

[REDACTED]

From: Amanda Scholes on behalf of Planning.Responses
Sent: 17 July 2017 11:32
To: Planning Scanning
Subject: FW: Letter of objection
Attachments: 001.jpg

From: Simon Davis
Sent: 17 July 2017 09:45
To: Planning.Responses
Subject: FW: Letter of objection

Y/40/17/OUT

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Arun District Council |
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Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

From: charles mackendrick [REDACTED]
Sent: 16 July 2017 15:06
To: Simon Davis
Subject: Letter of objection

Dear Mr Davis

Please see attached letter of objection in respect of planning application reference Y/40/17/OUT

I trust that this will be duly considered.

Regards
Charles MacKendrick

Planning Policy and
Conservation Team
Arun District Council
Civic Centre
Maltravers Road
Littlehampton
BN17 5LP

By email to


16th July 2017

Dear Sirs

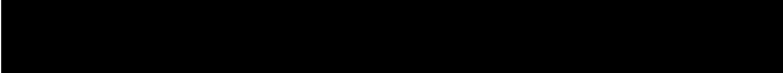
Parish of Yapton
Application reference Y/40/17/OUT
Bonhams, Hoe Lane, Flansham

We understand that the application referred to above has been submitted and wish to register this letter as our profound objection to the proposed scheme.

We believe this site is unsuitable for development based on a number of issues as set out below:

- The proposed site is against existing policy for no significant development north of the new Bognor Relief Road. Allowing development would also go against assurances made at the time that the Site 6 was progressing that further development north of the relief road would not take place;
- The access down Hoe Lane is quite unsuitable for significant volumes of traffic. The development proposed would almost double the number of dwellings in Hoe Lane inevitably leading to a major increase in traffic with consequent health and safety risks to pedestrians and the numerous cyclists using the lane to access the cycle path to Barnham and a significant increase in congestion on an already very busy four access point roundabout;
- The proposed access to the site from this roundabout would compound an already fraught entrance and potentially create further risks. Coming off the roundabout into Hoe Lane there is a very tight right angled bend. The entrance to Bonhams is immediately after the bend. Exiting from this site would give a very restricted view of traffic coming from the roundabout and there is very little room to pass. Recent events in London have shown that it is vital that decisions are taken to reduce risk to the community. In our view the proposed development does the opposite and this should be a vital consideration in any planning decision;
- Finally while we understand "softer" issues carry little weight in planning decisions we nevertheless want the utility of the Hoe Lane community, of which our family has been a part for three generations, to be considered. Despite some in fill development over the years the hamlet of Flansham has kept its rural nature, with the new dwellings being balanced by period properties and appropriate conversions of farm buildings. While the number of users of Hoe Lane has definitely increased since the Site 6 development the character of Flansham remains. A development of the size of the one now being contemplated for Bonhams would effectively destroy that character in one fell swoop. What value do we as a society put on tradition, heritage and the chance to still glimpse a bygone way of life? Are these things still important or are they to be irretrievably subordinate to the rush to build ever more estates?

Thank you for considering our objection and we look forward to hearing news of the proposal being rejected.

Yours sincerely


Charles and Lara MacKendrick