

35 Wood Street
Bognor Regis
West Sussex
PO21 2PJ

06th May 2020

To Whom It May Concern:

Re: An objection to planning application BR/86/20/PL

I am writing to object to the proposed planning application for Aldwick House nursing home site.

My first and strongest objection is because of the effect it will have on the surrounding streets regarding safety and parking. Although the application is ridiculously suggesting that the residents of the proposed 38 bedsits will all only use bicycles, the reality is that a large proportion of residents will have cars, and/or have visitors that bring cars and other motor vehicles. Over the last few years the situation with parking in the area has become virtually impossible. Wood Street is always full at night and in Oxford Street (parallel to Wood Street) there are perpetual problems with cars parking over driveways, in the loading areas of the Aldwick Parade shops, as well as on the double-yellow lines at the end of the road which prevent the residents with drives getting their cars out. These issues have already been raised with Arun District Council so are of public record. In Charlwood Road (the entrance to Wood Street) cars are always parked on the pavement and on the double-yellow lines. The culprits are the local residents who already cannot find anywhere to park as the housing density has risen higher than the available parking spaces. There simply is not space for up to 52 more cars in the area (24 single bedsits + 14 double bedsits= 52 residents).

Related to this is the increase in accidents that the parking issue already causes. The illegal parking in Oxford Street, at the end of Charlwood Road by the sharp turn onto Wood Street, and on Nyewood Lane by the entrance to Ellasdale Road, are already safety issues with regular near misses due to blind corners and a lot of damage happening to resident's cars through clipped wing mirrors. Particularly on Charlwood Road and Nyewood Lane by the entrance to Ellasdale Road, cars increasingly tend to park halfway across the pavement to avoid getting clipped by cars speeding down the roads, because cars are double-parked. This means that pavements are already being regularly blocked by parked cars which makes it particularly difficult for elderly residents with mobility aids (such as my Mother) to use the pavement. Often their only option is to walk in the road to get past. An increase of up to 52 cars will exacerbate all of these issues significantly.



Photo of Wood Street 6th May 8.44pm with completely full, double-parked cars. N.B. I am in the shielding category and am therefore unable to leave my house to take photos of the wider area - you can witness all the problems I have stated by simply driving around the area on any given evening.

My second objection to the proposal is that this area already has a very unbalanced spread of housing types. In Wood Street, for example, the housing is mixed between 3+ bed houses (terraced and semi-detached) and bedsits, or small one-bedroom flats. In Richmond Road the large houses have now almost all been converted to bedsits and small one-bedroom flats. A healthy neighbourhood should have a mix of housing types and yet, as you can see, our area is already focussed solely on two types. What is actually missing from the area are larger multiple bedroom flats or smaller 1 or 2 bedroom terraced housing. This old Victorian property would be perfect for conversion into these types of properties and, by demolishing the single-storey rear extension as the developers propose, they would be able to provide both sufficient off-street parking for the residents and the potential for an outside communal area.

Lastly, I would like to say that I am not objecting to the conversion of the former nursing home to accommodation in principle. There is a desperate need for housing in Bognor but the one thing Bognor, in general, and our neighbourhood, in particular, doesn't need more of is bedsits and HMOs. I hope that the planners will take into account the reality of the existing housing provision in this area and take strides to ensure that a more appropriate proposal is submitted that would improve the variety of housing available in our neighbourhood.

Yours sincerely,

Karen Price