

S J Elsey  
The Cedars  
Barnham  
PO220EZ

**Your Ref:** OWPC24696  
**Our Ref:** Y/77/19/OUT 06-09-2019  
**Please ask for:**  
Mr S Davis

28th October 2019

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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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

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Thank you for your internet representation made on 24th October 2019 which has been recorded as '**an objection**' with the comments as follows:

*Dear Mr Davis*

*As a frequent visitor to Hoe lane, please accept my objection, once again, to the above mentioned planning application.*

*The site is outside the built up area boundary, therefore, contravenes policy. It is not a designated site for development in either the ADC Local Plan or the Yapton Neighbourhood plan.*

*I believe the adverse impacts of this development would significantly outweigh any benefits. It represents an incongruous form of development, to the detriment of the unique nature of Hoe lane.*

*The additional traffic that would be generated by the new dwellings, would be concentrated on a very narrow, dangerous section of the lane. The proposed access road is situated north of a blind bend. The bend is too narrow for two vehicles to pass without due care and attention, and frequently, larger vehicles/vans/lorries, mount the pavement/cycle path to get by, putting pedestrians and cyclists at risk.*

*The swept analysis diagram is not relevant to this new design and has not been revised. There appears to be no provision within the site, for larger vehicles to turn round.*

*Hoe lane is like a little oasis of calm, it provides an escape for many people, from the burgeoning madness of the surrounding area and its ever increasing housing and traffic. We must protect the intrinsic character of the hamlet, before it is irrevocably lost.*

*Yours sincerely*

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](http://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