

Debbie Foulkes
The Retreat
Hoe Lane
Flansham
Bognor Regis
PO22 8NT

Your Ref: OWPC16489
Our Ref: Y/40/17/OUT 09-06-2017
Please ask for:
Mr S Davis

4th December 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 23 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 December 2017 which has been recorded as '**an objection**' with the comments as follows:

Thank you for your notice regarding the above amended plans. The modest reduction in numbers of dwellings to 23 does not in my opinion resolve any of the issues which have already been described in the previous application. In summary:

Access to the site by the already dangerous 90 bend in the lane remains hazardous for vehicles, cyclists and pedestrians. A suggestion to remove trees to improve the line of sight acknowledges the risk here but will destroy the characterful and established 'avenue of trees' which is the first welcoming sign that you have entered our charming hamlet.

Excess surface water has caused flooding problems in the lane in past. Developing this site could cause further issues with flooding.

In our area, we have seen expansive new housing developments which have been built on farming land adjoining the hamlet. The need to protect the hamlet was reflected in the Development Plan at the time which says that new housing should be restricted to areas south of the new bypass. This proposal contravenes the Development Plan.

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