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Mr Simon Davis (Simon.davis@arun.go.uk)
Planning Application Comments
Arun District Council

OBJECTIONS – BONHAMS HOE LANE Y/20/18/OUT

We have the following objections to the Planning Application Y/20/18/OUT at Bonhams in Hoe Lane.

1. **Application Is Outside Built Up Development Boundary.** The application is for land outside of the current and planned Arun Local Plan for Development. What is the point of having a development plan if speculators are allowed to cross plan boundaries.
2. **Foul Water Drainage.** The proposed Arun Local Plan states:

*"18.2.6 Communities within the catchment area of Lidsey Waste Water Treatment Works
(..... Flansham; Middleton-on-Sea;;Yapton drain to the Lidsey WWTW) have been experiencing
foul water flooding of roads and property, which has led to the pollution of watercourses. This is assumed to be caused by the sewerage system being overloaded..."*

Until the relevant water company is able to upgrade treatment facilities at the Lidsey Waste Water Treatment works then planning should be refused.

3. **Sustainability.** Local newspapers constantly refer to planned new housing development. Yapton Parish is already about to be overrun by development to the south of Ford Lane. We note that this current application is seeking to avoid its Section 106 responsibilities. We would hope before this application is considered there will be firm legal guarantees concerning the Community Infrastructure Levy and **who** (landowner or developer) exactly will pay. There should also be a start to collection of the levy for Police Services no matter what the size of development. What really upsets local people is creeping housing development without new schools or doctors' surgeries to absorb the new arrivals. Yapton Parish has already identified sites for Development over and above their quota. There is no current need for this site to be developed and place more strain on already oversubscribed vital services.

4. **Noise and Air Pollution.** The Developers survey concerning noise on the proposed site raises many concerns. It states "*Observations during the site visits indicated that the noise levels were reasonably low across the site with the main source of noise attributed to road traffic noise from **occasional** passing cars on the A259*" How does up to 20,000 cars a day become occasional traffic? Also 2 days of the 3 day survey were on a Saturday and Sunday which will have reduced the average noise level measurements. Even so it would seem from the report that residents of the planned scheme would be subject to first floor bedroom noise at night of approaching 60 decibels and 52 to 86 decibels in their garden. This noise would be continuous, from 5am to Midnight 5 days a week and 7/8am to Midnight on weekends. This is also taking into account the Acoustic bund and fencing which has inexplicably been denied to Hoe Lane Residents on the Northern Side of the A259 as well as the constant "woosh" noise from the rough tarmac used. Granting Planning approval would consign any future Bonhams development residents to constant and stressful (UN definition) traffic background noise day and night. I assure you they would not be hearing any survey report "bird song" over the noise from the roundabout.

5. **Dangerous Entrance For Traffic.** Objectors will rightly point out the current entrance to Hoe Lane and the proposed entrance to this development will create dangerous traffic situations. What is currently a very narrow difficult entrance/exit of Hoe Lane to the A259, will double in danger, as this traffic would meet the new cycle lane traffic and traffic from the right angle Bonhams Development road; all colliding in a 20 yard stretch!

Yours in Objection

Michael Lanham and Linda Somerville.