



From: Robin Reay [REDACTED]
Sent: 16 October 2018 17:26
To: Simon Davis
Subject: PLANNING APPLICATION REF. Y/20/18/OUT - BONHAMS, HOE LANE, FLANSHAM

Hi Simon,

I see that you have received the response from your Conservation Officer and that it's on the ADC website for the Bonhams application. I've read through his comments and would like to make one or two responses please.

He queries on p. 2, 6th paragraph whether the proposed dwellings will be of high quality design and will respond to the setting of the setting of Flansham. Firstly, the application is of course for outline permission with all matters except access reserved for consideration at the RM stage, including appearance. Secondly, in the Planning Design and Access Statement, we state that (p. 25):

Building Scale and Appearance

The application is for outline permission with all matters other than access reserved for future consideration. It is intended that the proposed dwellings will be 2-storey in scale; details of their external appearance will be submitted as part of a reserved matters application.

Following consultation with Yapton Parish Council, the proposed character and appearance of the new dwellings will be sympathetic and in context to the surrounding development within Flansham village. This will include, for example, the use of flint and brick elevations, plain tile roof cladding and any street lighting requirements provided by Georgian style lantern lamp columns.

The Conservation Officer also suggests that trees will be removed, when he states that: '*In addition to the homes themselves, the removal of any mature trees, ... would intrude on this 'edgeland' setting*'. None of the mature trees in and around the site would be removed as a consequence of this proposed development and in particular the contribution of existing trees to the setting of Bonhams and to the Hoe Lane frontage would be preserved.

Finally, his comment regarding losing the sense of visual transition from the hamlet to the semi-urban area appears unjustified, given the separation of the proposed houses from Hoe Lane and the retention of Bonhams and the mature trees within its garden. Issues of visual intrusion are fully explored in the submitted Landscape Appraisal with the conclusion that the development would not be visually intrusive.

Robin.

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