






From: Debbie Foulkes 
Sent: 24 July 2017 17:03
To: Simon Davis
Subject: Y/40/17/OUT

Dear Mr Davis

Re: Permission to build 34 houses on Land at Bonhams, Hoe Lane, Flansham (Y/40/17/OUT)

I write to object strongly to the above application on the following grounds:-

1. SAFETY

The Hoe Lane residents can all vouch for 'near miss' incidents by the roundabout on the A259, where the lane bends through 90°, at a width not wide enough for 2 large cars to pass. It has become established practice for residents to proceed 'dead slow' at this point in either direction as it is not possible to see around the corner. I have had to reverse back from this corner to allow a van to come around, as there was insufficient width for us to pass. On another occasion, a lorry drove up onto the footpath/cycleway in order to pass me. He had to do this to clear his lorry from the roundabout, as if he stopped he would have been half on/half off the roundabout. Fortunately there were no pedestrians/cyclists around at the time. The proposed access to the site is approximately 28 m from the bend and can only contribute to a further risk with the additional vehicles feeding onto the narrow lane, where there is insufficient space to pass any other traffic.

There is a cycleway and footpath that drops down from the roundabout, around the bend and onto the entrance to the proposed site, where it redirects pedestrians and cyclists onto the roadway as there is insufficient space at that point for them to remain off the roadway. With additional cars from 34 dwellings feeding onto the road point, the pedestrians and cyclists, will be at greater risk of collision with a vehicle accessing the proposed development.

2. AN AREA of UNIQUE CHARM and CHARACTER

Hoe Lane comprises approx. 50 dwellings, many of which are converted farm buildings, farmhouses and workers cottages. There are Grade II listed buildings and locally listed properties with character and unique charm tantamount to that found in other areas which are designated Conservation Areas. The additional 34 properties represent an increase of 68% in the number of dwellings, on a single site, and are totally out of character with the current Lane environment.

3. ENVIRONMENT

In the 20 years I have lived in the Lane, there has been flooding issues which were largely addressed in the building of the roundabout. The Bonhams field is a component part of the control measures. To now build on this site could place the Lane at risk of flooding again.

Great crested newt DNA was detected in pond 2 on the site, even though it was tested at a sub optimal time for the breeding cycle, and this would indicate that further investigation is required to properly protect this endangered species.

An important Bronze Age Hoard was found in Hoe Lane some years ago and Bonhams lies within an Archaeological Notification Area. There is no evidence in the Design and Access statement that field observations have taken place.

4. BOUNDARIES

When the Site 6 plans were approved, we had agreement that the relief road would form the northern boundary of housing development. Development on the Bonhams site contravenes the agreement. It would be a very serious precedent if ADC were to contravene this policy after such a short time. This is acknowledged in the HELAA report.

Yours sincerely,

Emailed and therefore unsigned

Mrs D.M.L. Foulkes, The Retreat, Hoe Lane, Flansham. Bognor Regis. West Sussex PO22 8NT