

Zoe Toppin

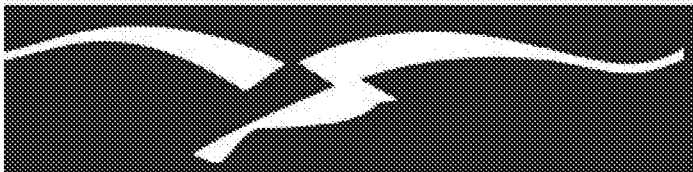
From: James Cross
Sent: 06 May 2020 16:47
To: Planning.Responses
Subject: FW: Planning BR/86/20/PL: Aldwick House, 41-45 Nyewood Lane, Bognor, PO21 2SJ
Attachments: care home.odt

Hi Planning Responses,

Could the below and attached be uploaded to the above application file and shown as an objection please?

Kindest regards,

James Cross Bsc (Hons) MSc Lcgi TP. MRTPI
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From: [REDACTED]
Sent: 06 May 2020 16:04
To: [REDACTED]
Subject: Planning BR/86/20/PL: Aldwick House, 41-45 Nyewood Lane, Bognor, PO21 2SJ

Dear Sir/ Madam

Parking

Since the conversion of Bickley Court into flats and other HMOs, it has been near impossible to park in Richmond Avenue. I paid (over £2000!) to have the curb dropped outside my house and still people park in front of my house at certain times of the day as there is nowhere else to park. I would not have dropped the curb if you had not permitted Bickley Court to change to an HMO! I work irregular hours and often come home to discover that someone has parked over my drive - this could be at anytime from 10.30 am

to 5pm. I often have to circle the area looking for spaces. There simply is not space for another 20-40 plus cars.

The assertion that there is 30% space for parking is not just a misconception. It is a lie.

Furthermore, there is a lack of existing parking - increase in on-street parking in the last four years - now down both sides of Nyewood Lane and often parked on the corner of Richmond Avenue preventing pedestrians from crossing Richmond Avenue. There are at least 4 very disabled occupants of Richmond Avenue that struggle to cross the road now!

Assumption that most journeys from the bedsits will be by bike is delusional - makes a big deal of "we promise to build cycle storage".

Transport assessment 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 are doubles so the potential number is over 50).

Road Safety Issues

SOMEONE IS GOING TO DIE AT THIS JUNCTION!

THERE ARE NO DOUBLE YELLOW LINES ON ONE SIDE OF THIS JUNCTION!

There has been a significant increase in 'street drinking' and subsequent noise and litter from HMOs. This development would only add to this especially given the lack of outside space proposed. Surely 12.5 of planning is relevant here?

You state in 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 is the THIRD care home to be converted into HMOs in Richmond Avenue. It is very, very clear that the planners do not care about the existing residents' significant and damaging impact on the amenity of our local area.

You state in: '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.' This is the third care home to change to an HMO in one road!!!

You state in '12.5.4 Many properties are capable of accommodating a modest increase in occupancy, as a way of meeting the increasing demand for HMOs and other conversions. However the number of tenants is unlikely to remain fixed over time and increased occupancy may well give rise to noise and disturbance and a greater demand for off-street parking. This is already the case from the two HMOs that you have already permitted PLUS the multiple house-to-flat conversions (de facto HMOs) in Richmond Avenue.

I know of professional working families who are seriously considering moving out of area due to lack of parking and the increase in anti-social behaviour from the residents of HMOs.

Waste management

Waste Management is a key issue in Richmond Avenue. Many HMOs down the street fail to adequately manage the fortnightly recycling. The occupiers – many of them transient - put the incorrect refuse in these bins and leave them in the street all week.

Weekly refuse is often left in black sacks - not sealed in a normal bin - and is attacked by seagulls.

Old furniture and over-sized refuse is left on the street. This is the case of today's date.

Provision of outdoor space

Bickley Court has been converted from a care home into HMO flats. It does not have adequate space. There are 4-5 people regularly outside the main Richmond Avenue Entrance smoking. They litter their cigarette butts and my children have to witness these people carrying out this legal but unsavoury drug habit every day.

Late publication of planning notices

The planning notices appear to have only been in place for far less than the three week period legally required before the 7th May deadline - possibly only since 1st May? There is also a national lockdown in progress – discouraging communication and leaving of one's house!

Access for emergency services

Both Nyewood Lane and Richmond Avenue are often blocked by delivery services. Emergency services will struggle. Also, there is a new public health issue with corona virus/ Covid-19 issues in a building that will be entered and exited by the same door!

Please do not allow this development. I will be requesting a down-banding of my property if this goes ahead, as will my neighbours.

Yours

D R Pilgrim