

Debbie Foulkes
The Retreat
Hoe Lane
Bognor Regis
West Sussex
PO22 8NT

Your Ref: OWPC17989
Our Ref: Y/20/18/OUT 16-03-2018
Please ask for:
Mr S Davis

24th 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 23rd April 2018 which has been recorded as '**an objection**' with the comments as follows:

Dear Mr Davis

Re: Permission to build 10 houses on Land at Bonhams, Hoe Lane, Flansham (Y/20/18/OUT)

I write to object strongly to the above application on the following grounds:

1. HOE LANE IS A UNIQUE LOCATION

Hoe Lane comprises approx. 50 dwellings, many of which are converted farm buildings, farmhouses and workers cottages. There are Grade II listed buildings and locally listed properties with character and unique charm tantamount to that found in a Conservation Area. The additional 10 properties would represent an increase of 20% in the number of dwellings, on a single site - a new modern estate, totally out of character with the current Lane environment.

2. SAFETY at the site entrance.

The Hoe Lane residents can all vouch for 'near miss' incidents by the roundabout on the A259, where the lane bends through 90°, at a width not wide enough for 2 cars to pass comfortably. It has become established practice for residents to proceed 'dead slow' at this point in either direction as it is not possible to see around the corner. The proposed access to the site, so close to this bend, will increase the risk of an accident occurring to pedestrians, cyclists, car/lorry drivers.

3. FLOODING

In the 20 years I have lived in the Lane, there has been flooding issues which were largely addressed in the building of the roundabout. The Bonhams field is a component part of the control measures. To now build on this site could place the Lane at risk of flooding again.

4. INFRASTRUCTURE

There are issues in the local area with capacity in schools, medical and dental practices. The additional pressure from these extra dwellings would be unwelcome by service users and providers alike.

5. BOUNDARIES

When the Site 6 plans were approved, we had agreement that the relief road would form the northern boundary of housing development. The Bonhams site is north of this, and therefore contravenes the agreement. It would undermine confidence and set a very serious precedent if ADC were to contravene this policy after such a short time.

Yours sincerely,

Debbie Foulkes

The Retreat, Hoe Lane, Flansham. Bognor Regis. West Sussex PO22 8NT

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 to 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