

Adam Bell
Flat 2 Phoenix Court
9 Marine Drive West
Bognor Regis
PO21 2QA

Your Ref: OWPC20133
Our Ref: Y/20/18/OUT 16-03-2018
Please ask for:
Mr S Davis

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

The plans provided for this proposed development do not seem to take into account the existing track which is used by a number of people, which runs from the tarmac path immediately north of the A259 roundabout with Wish Field Drive. In Substitute Proposed Site Plan 17-071-003-C drawings, you show some form of elongated water feature starting at the end of the tarmac. However a worn track is in place from the tarmac through to the gates at the very start of Hoe Lane. This route also connects to the 2 footpaths linking onto Hoe Lane.

In addition, although the planning application makes reference to the fact that the 10 dwellings will have to have provision for cycle parking, there is no mention on the effect of this development on the A259 Littlehampton to Bogor cycle path which is part of National Cycle Route 2. A large number of cyclists cross Hoe Lane to then cross the islands on the west side of the roundabout to then head further west or to access Stanover Lane to use the off-road route to Barnham.

Apart from the requirement for cycle parking, there is no other encouragement for active travel nor linking the site to the cyclepath.

No provision has been made for ensuring the extra traffic generated by the residents of 10 large houses does not impinge on the safety of the large numbers of cyclists crossing Hoe Lane.

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

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