

Michael Lanham
Heather Brae
Hoe Lane
Flansham
Bognor Regis
PO22 8NW

Your Ref: OWPC24502
Our Ref: Y/77/19/OUT 06-09-2019
Please ask for:
Mr S Davis

8th October 2019

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Application for Outline Planning Permission for erection of ten dwellings with access from Hoe Lane. Resubmission of Y/20/18/OUT - This is a Departure from the Development Plan

Land south of Hoe Lane Flansham

Thank you for your internet representation made on 8th October 2019 which has been recorded as '**an objection**' with the comments as follows:

Dear Sir/Madam,

We object to Application Y/77/19/OUT for the following reasons.

- 1. The application is outside the development plan area without justifiable reason. A development boundary must be protected from land owners and developers trying to circumvent planning for simple profit. Otherwise what is the point of Development Planning?*
- 2. If Yapton Parish and Arun DC believe they are forced to meet government targets then why not use the land now empty south of the A259 just off Stanhorn Grove. It is in Area 6. It is no longer going to be a primary school or sports pitches. At the moment it is a potential target for Fly Tippers and Travellers. With a road and as I understand, already fitted for water and power, it is ready made to take these 10 houses and more!*
- 3. Until the improvements to the sewage treatment works along the Lidsney water area takes place we should not be adding up to 10 cubic metres a day of foul water into this struggling sewage system.*
- 4. If West Sussex Highways feel there is no problem with this current road layout, why are there always road improvements having to take place to other junctions presumably also previously considered safe. At Comet Corner there should be a roundabout. At the Lidl Halfords retail park entrance a classic example of real world driver behaviour shows highway planners get it wrong. The entrance to Hoe Lane does not support side by side vehicles on the bend. There are blind corners in each direction with pedestrians in the road and cyclists crossing. There could be an addition in this 25 yard stretch of up to 100 slow vehicle turning movements a day. This means the chance meeting of 2 opposite direction fast (over 20mph on this bend) moving vehicles both trying to avoid a walker/cyclist or development access vehicle, will, because of driver behaviour reality becomes a probability certainty.*
- 5. I put it to the committee that this application is in the wrong place at the wrong time and should be rejected.*

Yours Faithfully

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

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