

Jamie Ambrose
Holly Tree Cottage
Hoe Lane
Flansham
West Sussex
PO22 8NT

Your Ref: OWPC18163
Our Ref: Y/20/18/OUT 16-03-2018
Please ask for:
Mr S Davis

10th May 2018

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)

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

Outline application with some matters reserved for the erection of 10 dwellings with access from Hoe Lane, Flansham (resubmission following Y/40/17/OUT). This application is a Departure from the Development Plan.

Land adjacent to Bonhams & Flints Hoe Lane Flansham

Thank you for your internet representation made on 9th May 2018 which has been recorded as **'an objection'** with the comments as follows:

Dear Mr Davis,

I write to object to Y/20/18/OUT for 10 houses at the entrance to Hoe Lane, Flansham, submitted by Pallant Homes Ltd.

While the reduction in the number of homes proposed represents a step in the right direction, the site plan density is still at odds with Flansham hamlet, which, as was agreed in the official response to previous application Y/40/17/OUT, has an 'historic semi-rural character and is made up of low-density development in the form of medium- to large-sized detached dwellings, farm buildings - and dwellings converted from farm buildings.' The report also states that the northern edge of the A259 was, in fact, landscaped specifically 'to soften the transition into the more rural land to the north'.

The Conservation Officer's report for Y/40/17/OUT, which was for 23 homes, states that 'to introduce high-density housing at the hamlet edge would be at odds with the current urban grain - remove the sense of transition from urban/semi urban to hamlet core travelling West, and remove the effect of gradually moving away from the hamlet core travelling East. Concerns are raised in respect of the removal of any trees, the introduction of hard landscaping, new lighting and other measures which would all contrast with the current character of this 'edgeland' location (as in the low density edge of the Flansham hamlet). It is not considered that this site could not be developed at all but that any development here should respect the form of the existing hamlet edge and therefore be limited to dwellings and plots of a similar size to Bonhams, Flints, Jem House, Chessels, The Fieldings etc.'

At 20% of the hamlet's total number of dwellings, the proposed density of 10 homes is still greater than that at Flansham's core, so this application, while smaller, is still unsuitable as 'edgeland' development. Satellite imagery shows clearly that the density on nearby plots mentioned above is, at the very most, 3 homes. Satellite imagery also shows that the edge mentioned above forms part of a continuous stretch of greenfield land north of the A259, from the B132 in the east all the way to the A29 in the west; the land proposed for development thus represents an integral of this transition zone between urban/suburban settlement and farmland and hamlet fringe, and forms part of a much larger wildlife corridor.

Most objections made to Y/40/17/OUT remain valid for Y/20/18/OUT, particularly those the officer's report marked as 'noted'. Specifically, however, Y/20/18/OUT would adversely affect the existing low-density semi-rural, agricultural and historical character of Hoe Lane and Flansham, contrary to policy GEN7 of the Arun District Local Plan (2003), policies D DM1 and HER SP1 of the emerging Arun Local Plan (Arun Local Plan 2011-2031 - Consultation on the Main Modifications - January 2018) and paragraphs 17, 58, 60, 61, 64, 123 and 135 of the National Planning Policy Framework.

There is the additional matter of the formal application for conservation status for Flansham, submitted by Flansham Residents Association to Arun District Council's Conservation Department over a year ago, (as well as initially in 2012), but which is still inexplicably 'on a waiting list' according to the relevant department. This is no fault of Flansham's, but entirely that of the council; as such, surely any development applications in Flansham should not be considered by ADC until this application has been properly addressed and a decision issued.

Thank you for your time and consideration.

Yours sincerely,

Jamie Ambrose

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go to the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

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