

Bronte Welham

From: Daun Johnson on behalf of Planning.Responses
Sent: 10 July 2017 09:34
To: Planning Scanning
Subject: FW: Planning application Y/40/17/OUT- to develop land adjoining Hoe Lane , lying to the north of the Bognor Regis relief road

Please upload as rep to Y/40/17/OUT

From: Simon Davis
Sent: 10 July 2017 08:45
To: Planning.Responses
Subject: FW: Planning application Y/40/17/OUT- to develop land adjoining Hoe Lane , lying to the north of the Bognor Regis relief road

Objection

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Arun District Council |
Location: 1st Floor, Arun Civic Centre, Maitravers Road, Littlehampton, BN17 5LF

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[Redacted]
Sent: 09 July 2017 17:38

To: Simon Davis; Andrew Burns

Subject: Planning application Y/40/17/OUT- to develop land adjoining Hoe Lane , lying to the north of the Bognor Regis relief road

Dear Sir ,

I understand that you are the case officer in relation to this application ; I should be grateful if you and the appropriate committee will take the following points into account, and reject this application

Introduction.

In view of the shortage of new homes nationally, it would be easy to regard any objection to the construction of 34 homes by commercial developers as Nimbyistic. I live down Hoe Lane , so you might think that here is another not wanting development" in my back yard." However , when you put matters in an historical context- and a very recent one at that- it is quite clear that I, together with the residents of parts of Felpham and Flansham have already seen our back yard taken over to a very large extent.

I do not know how many homes have been built on site 6 , or how many remain to be constructed , but we have all felt the effect. The slab of land, over which the amenity of public footpaths ran, provided an appreciated amenity to us all . Not only have we lost that, but also we have had to accept the rumble and ensuing pollution emanating from the marked increase of traffic along the relief road.

Even so, and probably in common with other residents effected, I saw that houses were needed and, whilst not overjoyed, accepted that such a huge estate should be allowed to go ahead , Much to the developers and the council's credit steps were taken to mitigate the effects of this dramatic change , including the

declaration of principle which I come to later . In short I felt we had done our bit. I now find that the applicants not only want to reduce our back yard even further , but to do so, also want to obstruct our passageway itself.

My objections can be summarized as follows:-

- 1.. I understand the council made it clear at the time of the consideration of the Site 6 that no land would be developed north of the relief road . That determination alone should be grounds enough to rule out consent being given to the application. Residents should be allowed to retain confidence in their local authority when given such a broad and unequivocal declaration of intent.
- 2.The council should undertake to review the effects of Site 6 on the community as a whole. It may too soon to do that if the estate is not yet complete . As far as I can tell Site 6 does not have any of the usual amenities one might expect eg. schools surgeries places for internal recreation shops , and offices, with the result that those in the surrounding area have been overloaded.
3. The access road to and from the proposed estate is shown to be along the driveway serving Bonhams , very close to the junction of Hoe Lane onto the "new" roundabout. A visual inspection of the area will show how impractical this would be.(why the applicants did not submit a proposal to provide access off the relief road I do not know) Hoe Lane bears sharply to the right before reaching the roundabout and was one of the least satisfying aspects of Site 6. Fortunately no accident has occurred there , but the chances of that record remaining are remote. Moreover can the large delivery trucks negotiate these corners? Even after completion the congestion of every day use and deliveries will present a risk to personal safety .
- 4.It is not reasonable to expect a community of some 50 households to accept a further 34 all at once. A 68% increase . How many other town centres and villages have had to endure such an influx of new homes? Over the last 30 years I have seen Hoe Lane change . Redundant farm buildings have been converted into homes ,and we have one industrial estate as well. Change has been gradual and has enhanced the community.

This application seems neither fair nor reasonable , and should be rejected .

Yours sincerely,

Nigel Seed
Horns Cottage ,
Hoe Lane, Flansham.