

From: Simon Davis
Sent: 03 January 2018 11:06
To: Planning.Responses
Subject: FW: Y40/17/OUT objection again

Objection

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
Location: 1st Floor, Arun Civic Centre, Maltrovers Road, Littlehampton, BN17 5LF
Internal: 37874 | External: +44 (0) 1903 737874 | E-mail: simon.davis@arun.gov.uk

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Save the environment - think before you print.

From: [REDACTED]
Sent: 28 December 2017 23:32
To: Simon Davis
Subject: Y40/17/OUT objection again

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Dear Mr Davis

I strongly objected to the initial proposal to build houses on land at Bonhams, Hoe Lane, Flansham (Y/40/17/OUT). The recently revised application does nothing to change my objections. I therefore repeat the objections mentioned in my previous letter

There is only one large house between my back garden and the proposed development. The proposed development contravenes HELAA Policy, being outside of the Site Six northern boundary.

1). PLOT DENSITY.

The proposed number of houses is over-bearing, out of scale and a totally unacceptable high density and over-development equivalent in size to the three adjacent houses and their gardens.

There are 50 houses of individual character in Flansham, any additional properties must be of comparable size and quality. There are 2 listed properties, 5 locally listed (by ADC) properties and a blue plaque. Bonhams was Grade 2 listed until 2013 when it was removed.

2). SITE ACCESS.

The proposed access/exit from this plot into Hoe Lane is completely unacceptable. Originally, the lane was straight and then a right angled bend, with the entrance to Bonhams immediately after the bend. It would be ridiculously dangerous to try and negotiate the point, even the current owners don't use it but park in a small layby in the Lane.

A previous application from Bonhams was to resite their remote electric gates, one benefit being that the lane was not blocked for the gates to slowly open. Building work for that job required delivery of building materials on a large long grab/hopper, causing a traffic jam for 15-20 minutes while the driver/builder worked out how to negotiate almost impossible site access. No one could get through the blockage when the material delivery was completed and the hoist lorry exited the site. Meanwhile, I was very concerned.

emergency vehicles (Ambulance, Fire Engines).

Common sense says that no site development work should take place until site access is improved to a standard where negotiate that dangerous junction. Work to improve the junction would be potentially disruptive. We are all mindful to provide wide spaces for juggernauts or large lorries to "U"-turn, but some residents have seen & suffered the damage to furniture caused by "U"-turners.

It can be very difficult to exit the lane onto the new roundabout, at certain times of the day. A new development would exacerbate that problem and also increase the risk of accidents between pedestrian/cyclists/vehicles/horseriders.

The peacefulness and beauty of the lane is truly valued by the local community for walking, cycling, etc. The serious implications for people's safety.

3). FLOOD RISK.

It is well known locally how important this paddock at Bonhams is in helping to reduce flooding at the entrance to the lane. We are all concerned if we were to lose this capacity. Photos of the flooding in Hoe Lane (February 2009) show Bonhams is flooded awash, almost floating in 15-18 inches of water.

I get no comfort from the application's view that the new development has a low risk of flooding. They do not care that the properties then have a higher risk of flooding, especially where drainage problems from the new development are offloaded onto Hoe Lane.

Equally, I get no comfort from the application's view that noise will not be a problem (referring to the banking & planting of the new road), whereas we are all aware of the increased noise resulting from the Site Six development and the future potential for an excessive number of homes on Bonhams' plot.

Yours sincerely

Brian Ashford

Chessels, Hoe Lane, Flansham.