





From: Martyn White
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To: Simon Davis
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The proposal is for the erection of 10no dwellings in the hamlet of Flansham. I note that the current application is a re-submission of a previously withdrawn one. I provide comments on the basis of the current application only, but realise that comments have previously been provided by another conservation officer which have influenced this proposal before me.

The site is triangular in shape and is part residential curtilage/part paddock land at the eastern edge of the hamlet of Flansham and north of the adjoining village of. Access is via a driveway servicing two existing properties.

The site has defined boundaries with the main A259 Felpham Relief Road running to the eastern and southern edges, and includes planted bunds alongside that road. This is supplemented by a strong hedged field boundary to the west and Hoe Lane to the north. Hoe Lane has considerable planting along the boundary with the site, as well as generally in various parts along the lane, including immediately opposite the proposed access point. The lane is rural in character and in strong contrast to the nearby village of Felpham, which is more sub-urban in nature.

Immediately adjoining the northern part of the site are two dwellings and their associated residential curtilages; Bonhams house sits immediately alongside Hoe Lane and 'Flints', a smaller property further within the site.

Bonhams is a large property with a formal garden area immediately to the east. It is visible in this part of the Hoe Lane street-scene, and therefore pays an important role in the development of its character.

Whilst no Bonhams is no longer a statutory listed building, it is considered that is still of local importance, and therefore worthy of identification as a heritage asset in accordance with the NPPF.

It is noted that the applicant considered that both properties are of local importance and will be retained within the development proposals. Such an element is supported. The appearance and character of these properties should, along with the established character of the hamlet inform the development proposals for this site. Unfortunately, it is not clear if this is the case or not.

Flansham has a very distinctive character which still maintains the feeling of entering a country lane. The local area consists of just 50 houses, of which 4 are listed and 5 are locally listed. Whilst not located within a conservation area, the proposed development is situated within an area which has a special character that is in strict contrast with the surrounding, more suburban development.

The hamlet has a relatively older, dense core with an increasingly looser distribution of buildings to the North as the hamlet form recedes to agricultural land; also to the South along Hoe Lane, where properties are well set back in isolated plots. Some of these properties are well screened with dense vegetation, including mature trees.

Materials such as flint, brick and a variety of architectural styles and periods contribute to the character, and although typical of the area, are special in their contribution to the hamlet as a whole. Properties vary in appearance throughout the hamlet.

Development in this location would potentially have the impact of affecting the established character of the hamlet. It is considered that development in this location would remove the sense of transition from urban/semi urban area to hamlet when travelling westwards, and remove the effect of gradually moving away from the hamlet when travelling Eastwards.

These new properties should be of high quality design, and respond to the setting so they make a positive contribution to the hamlet. The proposed plans provided as part of the application indicate that standard house types will be constructed (two from inspection). It is not clear how the new properties respond to or relate to the closest properties to the site; they appear to read as a standalone, inward looking development that is in contrast to the hamlet. One example of a more successful development can be seen around Chessels (House). Therefore, based on the level of information provided so far, it is not clear how the local character of the area is presented in the proposal.

It is considered that in order for a successful development which truly reflects the individual character of the buildings and the area, all of the properties should be individually designed, based on the characteristics identified from within the hamlet.

In addition to the homes themselves, the removal of any mature trees, necessary hard landscaping, parking provision, lighting and other measures would intrude on this 'edgeland' setting.

It is therefore considered that development in this location would not be in accordance with the character and form of the existing hamlet, and is problematic.