



Arun District Council
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7th May 2020

R Horne
65 Nyewood Lane
PO21 2SD

Dear Sir/Madam,

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

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:

OWPC26766

Parking in this street is not as simple as implied by the applicant, and is a daytime problem not a nighttime one to the same degree. At present the stretch of Nyewood Lane north of Richmond Rd to Shelley road is, with specific access points barred, available for parking on both sides and is so used during the day by non residents coming into the area for extended stays. This already leaves only safe space in the middle for one vehicle at a time, and as the lane is now used not only by public bus services and by heavy commercial lorries, in particular a regular number of rubbish collection vehicles, using Nyewood Lane as a shortcut and through route, this does now cause congestion and delays along this road. Further along Nyewood, by general informal agreement of local residents vehicles only use the eastern side of the road for extended parking periods. If there is a further large influx of residents and vehicles undoubtedly this would mean both sides of Nyewood Lane would be used for parking thus extending the single lane stretch for possibly a further hundred yards or so. This in turn will lead to several points of obstruction in the road and probably end up with more yellow lines fewer parking spots than now for a greater number of vehicles, I therefore think this level of new accommodation units at this address is not appropriate in this regard.

I would also suggest that this number of limited facility units here might quite quickly turn into slums of the future, and will certainly do nothing to enhance the area. I feel a smaller number of larger properly equipped units is far more suitable for this location and should be considered much more favourably than developers profits.

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.