

Sandra Edwards

From: Amanda Scholes on behalf of Planning.Responses
Sent: 06 December 2017 08:38
To: Planning Scanning
Subject: FW: Objection To ARUN Planning Application Y/40/17/OUT - Erection Of 23 Dwellings At Hoe Lane Flansham

From: Simon Davis
Sent: 05 December 2017 11:23
To: Planning.Responses
Subject: FW: Objection To ARUN Planning Application Y/40/17/OUT - Erection Of 23 Dwellings At Hoe Lane Flansham

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
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Save the environment - think before you print.

From: mike lanham [REDACTED]
Sent: 05 December 2017 11:21
To: Simon Davis
Subject: Objection To ARUN Planning Application Y/40/17/OUT - Erection Of 23 Dwellings At Hoe Lane Flansham

From: Michael Lanham and Linda Somerville
Heather Brae
Hoe Lane
Flansham
Bognor Regis
PO22 8NW

Sir, (please acknowledge receipt)

We have the following objections to the Planning Application Y/40/17/OUT at Bonhams In Hoe Lane.

1. Built Up Development Boundary. The application is for land outside of the current and planned Arun Local Plan for Development. Flansham and Hoe Lane are regarded in the Yapton Neighbourhood Plan as even meriting conservation status. The planned housing will not fit with the style and the bucolic nature of Hoe Lane and Flansham Hamlet.
2. Foul Water Drainage. The proposed Arun Local Plan states:

"18.2.6 Communities within the catchment area of Lidsey Waste Water Treatment Works (..... Flansham; Middleton-on-Sea;;Yapton drain to the Lidsey WWTW) have been

experiencing

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..." In the last week 2 Southern Water Tankers have visited the pumping station at Hoe Lane which even in a winter of low rainfall points to problems with foul water capacity of the current system. The addition of up to 23,000 litres of foul water a day extra into the pumping station should count against the application.

3. Land Use. The developers own soil survey points to the fertile, alluvial nature of the soil. The current owner/s are not farmers and whilst the land has been left to go to scrub it is therefore a green field (potential agricultural) site outside a development area.
4. Sustainability. Local newspapers refer to planned new housing development. In the last 3 weeks we have counted 2,789 houses mentioned (including Ford and the Lyminster Bypass). What really upsets local people is creeping housing development without new schools or doctors' surgeries to absorb the new arrivals. Yapton Parish has already identified sites for Development over and above their quota. There is no current need for this site to be developed and place more strain on vital services.
5. Noise and Air Pollution. The Developers survey concerning noise on the proposed site raises many concerns. It states "*Observations during the site visits indicated that the noise levels were reasonably low across the site with the main source of noise attributed to road traffic noise from occasional passing cars on the A259*" How does up to 20,000 cars a day become occasional traffic? Also 2 days of the survey were on a Saturday and Sunday which will have reduced the average noise level measurements. Even so it would seem from the report that residents of the planned scheme would be subject to first floor bedroom noise at night of approaching 60 decibels and 52 to 86 decibels in their garden. This noise would be continuous, from 5am to Midnight 5 days a week and 7/8am to Midnight on weekends. This is also taking into account the Acoustic bund and fencing which has inexplicably been denied to Hoe Lane Residents on the Northern Side of the A259 as well as the constant "woosh" noise from the rough tarmac used on the A259 bridge crossing and approaches. Granting Planning approval would consign any future Bonhams development residents to constant and stressful traffic background noise day and night. I assure you they would not be hearing the "bird song" mentioned in the survey; unless it was a flock of seagulls!

W

e therefore wish to be objectors to this planning application.

Michael Lanham and Linda

Somerville