

July 14th 2017

Re Y/40/17/OUT Bonhams Hoe Lane Flansham Planning Application

As a committee member, I write at the request of the Flansham Residents Association

Objection

Dear Simon,

Having had the opportunity to peruse the Design and Access Statement which Pallant Homes have submitted, there are several issues which require further clarification and some issues which are not correct. I also wish to comment on the Archaeology and Great Crested Newt Reports.

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The delisting process has been confirmed by Heritage England. The ADC Local List of significant buildings includes five properties in the vicinity of Bonhams and there are also five Listed Buildings in the immediate neighbourhood. We urge that the Conservation Officer should be consulted with a view to including Bonhams and its curtilage on the ADC Local List.

This page also states the quality and size of the site is deemed too small for agricultural use; who gave this opinion and on what basis?

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The photographs for the DAS indicating access to the site are of poor quality and misleading. When turning right out of the site the sightline is very restricted and dangerous. There is insufficient space for two vehicles to pass without one giving way to the other.

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The stated provision of local accessible services is misleading, several letters of objection, including those from local doctors point out the lack of capacity in the local Health Centre.

There is currently no safe pedestrian access out of Hoe Lane across the A259 for prospective residents to access schools, surgeries, public transport or shops.

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Regarding neighbourhood consultation: it is claimed in the DAS that local residents were 'informed at an early stage' of the application being submitted. In reality residents were informed less than a week before the application was made.

The informal meeting in Yapton with local council representatives is cited as an example of community consultation. The document does not include the Agenda or Minutes of this meeting. If this is not in the public domain there should be an explanation of why not.

The ADC social planning officer has stated there are insufficient 2 bed properties in the proposal.

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The response to Policy Gen 7 refers to Flansham Village, an entity which does not exist, reflecting a lack of local knowledge.

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There is no evidence provided that the infrastructure, including the foul sewer, is adequate.

It remains to be proven that surface and foul water drainage can be safely provided given the recent history of flooding in this stretch of Hoe Lane.

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The concluding statement is contentious.

The assertion that the site has suitable vehicular access onto Hoe Lane is simply incorrect. What technical and safety requirements does the applicant refer to?

Almost all the letters of objection from local residents refer to the already hazardous nature of this stretch of Hoe Lane which results in real risk to vehicles, pedestrians and cyclists, particularly given that the designated cycle route stops abruptly outside the proposed site entrance; an unbiased site visit, particularly at peak traffic times, would confirm this point.

The statement that the site is not affected by significant noise from the A259 is untrue, some of the proposed properties are less than 20 metres away from the roundabout approach on this busy trunk road. Prevailing South-Westerly winds would ensure the properties would be subjected to excessive exhaust emissions. This is known to adversely affect the health of children and those with underlying chronic lung conditions.

The Archeological Desk Based Assessment.

The report states that the proposed site lies within an Archeological Notification Area. It also indicates that it may be necessary to undertake field observations to draw up a scheme to mitigate the impact on below ground archeological deposits.

Given the close proximity to the important Bronze Age Flansham Hoard discovery, have these field observations been undertaken-or will they be?

Great Crested Newt Presence/Absence Survey and Population Assessment.

In point 4.2 the assessment states that there is a population of Great Crested Newts in Pond 2.

Pond 2 was listed as having a positive result for Great Crested Newt DNA.

Testing was done in April before the peak breeding season of Great Crested Newts in May, when eDNA would have been at its peak, giving a more accurate reflection of the population of the Great Crested Newt in pond 2.

A report from the University of Kent states that the ideal time to detect eDNA in water samples is towards the end of the breeding period in May. This indicates that the survey was undertaken too early in the year to accurately assess the Great Crested Newt population in the ponds.

Therefore this needs further investigation.

Yours sincerely,

Bill Rogers Flansham Manor .