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3rd February 2021

Simon Clay
95 Bayford Road
Littlehampton
West Sussex
BN17 5HW

Case Officer: Andrew Wood
Telephone: 01903 737768
Email: andrew.wood@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: LU/13/21/PL
Site Address: 125 Bayford Road Littlehampton BN17 5HW
Description of works: Change of use of existing single dwellinghouse (C3) to an 8-bedroom House in Multiple Occupation (Sui Generis).

Thank you for your internet representation made on 2nd February 2021 which has been recorded as an objection with the comments as follows:

OWPC33437

Continuation from previous objection made by K Fraser-Clay

In addition to the parking issues, there's an ongoing issue round here with drugs being sold on the corners and out of bedsit windows. There have been tragic consequences already for vulnerable people living in the HMO's that have been created in the past 3 years. We've got delinquent freeholders, bad landlords, delinquent managing agents and unhealthy environmental health issues not being addressed. Many of the small flats in the area are plagued by both black and white mould because of bad conversations, a situation that is dangerous to the residents.

Creating tiny living spaces in these houses is not serving those on small incomes. It is helping to drive up rents and trap them in unhealthy living environments. Just because there is a minimum space allowance, does not mean we should be aiming for that. This is not central Manhattan.

Currently, there's a constant wave of rubbish blowing down the streets from bins that are overflowing outside subdivided properties, of bin bags ripped apart by gulls days before bin day, of nappies, and McDonalds packaging and cider cans- Overflowing rubbish gets spread around, a refuse bag in the recycling bin means that the bin will not be emptied at all. Again, all issues that directly affect other residents and the cost to the council who have to clean all this up.

The plans in this application, show that the intention is to provide space for 2 bins at the front of the property. As has been demonstrated time and again by the subdivided properties on this street, this is absolutely not sufficient. This would be one general waste bin and one recycling bin.

The recycling is picked up once a fortnight in this area, the refuse once a week. My household (3 adults) tends to produce 1/2 a recycling bin and 1 refuse bag per week, based on the fact that we cook together, share food and so produce less waste per person. 8 independent tenants would be almost certainly cooking separately, producing more waste than us, but even if they were not, the bin provision would still not be near enough.

Rubbish collection is not the only infrastructure problem in the area impacted by this kind of subdivision either. The pressure on medical, social services and other provisions are also a huge issue.

I do also have to question how many HMO style properties there are in the area as whole. This application even references that we are not quite up to the "allowable" percentage of HMOs on Bayford Road, but we do appear to be pretty close and if many of the houses in the area are already housing 8-10 people, the idea that the area is not already overcrowded is fundamentally flawed. In addition to this, you can see by the number of door bells on each house that many houses, not listed as HMOs, have way more residents than they possibly should do legally. One house on Bayford Road already has 9 doorbells, but is not listed as an HMO.

In conclusion, this HMO plan has clear flaws in it's stated ambition. They are having to apply for special measures to allow 2 more bedrooms than usual in an HMO to be created just to squeeze more income from the property. Although very persuasively constructed, please do not forget that the prime purpose of this application is to create revenue for the developer. The welfare of the residents and the community in which they would be placed are way, way down the list. I implore the planning committee to consider the welfare of the potential tenants, the current residents, the town and future of our community when considering this application.

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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 including your name and address 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.

To register to receive notification of planning applications in your area, please go to <https://www.arun.gov.uk/planning> and click into Local Planning Application Finder.