

Ian Petherbridge
Rose Cottage
Hoe Lane
Flansham

Your Ref: OWPC14608
Our Ref: Y/40/17/OUT 09-06-2017
Please ask for:
Mr S Davis

19th 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) for the erection of 34 No. 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 18th July 2017 which has been recorded as '**an objection**' with the comments as follows:

Ref: Y/40/17/OUT

Application to build 34 houses on plot of land adjacent to Bonham's, Hoe Lane, Flansham, Bognor Regis

I would like to strongly object to the above application for the following reasons:

- 1. The essential character of the very old hamlet of Flansham, consisting of some 50 houses, would be destroyed by the addition of 34 new homes (a 68% increase in housing). The hamlet has been subject to a lot of resent change with the additional noise and light pollution from the Bognor Relief road (A259), site 6 development and cycle way; this is another step towards urbanization.*
- 2. The extra traffic at the narrow entrance to Hoe Lane, from the new roundabout of the Bognor Relief road would cause further risk of collision and congestion. There is also the additional danger to cyclist using the new cycle path. The proposal is essentially changing the driveway of two properties into one for 34 properties.*
- 3. Flood risk has been a significant problem in Hoe Lane for many years and the lane has been impassable due to flooding. The extra surface water created by a field being changed to housing will create addition flooding problems. It may also affect the A259 water drainage.*
- 4. When site 6 plans for development were approved, it was agreed that the Bognor Relief Road would form the northern boundary. The Bonham's site contravenes existing policy as the HELAA report admits*

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