

Olivia Wright Secretary Flansham
Residents' Association
Fieldings
Hoe Lane
Flansham
PO22 8NW

Your Ref: OWPC16969
Our Ref: Y/40/17/OUT 09-06-2017
Please ask for:
Mr S Davis

22nd January 2018

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 20th January 2018 which has been recorded as '**an objection**' with the comments as follows:

In response to the letter of the 18th January from the developers stating that the Bonhams application should be accepted for the reasons that the Burndell Road application was granted by the Secretary of State, I have the following comments:

- 1. In 2016 when the Burndell Road application was considered by the Secretary of State, there was no Arun Development Plan. It has now been written and is out for consultation. Flansham is outside the built up area boundary and other sites have been identified for development.*
- 2. The addition of 24 houses, 7 of which are affordable, is not significant in solving the housing shortage.*
- 3. There will be no improvements to bus, cycle or highway infrastructure. On the contrary, there will be significant added congestion and ensuing danger.*
- 4. There is a significant threat to heritage and the conservation of the hamlet of Flansham as noted by the Conservation Officer.*
- 5. Southern Water have said they cannot cope with the drainage consequences of the proposed development until their facilities are enhanced at the earliest in 2020.*

For all these reasons the Bonhams development is not similar to the Burndell Road development and permission should not be given.

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