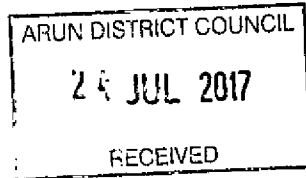


A J & N A Feast
Maple Cottage
Hoe Lane, Flansham
West Sussex PO22 8NT

Arun District Council
Planning Department
Maltravers Road
Littlehampton
BN17 5LF
20th July 2017



FOR THE ATTENTION OF SIMON DAVIS

Dear Mr Davis

Planning Application Y/40/17/OUT – To develop land adjoining Bonhams, lying north of the Bognor Regis Relief road.

We would like to outline our strong objections to the above application, to build 34 homes on the land at Bonhams Hoe Lane Flansham West Sussex.

- 1 When site 6 plans were approved, it was agreed that the Bognor Relief road would form the northern boundary. The Bonham's site clearly contravenes this.
- 2 These 34 houses are not in keeping with the character of this lane, which includes 4 listed buildings. Five other residences are also locally listed as 'Buildings or Structures of Character'.
- 3 **Section 16.3 Locally Listed Buildings or Structures of Character - Arun District Council**
The quality of the historic environment is not just about statutory listed buildings (which are identified on the advice of English Heritage) although these are of vital importance. It is also about the contribution of unlisted buildings and structures to local distinctiveness and sense of place, which play a crucial role in anchoring local visual and historic identity and form part of the areas rich heritage.
The land on which this development is proposed, is on the site of a property which was de listed recently.
- 4 The additional traffic from 34 new homes, with parking facilities for approximately 100 cars, puts additional strain on a narrow entrance to the lane. It is already a problem exiting the Lane via the new roundabout. It needs to be highlighted that coming into the lane from the roundabout there is almost a 90° bend to the left, the new proposed site plans also include another immediate 90° left hand turn. This would exacerbate the danger within this 50 yard stretch of road. The residence of Bonhams at present do not use the access for this reason, and park further along in a passing point, which also causes traffic problems.
- 5 There is still plenty of capacity within the existing development of Felpham and Bersted.
- 6 During the past ten years there has been a significant surface water drainage problem within Hoe Lane. The building of a further 34 homes replacing the existing field could increase this flood risk.
- 7 The ancient Hamlet of Flansham is a unique and historic area, one of the few left in the Bognor Regis vicinity. The addition of these dwellings would not only detract from the Lane, but would cause problems to the many walkers, cyclist, runners, horse riders and nature lovers who enjoy the peace and tranquillity. The building of these homes would permanently alter this beautiful historic lane.

We trust that you will take note of the above objections when considering this application.

Yours sincerely
Andrew and Nicola Feast

