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From: Andrew Burns

Sent: 18 April 2018 11:47

To: Simon Davis

Subject: Y/20/18/OUT. Proposed housing at Bonhams, Flansham

18.4.2018

>

> Dear Mr Davis

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> Re Y/20/18/OUT

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> I am writing on behalf of the Flansham Residents Association to object strongly to this planning application to build 10 houses on the paddock at Bonhams.

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> 1. The proposed number of houses is a totally unacceptable high density, out of scale and completely out of character in comparison to the existing houses in Flansham. The proposal is a massive over-development of a plot which is equivalent in size to the 3 adjacent properties and their gardens.

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> 2. A housing development of this nature would destroy the character of an ancient hamlet. The unique charm of the Lane provides a huge social benefit to the wider community who enjoy the tranquil, secure walking and cycling environment.

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> 3. The proposed access/exit from this plot onto Hoe Lane is completely unacceptable. Since the arrival of Site 6 and the new roundabout, the entrance to the Lane (which is a single lane and very narrow) is a very sharp right angled bend, with the entrance to Bonhams immediately after the bend. It would be ridiculously dangerous to try and enter or, particularly, exit at this point. With ten 3, 4 and 5 bedroom properties (plus the 2 existing properties) there will be significant traffic flow, together with visitors and deliveries. Residents experience queues now trying to

exit the Lane, particularly at busy times of the day. There is the additional scenario of impedance to emergency vehicles.

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> 4. An additional concern is losing the water draining capability that this paddock provides. Flooding has been a major problem at the entrance to Hoe Lane over the last 10 years.

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> 5. We are advised that all the local schools are at capacity, including Yapton, and that there is considerable concern regarding Medical and Dental facilities, and other local services.

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> We urge you to reject this application.

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> Thank you for your attention

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> Yours sincerely

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> Andrew Burns

> Chairman, Flansham Residents Association

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