

Mike Staite
Hoe Barn
Hoe Lane
Flansham

Your Ref: OWPC14899
Our Ref: Y/40/17/OUT 09-06-2017
Please ask for:
Mr S Davis

4th August 2017

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 5

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

Thank you for your internet representation made on 3rd August 2017 which has been recorded as '**an objection**' with the comments as follows:

Dear Mr S Davis.

Planning reference: Y/40/17/OUT

I am writing to express my concerns and objections to the proposed development at Hoe Lane, Flansham which are listed below.

For many years flooding has been a problem in Flansham. I am very concerned that building on this plot will add to the flooding in Hoe Lane and the surrounding areas.

The entrance to the village of Flansham is narrow and on a bend. There are often issues here and it is not possible for two cars to pass safely. The entrance and exit to the proposed site is very close to the beginning of Hoe Lane and will cause difficulty in entering and exiting Flansham as well as the new estate. The new site will bring more traffic to Hoe Lane which is the only entry and exit to the village of Flansham.

*There is no way of crossing the new bypass from the proposed site. This will make it difficult for the new residents to access amenities.
The proposed site is north of the new bypass. When site 6 plans for development were approved it was agreed that the bypass would be the northern boundary for development.*

The local development plan states that development that has not been previously developed (green fields) should only be considered where brown field land cannot be developed. In all instances, the development of residential gardens shall be strongly resisted.

The additional of 34 houses to Flansham will change the character of the village.

Kind regards.

Mike Staite.

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 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