

*Mr & Mrs AMT Page
Little Garden House
Hoe Lane, Flansham
West Sussex
PO22 8NT*

Mr S Davis
Arun District Council Planning
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex, BN17 5LF

1st August 2017

Dear Mr S Davis,

Application Reference: Y/40/17/OUT

We are writing to express our concerns and objections regarding the proposed development plans for Hoe Lane, Flansham.

There are several common sense concerns which are very apparent and we are somewhat baffled as to why have been overlooked, namely the drainage and access concerns.

For many years there have been significant issues regarding surface water drainage, the flooding in this area is an existing problem. Arun District Council should be considering sourcing solutions to this rather than increasing the risk by taking away the valuable natural drainage that this plot provides. Why put existing housing under further risk and build on an area that would undeniably cost not only environmentally but in damage repairs year after year. The housing solution that this plot would provide is minimal in comparison to the problems it will incur.

The access to Hoe Lane from the roundabout can already be an alarming experience. Visibility is poor and the road narrow on this tight bend. Add another potential 60 odd cars to the equation and you have a very dangerous situation. Then take into consideration the cycle path users, do we really need to wait for a new collection of flowers on the side of the road before anyone pays attention to this potentially life threatening situation.

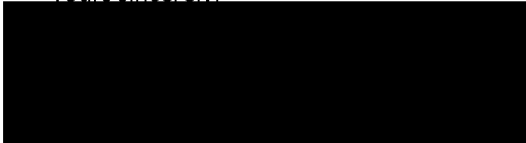
I would also like to highlight the daily dramas faced by many doing the school and work run in the morning, afternoon and evenings. Worms Lane leading to Gravatts Lane is highly congested at these times, travelling time is at least doubled and with any additional traffic going in the same direction you will soon find the roundabout at the end of Hoe Lane congested having an impact on everyone whatever their destination.

Further concerns from a less safety critical perspective are the impact on the essential character of the Flansham Community and the seemingly underhand and backtracked route the plans have taken. It was assured and originally agreed that the Bognor Relief Road would form the northern boundary when site 6 plans were approved, these plans contravene the existing policy.

And as previously mentioned, the very old community of Flansham which consists of 50 houses would be lost to the additional 34 houses planned. Residents, visitors, walkers, cyclists, etc will all feel the impact on this beautiful Hamlet, should the plans go ahead. We all need a little escapism from our hectic and stressful lives and this little lane offers many just this, a chance to stop, breath and enjoy what nature provides in this peaceful Hamlet.

We sincerely hope careful consideration is taken with both the safety and quality of life to all who live in and around this area.

Yours sincerely,



Mr & Mrs AMT Page