makes it obvious that the proposal immediately fails on criterion (b), and the over-saturation of HMOs in the area and the space available is completely inadequate for potentially upwards of 50 people - meaning it fails on criteria (a) and (c).

The development - described by a planner I consulted as "a horrible rabbit-warren of rooms" - appears to seek to exploit those who would be struggling to access housing with a battery-farm like concentration of small rooms and insufficient outdoor space. The patterns of activity of what is by *any* measure a "massive HMO" (again, a quotation from a planning professional who examined the proposal) is a huge change from a nursing home.

The estimates for parking requirements appear to be wildly and deliberately conservative - the reality could

not be more different - in the last few years Nyewood Lane has effectively narrowed with permanent parking on both sides of the road. I work from home overlooking Nyewood Lane and *every* *single* *day* there are near misses with cars attempting to turn into the road with their view obscured by vehicles parked on junctions - and the poor souls down this road who have access to a driveway take their lives in their hands in nudging out between parked cars into a stream of vehicles squeezed in between the rows of parked cars.

I'm aware that the noise, disruption, change in character and degradation of these streets will not hold much sway in a planning decision. That this development is proposed by a developer - whose lack of transparency in publishing any information about its accounts at Companies House, or even answering the straight-to-mobile-voicemail freephone number on its waste-of-pixels website - which evidently has no interest in the local community or the impact its development will have should be of concern to anyone with an interest in healthy communities, particularly in coastal towns.

The size of this HMO, its configuration and its potential seismic impact on traffic, patterns of activity and parking are reason enough for it to be rejected - and rejected in a strong enough manner to ward off what appears to be a series of loaded documents included in the application by the developer and its agents - namely details of successful appeals against Arun DC's planning decisions regarding HMO developments in Littlehampton and Bognor Regis. The local council needs to decide who it exists to benefit - and consider what might happen if a series of re-banding requests came about as a result of this development.

The report from the House of Lords Select Committee on Regenerating Seaside Towns and Communities published in April 2019 makes direct reference to the issues of HMOs in seaside towns. The select committee took evidence that "Problems caused by the prevalence of HMO properties... were amongst the most urgent challenges for coastal areas. The evidence suggested that the oversupply of poor-quality HMOs was contributing to some of the most significant and persistent socio-economic disadvantages that seaside towns faced." The local authorities need to hold their nerve and - if they wish to turn around local communities in Arun and save them from being persistently socially-disadvantaged - comprehensively reject this proposal.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/planning-decision-process>.

Some applications will be determined by the Development Control Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Development Control Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website
www.arun.gov.uk/planning-privacy-statements

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.