

Jamie Ambrose
Holly Tree Cottage
Hoe Lane
Flansham
PO22 8NT

Your Ref: OWPC18474
Our Ref: Y/20/18/OUT 16-03-2018
Please ask for:
Mr S Davis

30th 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 29th May 2018 which has been recorded as **'an objection'** with the comments as follows:

29 May 2018

Subject Y/20/18/OUT

Dear Mr Davis,

Further to my objection to Y/20/18/OUT for 10 houses at the entrance to Hoe Lane, Flansham, submitted by Pallant Homes Ltd via its agent Luken Beck MDP Ltd, I write to address a couple of issues concerning the heritage statement, added from David Booth, from the Isle of Wight, on 23 May 2018. Thank you in advance for your consideration.

While Mr Booth quotes from the conservation officer's previous reports regarding the site on Y/40/17/OUT, he neglects to quote the officer's response and concerns referring to Flansham's edge: precisely where the Bonhams' development is proposed, and which clearly state that:

'- It is considered that to introduce high density housing at the hamlet edge would be at odds with the current urban grain. It would 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. In addition to the homes themselves, the removal of mature trees, necessary hard landscaping, parking provision lighting and other measures would intrude on this 'edgeland' setting.'

Your own officer's report quite rightly pointed to the fact 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.'

A comparison with similar dwellings and plots along the hamlet edge shows that, at the very most, only three houses would be comparable to the existing edgeland density; one would be absolutely in keeping. It is clear that Mr Booth, like Pallant Homes and the applicant, has no local, working knowledge of Flansham and its density, both modern and historic, and no knowledge of how entering and exiting Flansham at its sole Hoe Lane access point, immediately adjacent to the Bonhams proposed development site, functions on a day-to-day basis. Any development over the comparable edgeland density will be a) out of balance with Flansham's density and b) will impact adversely on all other Hoe Lane

residents and users due to the difficult and narrow nature of the sole access point.

Thank you for your consideration yet again.

Yours sincerely,

Jamie Ambrose

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. 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