

THE HATCHERY
HOE LANE
FLANSHAM
BOGNOR REGIS
WEST SUSSEX.
PO22 8NW



4th July, 2017

Arun District Council
Planning Policy & Conservation Team
Arun Civic Centre
Maltravers Road
Littlehampton
BN17 5LF.

FOR THE ATTENTION OF Mr. SIMON DAVIS

Dear Sir,

**Re: Modification Consultation to Arun Development Plan.
HELAA report ref. NEWY22 (Bonhams).
PLANNING APPLICATION Ref. Y/40/17/OUT.**

This is to formally and most strongly object to the proposal by Pallant Homes for the construction of 34 dwellings on land adjacent and to the rear of the property Bonhams in Hoe Lane, Flansham.

Serious regard should be afforded to the following:

1. The so-called 'agreed' limit of any development (Site 6), with a boundary set to the Felpham side of the Bognor Relief Road (A259), has apparently been conveniently disregarded. The Bonhams proposal clearly contravenes this undertaking.
2. Flansham's unique and essential hamlet existence would be destroyed.
3. The access/egress to and from Hoe Lane is one of on-going difficulty, and the impact of thirty-four additional properties with attendant vehicles will cause without doubt an increased risk of accident and likely fatality. During the recent tree-cutting works, an indication has already been provided as to what will happen, should there be an interruption to normal flow. This is a very busy road to enter from what is a restricted 'throat' to Hoe Lane. The likelihood of queuing traffic in our lane, or indeed on the roundabout, will pose considerable danger. Cyclists and local walkers will also be in jeopardy.
4. The current driveway currently in (rare) use by Bonhams will in no way prove adequate, should this proposal be adopted. Site and construction traffic will cause severe disruption and damage. It is mystifying why this is even tabled for consideration.

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5. A very definite flood risk exists here. Surface water gathers in the fields (including the proposed site) behind my property, and moves towards Hoe Lane. We have witnessed ankle-deep waters from the roundabout as far as, and beyond, the entrance to our shared drive. This is a continuing problem which has still not been sufficiently rectified.

6. The resulting dust, noise and disruption would be positively injurious to health, and quality of life should – in this case – override pure financial gain.

7. Why, then, should the Bonhams site suddenly be ripe for development? What discussions took place unbeknown to innocent residents, who frankly believed in the Council's word as their bond? We have received a site plan from Pallant Homes, which suggests much discussion has transpired behind the scenes before allowing local parties the opportunity to consider the situation. We, the affected, it would appear, are deliberately placed on the 'backfoot'. Suspiciously, Pallant Homes' feedback form was only received on the day that was supposed to be the deadline for its return, although, out of embarrassment, I suspect, was then extended.

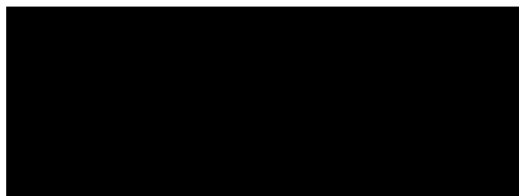
8. Surely, the number of homes constituting Site 6 are more than enough to currently satisfy any obligations the Council might have to Central Government. We have endured dust and noise since we moved here.

9. Hoe Lane property values, already at risk owing to the proximity to the 'new' road, would be further detrimentally affected.

This is an entirely ill-conceived proposal, and an example of total uncaring misjudgement. It should be rejected forthwith.

This is of great concern, and we require your comments and assurances urgently.

Yours faithfully,



PATRICK HEDGES



SUSAN HEDGES