

S J Elsey
The Cedars
Barnham
PO22 0EZ

Your Ref: OWPC18167
Our Ref: Y/20/18/OUT 16-03-2018
Please ask for:
Mr S Davis

10th May 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 9th May 2018 which has been recorded as '**an objection**' with the comments as follows:

Dear Mr Davis

I wish to object to the resubmitted planning application.

Although the number of properties has been reduced, this is still an incongruous form of development which would adversely affect the semi-rural and historic nature of Hoe Lane.

There is no identified need for this type of housing in the vicinity; as of today, there are over 420, 3-5 bedroom properties for sale within a one mile radius of the proposed site.

The traffic that will be generated by the development cannot be safely accommodated by the proposed access road and local lane. The access road is sited on the most dangerous part of Hoe Lane, even with the removal of trees, no-one can see beyond a blind bend. The entrance/exit to and from Hoe Lane is too narrow for two vehicles to pass; frequently, larger vehicles/vans/lorries, mount the pavement/cycle path on the narrow bend, to get by.

Trees should not be felled to accommodate visibility splays. Numerous trees have been destroyed in the area, as a result of Site 6 and the new A259 cycle route.

The character of Flansham is worth protecting for its own sake, as well as for the pleasure that it provides now, and for future generations.

Yours sincerely

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