

[REDACTED]

From: Tony and Celia Withers [REDACTED]

Sent: 20 July 2017 15:50

To: Simon Davis

Subject: Y/40/17/OUT

Dear Mr Davis

We write to strongly object to the planning application to build 34 homes on land at Bonhams, Hoe Lane, Flansham under reference Y/40/17/OUT.

- 1) The proposed development is completely out of scale and character for Hoe Lane. An additional two or possibly three homes would be far more in keeping with other properties in Hoe Lane.
- 2) The entrance to Hoe Lane from the roundabout on the A259 is far too narrow and far too sharply curved. Because of the narrowness it is very difficult for cars to stay on their side of the road and it is impossible for larger vehicles to do so, and the sharp curve seriously restricts visibility of vehicles coming from the opposite direction. There have already been a number of near misses and the addition of 34 houses worth of vehicles would almost certainly guarantee an accident. Access to the proposed development is very near the sharp curve in the lane and as vehicles exiting from the development would have to turn right onto Hoe Lane, this would exacerbate a situation that is already dangerous.
- 3) Since the completion of the cycle path to/from Barnham, a significant number of pedestrians and cyclists use Hoe Lane. Their safety would be seriously compromised by the addition of the traffic that a development of 34 houses would generate, especially in the dangerous section near the A259 roundabout.

4) Hoe Lane had flooded badly on a number of occasions in recent years, especially after periods of intense rainfall. These periods are on the increase, so land such as that at Bonhams is important for rainfall absorption. The removal of the land at Bonhams, together with the run-off that would be generated by the proposed development, would substantially increase the risk of flooding.

Yours sincerely,

Celia and Tony Withers

Hedgerows, Hoe Lane, Flansham