

Olivia Wright Secretary Flansham
Residents' Association
Fieldings
Hoe Lane
Flansham
PO22 8NW

Your Ref: OWPC17900
Our Ref: Y/20/18/OUT 16-03-2018
Please ask for:
Mr S Davis

13th April 2018

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Outline application with some matters reserved for the erection of 10 dwellings with access from Hoe Lane, Flansham (resubmission following Y/40/17/OUT). This application is a Departure from the Development Plan.

Land adjacent to Bonhams & Flints Hoe Lane Flansham

Thank you for your internet representation made on 12th April 2018 which has been recorded as '**an objection**' with the comments as follows:

The developer's previous proposal for 23 houses on this site was refused on the basis of the Conservation Officer's view that it would adversely effect the character of the existing, well-established rural hamlet.

This current proposal does not change that argument.

There will still be a 20% increase in houses, all concentrated at one end of the Lane.

There will still be a new entrance with the removal of existing trees to establish required sight lines.

There will still be a new street leading off Hoe Lane with private cars, delivery vans, utility vehicles turning in and out, negatively impacting the safety and recreational character of the Lane.

In addition, according to the developer's own Landscape Appraisal, this scheme would be similar to others in the local area, in other words Site 6, consequently totally out of keeping with the hamlet in question.

For these reasons the application should be refused.

Olivia Wright

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you

only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Neil Crowther
Group Head of Planning