



Garden House
Hoe Lane
Flansham
Bognor Regis
PO22 8NT
21 December 2017

Re Planning Application Y/40/17/OUT

When SITE SIX plans for development were approved it was agreed that the BOGNOR relief road would be the Northern Boundry. This contravenes existing policy as the HELAA reports admits (ref: NEWY22)

Having studied the plans and lived in the lane for 30 years plus, we set out our objections to this proposal as follows:

The entrance and exit to this site is blind from both directions. The road from the roundabout to Hoe Lane is extremely narrow and cannot be altered as Hoe Lane is the same width, if two cars are on the bend there is very little room to manoeuvre.

The additional vehicles from this site will cause considerable problems as Hoe Lane has no footpaths, no do we need any. It can be dangerous for both pedestrians and cyclists. Being sited next to an existing roundabout any pollution will fall and collect within this site

Over the last few years Hoe Lane has suffered flooding and changing the fields use to Housing does not improve matters. While work has been completed in this regard the lane is still vulnerable. Only last week Portsmouth Water was dealing with difficulties near the proposed site.

The essential character of a very old community of 50 dwellings would be destroyed by these additional new properties. In view of the fact that Conservation status is being considered by the Hamlet and that there are Tree Preservation orders on trees in the proposed area. The unseemly haste by which this is being considered is not acceptable

There are very few places within this part of West Sussex that give an indication of the past and the history ancient and modern need to be taken into account. It is unfortunate that consideration for the Hamlet to become a conservation area and TPO's on trees is not been processed as quickly as the planning application is being taken forward. there have been difficulties regarding the conservation and to some extent regarding the trees. This has resulted in efforts not being able to keep up with the planning side of things which means a lack of fairness for the residents especially with the Christmas holiday being in the middle of consultation.

Yours faithfully

GW & HE Fisher