

Land adj. Bonhams and Flints, Hoe Lane Flansham

Dear Mr Davis

Regarding the above application, please consider the following concerns raised by the committee of Flansham Residents' Association:

- 1 This is the most recent of several planning applications on this site, in 2020, the application resulted in a rejected appeal. If this application is granted, what measures are in place to prevent further development on the site? Any Permitted Development Rights should be removed if this application is approved.
We note that the plans show a potential access road to the meadow; its purpose would need clarification. The proposed meadow currently consists of scrubland which has been heavily contaminated by its use in the past two years by Plant Hire and Landscape Contractors. What arrangements will be in place to, firstly, plant the meadow successfully and secondly, to ensure it is maintained by an absent landowner?
- 2 Flansham is currently being considered for Conservation Area status, a process delayed by the covid pandemic. The designation of Flansham as an Area of Character is close to completion. The observations of Martyn White, conservation officer, should be sought before making a decision on this application. His comments in his report of 3.4.2020 indicated that the previous development plans were not in keeping with the hamlet's character.
- 3 For Flansham residents a most important dimension of this application is that of setting a precedent; further development north of the Bognor Relief Road becomes more of an unwelcome threat to the historic character of the hamlet.
- 4 The access to the site is very close to a blind bend; residents frequently encounter oncoming vehicles in the centre of the road, both entering and leaving the hamlet, and remain concerned about the safety of increased vehicular movements at this point of Hoe Lane. The issue of pedestrian and cyclist access in this location also needs to be addressed, including consideration of reinstatement of the footpath opposite the access point to this site.
- 5 Regarding the application, the ecology report indicates a further Great Crested Newt DNA survey needs to be carried out on adjacent and nearby bodies of water to plan a mitigation strategy before any works are carried out.
- 6 During any permitted works, the residents wish to ensure no parking in the Lane should be allowed as the carriageway is dangerously narrow. Any damage caused to the kerbs and verges should be reinstated.

- 7 A WSCC Highways report of 3.2.2022, included in the current application, recommends that the existing access should be widened by 1m. The access should be reinstated in a like-for-like basis, using traditional flintwork.
- 8 Flansham Residents' Association Committee met on 21.2.2022 and acknowledged that residents' opinions are divided as to whether the application should be objected to or not; however, this letter reflects the concerns raised by residents regarding this proposal.

Yours sincerely

W J Rogers
FRA Chair