

[REDACTED]

From: Katharine Copisarow [REDACTED]

Sent: 01 August 2017 13:57

To: Simon Davis
[REDACTED]

Subject: Planning application ref Y/40/17/OUT

Dear Mr Davis

I am a resident of Hoe Lane and am writing to object to this planning application on several grounds and in the strongest possible terms.

For a hamlet of just 50 properties, Flansham has a high proportion of Grade II Listed buildings and 'Buildings or Structures of Character'. The status of these buildings both acknowledges and affords protection to Flansham's unique and special character. Although it is not a designated conservation area it doesn't follow that other protections can simply be dismissed. If plans are granted for this development on the Bonhams site it would destroy Flansham and its history forever. While there is clearly pressure to provide much needed new housing, surely this cannot be at the expense of an entire historic hamlet? I understand there is still enough capacity within the existing sites of Felpham and Bersted for at least 34 houses and probably more.

This proposal clearly contravenes the existing policy, that the Bognor Relief Road (A259) would form the northern boundary for development on Site 6. Surely policy is supposed to exist for a reason.

The proposed road entrance is very dangerous and 'an accident waiting to happen'. Every day, the increased traffic on the new relief road causes congestion at the top of Hoe Lane as vehicles are trying to access the roundabout. This is where the lane is too narrow for two vehicles to pass each other, as well as being a blind corner. A large increase in

traffic from the cars and service vehicles generated by 34 new properties would only compound this problem. It would also hamper access for emergency vehicles and be even more hazardous for cyclists, pedestrians with/without pushchairs, joggers, dog walkers, and horse riders. It really would be downright irresponsible to allow this.

Hoe Lane provides a much needed and much enjoyed small piece of countryside and outdoor social area for the wider community. There has been a marked increase in the number of people benefitting from it since the new residents from the Felpham and Bersted developments moved into the area. Destroying the lane would have such a detrimental effect on the lives, not only of the residents of Flansham, but also of the wider community.

It is well known that there is a risk of flood in Hoe Lane and the flood has been known to block all traffic in recent years. Building on the Bonhams site would add to the surface water drainage problem and only increase the risk of flooding.

I trust this planning application will not be treated as an exercise in paper pushing and be granted for expedience, in an effort to fulfil government requirements. You are no doubt being swamped with letters of objection from equally busy people. I would recommend you bring your team to Hoe Lane, Flansham, and hold your meetings here. If you all see with your own eyes what is blatantly obvious to everyone else you cannot possibly grant permission to this application.

Yours sincerely
Katharine Copisarow
The Granary, Hoe Lane, Flansham