

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 Sir,

I wish to vehemently oppose the application.

The proposed development does not comply with relevant Development Plan Policies.

Policy SD SP2

The site falls outside the Built up Area Boundary and is not necessary for its location.

Policy D DMI

Although there is no development brief, the Landscape Appraisal contains several photographs of viewpoints that are nowhere near the proposed site.

Policy HWB SP1

Although there are relatively safe walking and cycling routes at present, these routes would be compromised by the increase in vehicular movements from the proposed access road, which is situated close to a blind bend.

Policy HER DM4

Flansham should be classed as an area of special character, given that there are listed buildings and it is an area of old development. It should be protected because of its intrinsic quality and local importance.

Policy T SP1

The site does not reduce the need to travel by car. Residents would have to commute for employment, education, shopping, leisure and entertainment. It has already been documented by the West Sussex Transport Plan, that there is road congestion during peak hours, which causes disruption and air pollution on the A27, A29 and the A259.

RGP's transport statement believes the number of daily vehicle trips generated by the proposed development and the movements during peak hours, would have a negligible impact upon local road network, in terms of highway capacity & safety. WSCC also seem to agree, although they have based their assumption, purely from the information and statements provided by RGP (who register themselves as working 'in support' of Pallant homes). I find this statement absurd. It is easy to make things work on paper, however,

reality is a completely different matter. A site visit is surely necessary to observe the problems surrounding the site access and the problems that residents and visitors face on a daily basis.

Policy W DM1

Communities within the catchment area of Lidsey Waste Water Treatment Works (which includes Flansham), drain to the Lidsey WWTW. They have experienced foul water flooding of roads and property, which has led to the pollution of watercourses. This is assumed to be caused by the sewerage system being overloaded, as a result of groundwater infiltration and surface water inundation of the sewerage system, which compromises its functioning, as it is not designed to accept surface water. Southern Water have indicated that there is little spare capacity in the foul water and pumping mains to the WWTW. There are no public surface water sewers in the area. This proposed development is going to exacerbate the problems already encountered in Flansham.

ADC believe that 'development of land that has not been previously developed should only be considered where brownfield land cannot be developed. In all instances, the development of residential gardens shall be strongly resisted'. A section of Bonhams' residential garden forms part of this proposed development.

RGP's conclusion believes that 'this development should be seen as an extension to the residential landscape'. They believe the local area has 'developments of a similar type to the proposal and this scheme would not appear out of character to the surroundings'. It is completely out of character for the ancient hamlet of Flansham! The proposed 'small housing estate' will have an adverse impact on the unique character and setting of the hamlet, which should be preserved.

In the local plan, you pioneer 'Neighbourhood Development Plans', therefore, in the true spirit of localism, please listen to the people and reject this ludicrous application.

Yours faithfully,

S J Elsey

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