

A Cosstick
Holly Tree Cottage
Hoe Lane
Flansham
PO22 8NT

Your Ref: OWPC18172
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 10th May 2018 which has been recorded as **'an objection'** with the comments as follows:

Dear Mr Davis,

Please accept this as my object to Y/20/18/OUT for 10 houses submitted by Pallant Homes Ltd in Hoe Lane, Flansham.

Once again the opposition to this revised development remains, in principal, the same as the points raised on the previous objection.

The increase of the homes proposed is still an instant increase of 20% of houses in this small hamlet and the relative increase in population. Associated with this is the principal of the danger to users of Hoe Lane that will increase with any extra traffic at the proposed site. Pedestrians and cyclist would be most at risk since the new developments access on to the lane is so close to this poorly planned junction with the A259. Vehicles approaching the bend in the road cannot pass without one or other giving way, and this is at the point in the lane that joins the A259 on the roundabout. The fence that is erected around the roundabout has been damaged numerous times, which offers proof that as it stands the junction has issues. Any further traffic here will only increase the danger to the public.

Site 6 development provided the northern boundary of large scale building in the area, and Hoe Lane and Flansham offered the change from urban to semi rural farm land. The continued erosion of this principal will challenge any chance of retaining a character associated with West Sussex and put further strain on open space for the population and wide life around us. Further to this, Flansham Residents Association submitted an application for conservation status which as yet appears to have been held on a waiting list by Arun District Council. Should the applications for development of land for building receive a much faster response than a request by the residents which had an initial application in 2012? I feel that Arun District Council should adopt a system that would include all the relevant departments to be consulted. This could help to avoid the potential loss of a unique environment that once gone can never be regained.

Amenities in the immediate area have not increased, with the doctor's surgery and schools no further developed. Surface water and waste water have been raised as issues by the associated authorities and stays as a concern to the residents with the charitor properties at risk from over stretched systems.

I respectfully asked that Arun District Council consider the repercussions of this application on the well being of this ancient hamlet and the loss to all should it continue to be eroded.

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