

Sandra Edwards

From: Amanda Scholes on behalf of Planning.Responses
Sent: 28 July 2017 09:13
To: Planning Scanning
Subject: FW: Y/40/17/OUT

From: Simon Davis
Sent: 27 July 2017 09:43
To: Planning.Responses
Subject: FW: Y/40/17/OUT

Objection
Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
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Save the environment - think before you print.

From: Brian Ashford [REDACTED]
Sent: 26 July 2017 18:18
To: Simon Davis
Subject: Y/40/17/OUT

Subject: Y/40/17/OUT

Dear Mr Davis

I strongly object to the proposal to build houses on land at Bonhams, Hoe Lane, Flansham (Y/40/17/OUT).

There is only one large house between my back garden and the proposed development.

The proposed development contravenes HELAA Policy, being outside of the Site Six northern boundary.

1). PLOT DENSITY.

The proposed number of houses is over-bearing, out of scale and a totally unacceptable high density and over-development of the plot which is equivalent in size to the three adjacent houses and their gardens.

There are 50 houses of individual character in Flansham, any additional properties must be of comparable size and quality. Flansham has 4 Grade 2 listed properties, 5 locally listed (by ADC) properties and a blue plaque. Bonhams was Grade 2 listed until 2013 when the current owner had it removed.

2). SITE ACCESS.

The proposed access/exit from this plot into Hoe Lane is completely unacceptable. Originally, the lane was straight and exited onto the A259. Since the arrival of Site 6 and the new roundabout the entrance to the lane (which is a single lane and very narrow) is a very sharp right angled bend, with the entrance to Bonhams immediately after the bend. It would be ridiculously dangerous to

try and enter or exit this plot at that point, even the current owners don't use it but park in a small layby in the Lane.

A previous application from Bonhams was to resite their remote electric gates, one benefit being that the lane was not blocked by vehicles waiting for the gates to slowly open. Building work for that job required delivery of building materials on a large long grab/hoist lorry ... so I sat in a mini traffic jam for 15-20 minutes while the driver/builder worked out how to negotiate almost impossible site access. No doubt there was a similar blockage when the material delivery was completed and the hoist lorry exited the site. Meanwhile, I was very concerned at the potential to impede emergency vehicles (Ambulance, Fire Engines).

Common sense says that no site development work should take place until site access is improved to a standard where two juggernauts can safely negotiate that dangerous junction. Work to improve the junction would be potentially disruptive. We are all mindful that Hoe Lane does not provide wide spaces for juggernauts or large lorries to "U"-turn, but some residents have seen & suffered the damage to flint walls and other street furniture caused by "U"-turners.

It can be very difficult to exit the lane onto the new roundabout, at certain times of the day. Additional cars from a new development would exacerbate that problem and also increase the risk of accidents between pedestrian/cyclists/vehicles/horseriders. The peacefulness and beauty of the lane is truly valued by the local community for walking, cycling, etc. There are serious implications for people's safety.

3). FLOOD RISK.

It is well known locally how important this paddock at Bonhams is in helping to reduce flooding at the entrance to the lane. I too would be very concerned if we were to lose this capacity. Photos of the flooding in Hoe Lane (February 2009) show Bonhams is flooded and a stranded car is awash, almost floating in 15-18 inches of water.

I get no comfort from the application's view that the new development has a low risk of flooding. They do not care that the existing established properties then have a higher risk of flooding, especially where drainage problems from the new development are offloaded by flooding into Hoe Lane.

Equally, I get no comfort from the application's view that noise will not be a problem (referring to the banking & planting to screen the new relief road), whereas we are all aware of the increased noise resulting from the Site Six development and the future potential for yet more noise from an excessive number of homes on Bonhams' plot.

Yours sincerely

Brian Ashford

Chessels, Hoe Lane, Flansham.