

Ann Cosstick
Holly Tree Cottage
Hoe Lane
Flansham
PO22 8NT

Your Ref: OWPC24691
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

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 24th October 2019 which has been recorded as '**an objection**' with the comments as follows:

Dear Mr Davis,

I am writing object strongly to Y/77/19/OUT. Although I appreciate that the current application is an improvement over past attempts, I must still object to it due to the following reasons.

The development is at such a point on Hoe Lane that the increase in traffic would be a danger to all who use the lane, but especially to walkers, those with young children and pets, and horse-riders, all of whom currently use the lane as a public amenity. Flansham's Hoe Lane is one of the few available places in the area that are reasonably safe to use precisely because it is presently untrafficked. To locate this many new buildings at its entrance is not only counter to planning, as Flansham is, and always has been, outside the agreed built-up area and the development plan, but it would also have a detrimental knock-on effect of putting many walkers, families, horse-riders and bicycle users off using these sustainable modes of transport completely, due to the damage and inconvenience it will pose. And this is in addition to the increased pressure on the already-at-times-overwhelmed A259 roundabout that Hoe Lane now feeds into.

Furthermore, the density of 10 new buildings, none of which are being constructed over existing building footprints, so have no precedent, is still completely at odds with a) what should be allowed or present on an existing hamlet transition zone/edgeland environment, as pointed out by previous conservation officers and b) is absolutely counter to the organic and sustainable way Flansham has grown since its beginnings.

Finally, I would like to point out that, if the applicant is submitting a new noise assessment, the environmental officer and your office should insist that the new assessment be conducted on days when the winds blow west - these are the prevailing winds in this area, and previous assessments for area developments were done not only out of work hours, but certainly when the winds were blowing from the east, which, as residents here know, dramatically reduces the noise levels we have to endure on a daily basis.

Thank you for your consideration.

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