

Mrs Olivia Wright  
Fieldings  
Hoe Lane  
Flansham  
PO22 8NW

**Your Ref:** OWPC16469  
**Our Ref:** Y/40/17/OUT 09-06-2017  
**Please ask for:**  
Mr S Davis

30th November 2017

Dear Sir/Madam

**Town & Country Planning Act 1990 (as amended)**

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

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Outline application with some matters reserved (access only) for the erection of 23 No. dwellings with access from Hoe Lane, Flansham. This application is a Departure from the Development Plan.

Bonhams Hoe Lane Flansham Bognor Regis

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Thank you for your internet representation made on 29th November 2017 which has been recorded as '**an objection**' with the comments as follows:

*The revised plan for 23 new houses, with potentially 100 new residents, will create a village within a village and destroy the character of the rural hamlet of Flansham. The large development at one end of the Lane will result in an isolated community at odds with the cohesive nature of the rest of the established hamlet.*

*If we are trying to preserve some of our few remaining older settlements on the South coast, this is not the way to do it.*

*All the other objections to the original application still stand:*

- 1. It is a departure from the Development Plan*
- 2. The increased traffic will be a hazard when accessing or exiting the roundabout.*
- 3. The land built on will cause increased surface water problems in an area subject to flooding.*

*If the development for 23 houses is up and running, it will be very hard in the future to refuse incremental building. For this reason this amended application is just a delayed version of the original and should be refused.*

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 to 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