



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

11th May 2020

Bognor Regis Town Council
Ms G Frost
Town Hall
Clarence Road
Bognor Regis, West Sussex
PO21 1LD

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-bed sit 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:

OWQC26789

OBJECTION Members of the Town Council s Planning and Licensing Committee unanimously object to planning application BR/86/20/PL on the material planning grounds of access and highway safety, including access for emergency vehicles. Members consider that these proposals would contribute to the generation of excessive parking demands and increased traffic movements and are, therefore, in contravention of Policy H SP4 of the Arun Local Plan.

Furthermore, the proposals appear to make no provision of smoking facilities leading to concerns of noise pollution, nuisance and disturbance, resulting from residents of the bedsit potentially using public open spaces in the surrounding area, and thereby not meeting the requirements as set out in Policy D DM1, in relation to impact, of the Arun Local Plan.

Members found it difficult to justify the proposed amount of residential building and consider the proposals to be over-development of the site as a result of the layout and density of the buildings, with concern expressed about the refuse generated from this number of residential units.

Members of the Town Council s Planning and Licensing Committee would respectfully encourage those

involved with the final decision on this application to attend a site-visit with a view to gaining a personal insight into the already excessive demands on parking in the area.

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.

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.