



Arun District Council
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2nd March 2022

Pauline Martin
Lanes End Barn Hoe Lane, Flansham
PO22 8NT

Case Officer: Mr S Davis
Telephone: 01903 737874
Email: Simon.Davis@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No: Y/7/22/PL
Site Address: Land adjacent to Bonhams & Flints Hoe Lane Flansham PO22 8NP
Description of works: Erection of 4 No dwelling with access from Hoe Lane and associated landscaping, including native orchards and wildflower meadows. This application is a Departure from the Development Plan and is in CIL zone 3 and is CIL Liable as new dwellings.

Thank you for your internet representation made on 1st March 2022 which has been recorded as an objection with the comments as follows:

OWPC44816

This is the 4th time planning permission has been sought for this site and each time it has been refused. First 34 houses, then 23, then 10 and now 4. The last application was refused on the grounds of 'significant and demonstrable harm to the character of Flansham by the change of the existing rural character of the site to an urban area linking Felpham and Flansham and would not satisfactorily recognise and respond to the intrinsic character of the countryside and is thereby contrary to policies D DMI and D SPI of the Arun local plan'. I believe that even 4 'executive' homes will detract from the character of the Lane as no 'estate' style developments exist in this little hamlet which is largely made up of character properties. The new by-pass acts as a significant divide between old and new and contrary to the owner's appeal statement that a development would be beneficial to the area, there is no evidence to support this. This is a departure from the development plan and there is no compelling argument to build on this green field site as there appears to be no shortage of new 'executive' houses in the area. In addition, although the WSCC Highways Authority raises no highway safety concerns for this application, I note that NO site visit has been made. Most of the objections to this application have included a concern about the restricted access to the Lane. Although on paper it might look feasible, in practice local residents have learned to proceed with caution, aware of oncoming vehicles swinging round the sharp corner that makes up the entrance to Hoe Lane unaware of the difficulties many of us have encountered. On site traffic and the extra vehicles generated at the end of the development would significantly add to the potentially hazardness nature of the entrance of the Lane. I therefore object strongly to this application and request that this rare example of an unspoiled rural hamlet be left in its current form.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at [:https://www.arun.gov.uk/what-happens-next](https://www.arun.gov.uk/what-happens-next).

Some applications will be determined by the Planning Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website <https://www.arun.gov.uk/privacy-policy/>

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to
<https://www1.arun.gov.uk/planning-application-finder>