

Zoe Toppin

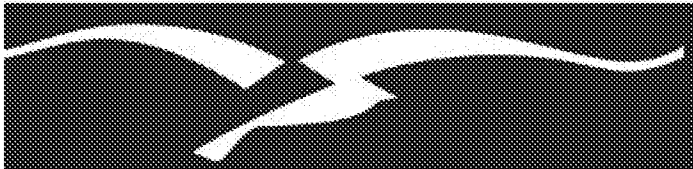
From: James Cross
Sent: 06 May 2020 16:46
To: Planning.Responses
Subject: FW: BR/86/20/PL 41 - 45 Nyewood Lane 38-bedsit House in Multiple Occupation

Hi Planning Responses,

Could the below be uploaded as an objection please?

Kindest regards,

James Cross Bsc (Hons) MSc Lcgl TP. MRTPI
Strategic Development Sites Project Officer
Arun District Council, Maltravers Road, Littlehampton, BN17 5LF
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From: Clare Rader [REDACTED]
Sent: 06 May 2020 14:40
To: James Cross <James.Cross@arun.gov.uk>
Subject: BR/86/20/PL 41 - 45 Nyewood Lane 38-bedsit House in Multiple Occupation

Dear Mr Cross,

With reference to incompatibility with the Adopted Local Plan:

2.5 Houses in multiple occupation

12.5.1 In providing for the housing needs for Arun, it is important to ensure that mixed and balanced communities are developed so that situations where existing communities become unbalanced by the narrowing of household types towards domination by a particular type, such as shared housing, are avoided.

12.5.2 A large concentration of housing in multiple occupation (HMOs) can have a significant and potentially damaging impact on the amenity of a local area, especially if too many properties are let to short term tenants. This can be of particular concern in areas such as Arun where the numbers of seasonal workers is high.

There are already licensed HMO's at:

26 Nyewood Lane
Ravenna Richmond Avenue
32 Richmond Avenue
34 Richmond Avenue
120 Aldwick Road
110 Aldwick Road
45a Aldwick Road
79a Aldwick Road
34 Aldwick Road

Bognor Regis already has the vast majority of HMOs in the Arun district and from the above list it is clear that there are already a significant number of HMO's in the close vicinity. Consideration also needs to be given to the fact that all but two of the houses in Richmond Avenue (which adjoins Nyewood Lane at the site of the proposed development) have already been converted to either flats, bedsits or HMO's.

This proposal should be rejected as it is contrary to policy H SP4 of the Adopted Local Plan that a proposed HMO does not 'erode the balance between different types of housing, including family housing'.

Parking:

Nyewood Lane is already congested with parked cars. It astonishes me that a person paid for by public money could put their name to a traffic report that suggests ample parking is available without engaging with the residents who live there as to the actual facts of the situation before filing said report. The report goes on to make estimations and assumptions about the number of extra vehicles the area may have to absorb suggesting the figure might be 17 – 21. Yet the fact remains that 52 people might have 52 cars, so this is the actual worst case scenario.

The proposal in question has no off street parking as part of its plan or design.

This proposal should be rejected on the basis that it makes no provision for parking contrary to policy H SP4 of the Adopted Local Plan that a proposed HMO 'does not contribute to excessive parking demands or traffic in an area'

Provision for outside space:

The proposal makes no provision for outside space for the intended 52 residents. On a hot sunny July afternoon where do the developers expect the 52 residents to go to enjoy their 52 separate lives?

Referring to 12.5.4 'increased occupancy may well give rise to noise and disturbance'

The proposal should be rejected on the basis that the develop has made no provision for outside amenable space within the development contrary to policy H SP4 of the Adopted Local Plan that a proposed HMO 'should provide adequate areas of open space'.

Your sincerely,

Clare Rader