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From: Aidan Turnbull - [REDACTED]
Sent: 09 May 2018 10:49
To: Simon Davis
Subject: Objection to HOE LANE DEVELOPMENT, FLAMSHAM - by Aidan Turnbull

Dear Mr Davis

OBJECTION TO PLANNING APPLICATION: I am writing to object to the latest plan submitted by Parham Homes to build 10 houses on land adjacent to Bonhams and Flints, Hoe Lane, Flansham.

I am regular cyclist and walker in the area and while I understand that this development is much reduced from the two previous applications for this site, there are some points which remain unchanged from my previous objection and a further point that I wish to raise. Therefore I am submitting an objection:

The Conservation Officer's report on the first application to build on this site remarks that Flansham is "rare surviving example of a coastal hamlet" - the kind of which used to be typical of this area. There are several listed buildings of historic value in close vicinity to the proposed development and the setting of these buildings, which reflect their history, would be affected by this development. The current application, should it be granted, would **inevitably and irrevocably** diminish the unique historic nature and value of Flansham.

The Residents' Association has twice submitted proposals for Flansham to be given Conservation Area status, firstly in 2012 and then again in 2017. This is supported by Yapton Parish Council and the proposal

is currently awaiting consideration by the Conservation Officer. Any application which would alter forever the historic value of Flansham, should surely await the outcome of these considerations.

I believe that Mr Burns (FRA) has already written to you with regard to this matter?

TRAFFIC PROBLEMS: The entrance to the site is located close to a sharp bend where vehicles entering and leaving Hoe Lane access the A259 roundabout; it is close to the pedestrian crossing point and the end/start of the new Littlehampton to Bognor stretch of cycle path currently under construction. The additional traffic that this application proposes, although reduced from previous applications, continues to risk danger to drivers, pedestrians and cyclists, particularly those crossing from the southern side. The cycle track represents a huge investment into the safety of cyclists; this application, should it be passed, would compromise that safety.

Flansham residents and those who work there have, in past submissions, repeatedly stated that this is a junction that requires careful navigation, even without the addition of firstly, construction vehicles and secondly, increased traffic generated by the proposed development. Vehicles meeting oncoming traffic at the bend frequently mount the curb at the crossing site and residents have previously submitted photographs which clearly show this when objecting to past proposals for this site.

Hoe Lane, Flansham, is currently a quiet, semi-rural lane that is highly valued by local people; it is used daily by walkers, joggers and cyclists and offers people a safe approach to rural footpaths. Families value it as a safe place for walking and cycling with young children and the number of people who use Hoe Lane for leisure and exercise has increased since the building of Site 6. The additional 30 or more vehicles who would use Hoe Lane if this application should be passed would compromise the safety of this valued amenity.

The population in the locality of these proposed houses has increased dramatically in recent years with the building of Site 6; the sewage system is not able to cope with more development until improvements are carried out, the local schools are at capacity and local medical services are already struggling to cope. Any proposal that puts further pressure on already strained services used by local residents needs very careful consideration.

The new Arun District Council development plan does not allow for development north of the Bognor Regis Relief Road. Although this HEELA site is stated as a potential site for building this does not mean that it should be built on. This application breaches the Arun Development Plan and raises fears that further applications will follow in its wake; Arun residents need to have faith in their council and I respectfully request that the planning committee refuse permission for this application.

Yours Faithfully,

AIDAN TURNBULL
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