

Re: Aldwick House planning application

This is where <http://tiny.cc/aldwickhouse> goes to, in case you need to be assured it's nothing dodgy!

This will look and read better on a computer than it will on a smartphone, so read it there if you can.

Update: due to a minor change in the detail of the development (an extra dormer window, if you need to know) the deadline for making a representation has been extended into June.

If you'd like to add a comment, or further info, select the text and click the comment button which appears to the right.

Possible issues to include in a letter:

- Lack of existing parking - increase in on-street parking in the last four years - now down both sides of Nyewood Lane and often parked on the corner of Richmond Avenue preventing pedestrians from crossing Richmond Avenue.
- Assumption that most journeys from the bedsits will be by bike - makes a big deal of "we promise to build cycle storage".
- Increased volume and speed of vehicle traffic in the last five years and significant narrowing of the available width of Nyewood Lane - large number of cars on Nyewood Lane clipped by passing speeding cars, vans and lorries.
- Transport assessment projects a "worst case scenario" of 21 extra cars parked on the street within 200m - the *actual* worst case would be 38 assuming one car per bedsit (14 are doubles so the potential number is over 50).

Please note that if you are logged in to Google Docs using a Google or work account then your name will be visible alongside any comment you make. If you want to comment anonymously simply log out and visit this page again.

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Summary

If you think parking for you and your visitors is tricky now, then you might have a nasty shock on the way.

The former Aldwick House nursing home on the junction of Nyewood Lane and Richmond Avenue is proposed to be converted into 38 bedsits by Gatwick Bedsits.

The proposed redevelopment includes no provision for off-road parking and has an imagined description of how many parking spaces are available on the streets now.

Full details of the application are below.

If you want to make a representation you can enter an online comment (see image just below showing the **Enter Comment** button) on the Arun DC planning site, but **it is strongly recommended that you also write (type) a letter and email it as an attachment**. Arun DC state that in the current Covid-19 restrictions they will not accept postal representations - so letters should be sent to James Cross (james.cross@arun.gov.uk) who is the case officer responsible for this proposal.



View Documents	Other Applications on Site	Enter Comment	Back to Search page
Reference	BR/86/20/PL		
Status	Undecided		

Send the letter to [others listed further down](#) as well.

The closing date for representations is Thursday 7th May 2020.

If you are planning on writing a letter

- It should be sent to James Cross (james.cross@arun.gov.uk) and should be received by him by Thursday 7th May 2020.
- Any comments you make about "neighbourhood decline" or "how HMOs (houses of multiple occupancy) aren't wanted around here" or similar will be ignored and won't have any influence - [see a letter below already sent to ADC about this proposal](#) which talks about "an unwelcome change to the character of our area" - this may well be true, but won't influence any planning decision.
- **The main factor influencing a planning decision is planning law** - for example whether or not the proposed changes match the Local Plan ([see below for this](#)). Things to mention regarding planning include:
 - **Parking** - impact of at least 20 cars (and possibly >40) on local parking on Wood Street, Richmond Avenue, Nyewood Lane.
 - **Road safety for road users and pedestrians** - if you've ever had cause to take photos of the crazy parking - including across the dropped kerbs intended for wheelchairs and buggies - dig them out and include them.

- **Access for emergency services**
- **Provision of outdoor space** for the intended occupants
- **Waste management**

Details of the application

To see the application and all associated documents, visit <https://www.arun.gov.uk/weekly-lists/> and search for **BR/86/20/PL** in the Reference field.

Alternatively enter **Nyewood Lane** in the location and BR/86/20/PL is the first result.

Reference	BR/86/20/PL
Status	Undecided
Proposal	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.
Location	Aldwick House Care Home 41-45 Nyewood Lane Bognor Regis PO21 2SJ
Parish	Bognor Regis
Case Officer	James Cross (james.cross@arun.gov.uk)
Received	31-03-20
Validated	31-03-20

Main issues:

- [Transport](#)
- [The Arun Local Plan - Houses of Multiple Occupation \(HMOs\)](#)
- [Late publication of planning notices](#)

Transport

The *Transport assessment* statement in the document pack ([view here as a PDF](#)) states:

- 3.7. Table 3.1 above illustrates that on Nyewood Lane and Richmond Avenue, the streets adjacent to Aldwick House, there were a total of 24 on-street parking spaces available overnight during a weekday. The total parking survey area, within a radius of approximately 200m of the site, had an availability of 116 spaces, equivalent to 30.3% of parking spaces.

The WSCC Traffic report (in the Transport assessment statement) is factually incorrect and flawed suggesting that the development is in 'a highly sustainable area' with 30% of overnight spaces unused. When were you last able to park outside your house on Nyewood Lane, Richmond Avenue or Wood Street?

Possible issues to include in a letter:

- Lack of existing parking - increase in on-street parking in the last four years - now down both sides of Nyewood Lane and often parked on the corner of Richmond Avenue preventing pedestrians from crossing Richmond Avenue.

- Assumption that most journeys from the bedsits will be by bike - makes a big deal of “we promise to build cycle storage”.
- Increased volume and speed of vehicle traffic in the last five years and significant narrowing of the available width of Nyewood Lane - large number of cars on Nyewood Lane clipped by passing speeding cars, vans and lorries.
- Transport assessment projects a “worst case scenario” of 21 extra cars parked on the street within 200m - the *actual* worst case would be 38 assuming one car per bedsit (14 are doubles so the potential number is over 50).
- Unrealistic and factually incorrect WSCC traffic report suggesting that roads within 200m of the proposed development.
- Makes no allowance for visitors’ cars.
- Also doesn’t take into account when Bognor Regis Town FC play a home game and hundreds of away supporters turn up in cars.

Possible issues to include in a letter:

- **Lack of parking at the moment** - increase in on-street parking in the last four years - now down both sides of Nyewood Lane.

The Arun Local Plan - Houses of Multiple Occupation (HMOs)

The Local Plan sets out agreed planning policies for our area - **and it is the background against which planning decisions are made** - this is important.

Section 12.5 of the Arun Local Plan (which guides planning priorities and considerations for Arun DC) says this on HMOs (**emphasis** added - [direct link to the relevant page \(p139\) here](#)).

12.5 Houses in multiple occupation

12.5.1 In providing for the housing needs for Arun, **it is important to ensure that mixed and balanced communities are developed so that situations where existing communities become unbalanced by the narrowing of household types towards domination by a particular type, such as shared housing, are avoided.**

12.5.2 A large concentration of housing in multiple occupation (HMOs) can have a significant and potentially damaging impact on the amenity of a local area, especially if too many properties are let to short term tenants. This can be of particular concern in areas such as Arun where the numbers of seasonal workers is high.

12.5.3 The contribution of HMOs to the economy is recognised, particularly as a source of housing for people on low incomes, those on benefit payments, students and those starting off in the economy as young professionals.

12.5.4 Many properties are capable of accommodating a modest increase in occupancy, as a way of meeting the increasing demand for HMOs and other conversions. **However the number of tenants is unlikely to remain fixed over time and increased occupancy may well give rise to noise and disturbance and a greater demand for off-street parking.**

Possible issues to include in a letter:

- This development goes against the HMO elements of the Local Plan.
- A large number of HMOs within a few hundred meters of the proposed development. Most houses on Richmond Avenue are already flats and HMOs - with a huge impact on parking and the residential environment.
- How would ADC react to residents within 100m of Aldwick House *en masse* requesting a downward banding of their properties in line with the devaluation of their properties should the application be passed?
- The developer has included (in their submission) two examples of cases ([first case](#), [second case](#), both PDFs) where Arun DC refused planning permission for similar conversions, only to

have them overturned on appeal. This seems to say “you can object if you want, but we (Gatwick Bedsits and their agents) will appeal and we think we’ll win”. Call it a threat to the council’s planning department if you like.

Late publication of planning notices

- The planning notices appear to have only been in place for far less than the three week period legally required before the 7th May deadline - possibly only since 1st May?

Example(s) of representation letters already submitted

- **1st May 2020** - [direct link to PDF](#)
Note that this letter doesn’t refer to the planning guidelines. While it might be true, its contents are unlikely to be taken as significant obstacles to the proposed development.

Gatwick Bedsits Ltd

<https://gatwickbedsits.co.uk/> - A single-page web site - no details beyond contact info.

A glossier brochure is included in the planning documents on ADC’s site ([direct link to PDF](#)).

Gatwick Bedsits records at Companies House:

- [Main record](#)
- **20 March 2020** - filed records for a dormant company up to April 2019 ([PDF file](#)). The only reason for being a ‘dormant company’ at Companies House is “*A dormant company for Companies House is a company which is registered with Companies House but which has had ‘no significant accounting transactions’ during its financial year.*” ([reference](#)).
- [A note on the Companies House blog](#) says that a ‘dormant company’ may be a “flat management company” - but this is normally for a particular residence. GBL is not a “flat management company” for anyone.
- GBL have filed dormant accounts for **ten years** - you can decide if that backs up their assertions about how good and active they are as a company.

People / organisations to write to

Besides James Cross, you might also want to email a suitably addressed version of your letter to:

Nick Gibb (MP for Littlehampton and Bognor Regis)

gibbn@parliament.uk - include your postal address or you will get no reply from Mr Gibb’s office.

Arun District Council

- Dr James Walsh Leader of ADC cllr.james.walsh@arun.gov.uk
- Francis Oppler Leaders Deputy cllr.francis.oppler@arun.gov.uk
- Martin Lury Head of Planning cllr.martin.lury@arun.gov.uk
- Matt Stanley (Marine Ward) cllr.matt.stanley@arun.gov.uk
- Jim Brooks (Marine Ward) cllr.jim.brooks@arun.gov.uk

Bognor Regis Town Council

Bognortc@bognorregis.gov.uk

Bognor Regis Gazette

news@bognor.co.uk