

23 October 2018

Arun District Council
Arun Civic Centre
Maltravers Road
LITTLEHAMPTON
West Sussex
BN17 5LF



For the attention of Mr S Davis

Dear Mr Davis,

Y/20/18/OUT

We refer to your Conservation Officers email dated 31st August 2018, published on the planning portal 15th October 2018 and would like to comment on the same.

The application is for Outline permission with all matters except access reserved. This would of course include design and appearance. Despite this, the concerns raised within the Officers email seem to have overlooked the advice submitted within the Design and Access Statement. We therefore reiterate that the design intent would be fully sympathetic to the character of Hoe Lane and the existing dwellings. The proposed scheme would be designed and constructed to include high quality materials including flint and brick facings, plain clay tile roofs etc. to ensure that the scheme fully integrates with the surrounding dwellings including Bonhams house and Flints cottage.

With respect to the Officers comments regarding the felling of mature trees, it is clear from the application documents that no mature trees will be felled due to the proposed development. In addition to this, Tree Preservation Orders have been placed on a number of specific trees to ensure their longevity, which as a responsible developer, we would always support.

The Officers comments regarding the loss of visual transition from the hamlet to the semi-urban area due to the proposed development cannot be substantiated. The comments are in direct conflict to the detailed LVIA submitted as part of the application and a site visit would have demonstrated that the proposed site is visually well segregated. This was recognised by the previous Conservation Officers comments under application reference Y/40/17/OUT where the Officer stated *'while there is no objection in principle to the development of part of the grounds, a scheme which is less at odds with the character of Flansham is likely to be found more acceptable'*.

Continued.../..



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We trust this now clarifies the concerns raised and in closing we believe the proposed development would make a valuable contribution to the housing need within the district which now needs to be delivered.

Yours sincerely,

for [redacted] of Pallant Homes Limited

Edward van der Wee
DIRECTOR

