

Mike Staite  
Hoe Barn  
Hoe Lane  
Flansham  
PO228NS

**Your Ref:** OWPC16767  
**Our Ref:** Y/40/17/OUT 09-06-2017  
**Please ask for:**  
Mr S Davis

2nd January 2018

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 28th December 2017 which has been recorded as '**an objection**' with the comments as follows:

*Dear Mr Davis,*

*My previous objection and comments are still relevant to this amended application.*

*The proposed development is out of scale and out of character in terms of its appearance, compared with existing properties in the vicinity. It will have a detrimental effect on the character of the hamlet.*

*Unacceptable overdevelopment of the site which involves loss of garden land.*

*The access road would adversely affect highway safety and convenience of other road users. It is too close to a blind bend and on part of the lane which is barely wide enough for two small vehicles to pass each other.*

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