

Mr J Tricket
Heather Brae
Hoe Lane
Flansham
Bognor Regis
PO22 8NW

Your Ref: OWPC14489
Our Ref: Y/40/17/OUT 09-06-2017
Please ask for:
Mr S Davis

5th July 2017

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 (access only) - erection of 34No. dwellings with access from Hoe Lane, Flansham. This application is a Departure from the Development Plan.

Bonhams Hoe Lane Flansham Bognor Regis

Thank you for your internet representation made on 4th July 2017 which has been recorded as '**an objection**' with the comments as follows:

Dear Mr Davis,

Hoe Lane, Flansham, is a very special environment the likes of which is becoming all too rare. The residents of this quiet hamlet did not decide to live here by chance, but by choice and the change of ownership of properties is low because people like it the way it is. In spite of the turmoil of the construction of the Relief Road, the population has stayed put because of the green and pleasant nature of this little-frequented lane and the readily accessible walks and cycle paths.

I am therefore totally against this application which contravenes assurances previously given that development would stop South of the Relief road, for the following reasons:-

- 1) It will lead to more flooding at the roundabout junction of Hoe Lane by reducing the ground area for rain permeability.*
- 2) If 34 more houses were to be plonked on the land around Bonhams the access to the roundabout from Hoe Lane would become even more gridlocked at peak times than it is now. It will also increase the risk of accidents and collisions on the narrow bend entering/exiting the lane.*
- 3) There is no logic in building a relief road to reduce traffic congestion and improve journey times and then generate ever higher numbers of vehicles from adjacent estates.*
- 4) Regardless of Government-imposed housing targets, site selection should not go against the wishes of local Neighbourhood Plans. Otherwise, what is their purpose?*

Please do not allow this application to go ahead. It will irrevocably change the hamlet of Flansham and everyone will be the worse off by the huge increase in traffic. Cyclists, pedestrians, dog walkers and families with small children who all regularly use the lane for recreation will be at much greater risk, not to mention the loss of habitat for birds and wildlife. It will also destroy the setting of Bonhams itself; who will want to buy a grand old house with a high-density estate in its garden?

Yours sincerely,

Mr J Tricket.

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