

Amanda Scholes | Receptionist, Department, [Arun District Council](#) | Location: Ground Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37736 | External: +44 (0) 1903 737500 ext 37736 | E-mail: amanda.scholes@arun.gov.uk



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Save the environment - think before you print.

From: James Cross <James.Cross@arun.gov.uk>

Sent: 12 May 2020 08:31

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: FW: Aldwick House, 41-45 Nyewood Lane, po21 2sj...ref ..BL/86/20/PL

Hi Planning Responses,

Could the below correspondence be uploaded as Cllr Stanley Correspondence please?

Kindest regards,

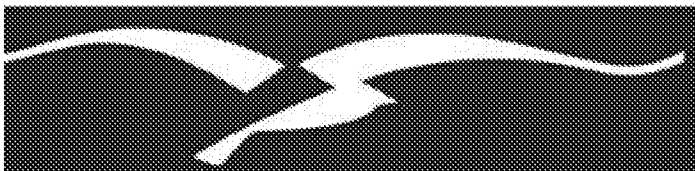
James Cross Bsc (Hons) MSc Lcgi TP. MRTPI

Strategic Development Sites Project Officer

Arun District Council, Maltravers Road, Littlehampton, BN17 5LF

Email: james.cross@arun.gov.uk | DD: 01903 737784

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From: James Cross <James.Cross@arun.gov.uk>
Sent: Tuesday, May 12, 2020 7:48:09 AM
To: Daniel Vick <Daniel.Vick@arun.gov.uk>; Neil Crowther <Neil.Crowther@arun.gov.uk>
Subject: FW: Aldwick House, 41-45 Nyewood Lane, po21 2sj...ref ..BL/86/20/PL

Hi Dan,

FYI below.

Kindest regards,

James Cross Bsc (Hons) MSc Lcgi TP. MRTPI
Strategic Development Sites Project Officer
Arun District Council, Maltravers Road, Littlehampton, BN17 5LF
Email: james.cross@arun.gov.uk | DD: 01903 737784
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From: Cllr. Matt Stanley [REDACTED]
Sent: 11 May 2020 20:37
To: J H [REDACTED] James Cross <James.Cross@arun.gov.uk>
[REDACTED]

Subject: Re: Aldwick House, 41-45 Nyewood Lane, po21 2sj...ref ..BL/86/20/PL

Dear Mrs Hammond,

Thank-you for your correspondence, I have received numerous of similar emails and this is an application that worries me greatly.

Due to level of concern the community has shown I have felt it is my duty as ward councillor to submit my own objection which I have already done.

I have also written to the Chairman of the Development Control Committee at Arun District Council requesting that this application comes before the committee for a decision which I am pleased to say has been successful.

Finally I have written to West Sussex County Council challenging what I believe is a ludicrous Transport Assessment, I am shocked they feel they can support the developers assertions there is adequate parking spaces for this scale of development.

Where in fact the truth is if this application proceeds the demand that will be placed on on-street parking will seriously impede access to the area for emergency services in my view. I would like to see this Transport Assessment reassessed urgently.

You have my full support.

Regards,
Matt.

Cllr Matt Stanley
Marine Ward, Bognor Regis
Cabinet Member for Technical Services
Chairman of Bognor Regis Regeneration Sub-Committee

From: J H [REDACTED]
Sent: Sunday, May 10, 2020 4:55:28 PM
To: James Cross <James.Cross@arun.gov.uk>

[REDACTED]

Subject: Aldwick House, 41-45 Nyewood Lane, po21 2sj...ref ..BL/86/20/PL

Dear Sir,

Regarding the proposed use of 41-45 Nyewood Lane, po21 2sj.
I believe to be converted into 38 separate bedsits single and double rooms.

This is an awful lot of rented bedsit rooms for one dwelling. Although a large building this is much to many single separate people in one dwelling.

Transport issues are a concern for most people, I do not own a car but I have a mobility scooter and the roads round these few blocks are chock-a-block full of cars in the evenings making it very difficult for me as cars park on corners over the ramps (if there actually is a ramp) as they cannot find an empty space, where the 30% empty roads comes from is simply not true.

There is Stone Pillow very large house behind me, they are a charity for homeless similar people. There is loud music played on a daily basis which has complaints but still carries on regardless. The front of the large building is always a mess with insufficient refuse bins.

Nyewood Lane has lots of large houses that are converted into flats rented or ownership for different dwellings for single people, mixes of families and retired people. Am sure HMO's as well. It works very well as all residents look after the area keeping it nice.

There seems to be more big houses in Richmond Ave that are HMO'S you can pick them out, always rough looking the people who rent them simply do not care, thus bringing the neighbourhood down.

I object to it being converted into a HMO for 50+ people.

Why can it not be turned into maybe 5/6/7 one/two bedroom nice flats (im not a planner or anything just a guess) to be sold or rented to people, like those that are being built along the promenade for mixed people young ones starting up or for retired couples, who will appreciate the whole building and surrounding grounds keeping it nice. Then there will probably be enough parking for the extra cars some within the grounds.

Where will all the refuse bins be stored for this amount of people, amounting to potential 50+? I hope that has been addressed ?

Is there going to be an outside communal area so residents can get to sit outside in the fresh air ?
Thats only fair !

Can the Medical Centre take 50+ more patients within a few weeks?

Has emergency escape routes/outside staircases in case of a fire breaking out been properly looked at ?

I believe this planning application should be discussed further with all the local residents.

I realise this email should have been submitted to you by 7th but i have been in lockdown since early March and have not seen any planning notices on lamposts or received anything by post or by hand through letterbox. It was from a neighbour that I actually heard.

Under these circumstances I do not want you to disregard this email but add it to any others you have received.

With sincere regards,

Ms. Janet Hammond
Ground Floor Flat.
46 Nyewood Lane
Bognor Regis
Po212sq