

Olivia Wright  
Feildings  
Hoe Lane  
Flansham  
PO22 8NW

**Your Ref:** OWPC14704  
**Our Ref:** Y/40/17/OUT 09-06-2017  
**Please ask for:**  
Mr S Davis

26th July 2017

Dear Sir/Madam

**Town & Country Planning Act 1990 (as amended)**  
**Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 5**

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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

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Thank you for your internet representation made on 25th July 2017 which has been recorded as **'an objection'** with the comments as follows:

*Dear Mr Davis*

*I would like to draw your attention to the fact that the Local Highways Authority admits that it has approved these proposed plans on the basis of the information and statements submitted by the developer and its agencies. It appears that no inspection was undertaken despite a letter by myself making them aware of our particular concerns.*

*Our concerns can be summed up by the owner of Bonhams himself in a letter quoted by Mr Burns and published on your website on 20th July. The new junction is so badly designed as to make it impossible for two cars to negotiate the S bend into Flansham without one backing up. "It is an accident waiting to happen".*

*The LHA resolves the issue by stating that police records for the last 3 years show no accidents at this junction. True, but every resident can relate a near miss and the fact that there have been no fatalities is possibly due to the fact that 80 to 90% of Hoe Lane residents are retired. Older drivers are less of an insurance risk. 34 new houses will not be for retirees.*

*The LHA then states that there is no evidence that the new development will exacerbate the situation although it admits that residents will have to access nearly all facilities by car. Doubling the usage will double the risks.*

*As far as access and visibility are concerned the LHA concludes that the necessary splays of 2.4 x 43m are achievable by trimming a few hedges. If they had visited the site they would have seen that there are several mature trees between Bonhams and the roundabout which would have to be removed in order to achieve the necessary visibility. The bucolic character of the Lane would be destroyed for those living here, for those visiting and for local people who like it as it is.*

*The dangerous nature of the junction as it is now is accepted by all Hoe Lane residents, including the owner of the development site, even if it is not acknowledged by the LHA. Significantly increasing the traffic usage without any serious modifications seems downright irresponsible.*

Olivia Wright  
Secretary Flansham Residents Association

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 to 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