

From: Simon Davis
Sent: 07 July 2017 10:58
To: Planning.Responses
Subject: FW: Rewording and extending addition to earlier letter of objection; ref planning app. Y/40/17/OUTs to

Please substitute this with Mr Adames objection already uploaded (received on the 5th July)

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Arun District Council |
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Save the environment - think before you print.

From: nick adames [REDACTED]
Sent: 07 July 2017 10:54
To: Simon Davis
Subject: Rewording and extending addition to earlier letter of objection; ref planning app. Y/40/17/OUTs to

From: nick adames
Sent: Friday, July 7, 2017 7:34 AM

Subject: Fw: resubmission for Bonhams planning app. Y/40/17/OUT

Dear Mr Davis,

I write this as a follow up to my earlier letter. Please now disregard that. . The main additions are items 7 and 8.

I have copied it to my MP Nick Gibb, whose Constituency office is situated in Flansham and to the officers of the Flansham Residents Association for their information and who I also apologise to, for taking their time.

I will appreciate your acknowledgment.

With Thanks

Nick Adames

Mr Simon Davis,
ADC Planning Policy and Conservation team.
Arun Civic centre,
Maltravers Road,
Littlehampton
BN17 5LF

date as posted

Ref planning application no.Y/40/17/OUT

Dear Mr Davis,

I understand another application has been lodged over this site so I am resubmitting and updating my earlier objection to **any** housing development for the site in question .

As a lifelong resident in the hamlet of Flansham it has been drawn to my attention an application to develop a small site, to the south of Bonhams in Flansham, originally submitted in Spring 2017 has now been modified and reapplied for . So I am using my earlier letter of objection with a few modifications in the hope your members commonsense and reality prevails when making their decision, even against new Govt policy guidance,

The prospect of this application fills residents of Flansham with dread, for the following reasons.

1 The only access to and from the site is through a tight gateway from Bonhams, being that properties original

private access. Within what is an absurdly close proximity of the only entrance to the hamlet, **at a point where the road we have is already too tight for present traffic**; also too close to the main roundabout on the Felpham, Littlehampton, Shripney junction. This is difficult enough to navigate as it is, with just the present traffic but, with another, perhaps 170-200 extra car journeys a day from the proposed site to the main road, the chaos would become unmanageable. The access simply is inadequate now and would be disastrous and lead to regular accidents. You could actually visit and see for yourself?

2 As a member of the same family who has farmed this land, on and off, since the early 1800s probably way before a time your records will even provide, I know this to be a very wet meadow. Recent work, since Site Six development, has not really improved this situation. There was previously an attractive old pond running immediately to the South of the site which was an integral part of the previous drainage. That has now gone. Much effort and thought was put in by the five families who made the whole concept of the Bognor Relief Road (and Site Six possible) and the whole scheme will only retain its integrity if development ceases at the A257.

3 When Site Six was developed we, along with the other landowners involved, were insistent in all discussions that for Flansham to retain this integrity no development should be allowed to the north of the A259, yet this latest **plan, which I am informed is ref no Y/40/17/OUT, within the Housing and Economic Land Availability and Assessment report HELAA? is on the northern side of the BRR.**

4 You probably are unaware that the small rural settlement of Flansham, the only place, with earlier variations of this name in the world, goes back to the Doomesday Book; it is older than Bognor and, three hundred years ago was in fact a bigger settlement than Bognor. This plea is not from a NIMBYs angle but from an historic preservation angle. If such settlements are encroached upon there could well be, within a very short time, housing from the seashore, inland to Yapton or even further. All the character of a lovely undisturbed part of the Sussex coastal belt, of which few examples remain, will be lost. Here I would also add, that if you believe in Global Warming, the only solution for the area is to move all new development in Southern England up onto the South Downs which will ensure houses remain habitable and away from flooding.

5 Granting this site consent would also open up other nearby sites, some of my own families land included, for similar applications for housing. Here I add this is hypothetical because it has, during my lifetime, been my personal intention to retain the integrity of Flansham as a stand alone settlement. However it would certainly create huge pressure on planners from other less well intentioned owners seeking to slip in similar applications. As this present one.

6 Bonhams, where two generations of my family grew up in the late 1800s is an attractive old Sussex farmhouse. To develop upon it from the South, would, at one fell swoop, turn the general 'first impression' of the Hamlet into something completely alien and unsuitable . This has arisen due to an opportunistic speculator, reportedly now a resident of Dubai, with no feelings for the place, to buy this large property at a depressed time and seek to return a huge profit on it, with no interest or consideration of the interests of this old settlement.

7 Roads.

Apart from the money the Site Six scheme has brought towards funding the local road infrastructure, there has been an almost complete lack of similar investment on roads in the area, yet planning consents have been granted for thousands of new dwellings . The future road planning/provision is going to be totally inadequate for these housing schemes in this corner of West Sussex. It is unbelievably shortsighted of planners, in their rush to fill the Govt housing objectives, to allow the number of proposed big development schemes presently in train, yet not to insist at the same time on adequate road provision to handle the extra vehicle movements these schemes obviously generate.

You will know better than I how many such schemes are presently underway but a look at the congestion already building up on the local routes is a serious drain on drivers time, patience and fuel costs. It is getting worse by the month.

The same applies in a smaller way with the bottleneck a scheme such as the Bonhams one will cause in Flansham and in slowing traffic round our new roundabout onto the A259..Presently exiting the hamlet is quite difficult at times (entering is less so) but another potential 200 car journeys and delivery vans a day is going to completely block our tight entry road, which is inadequate even in todays conditions.

8 A public amenity.

Flansham, because it is such a well preserved and attractive area, attracts a large number of the public, both on foot, horseback, cycle and vehicles every day, simply to visit and look at the lanes and pretty old houses. It is truly a throwback to the past

What do the planners think will happen to this wonderful **Time Capsule** with another development of totally unsuitable small dwellings and their unwelcome cars making access to the hamlet almost impossible? Entering the old lane, at the point where the proposed development will spill its vehicles into the main lane, will spoil the present effect, appreciated by so many, of entering a time warp. Leaving the 21st Century at the roundabout and entering the early 20th Century of a tree lined lane, ducks and rabbits along the verges. Quite unspoilt.

Families walk into Flansham and meander along our two lanes just soaking up an atmosphere of the past. Perhaps your members may have read the evocative books by Gerard Young in the forties about Flansham. Very worth reading. It is, even to residents, a unique experience to still be able to walk round the settlement, using the lanes as our footpaths, without worrying about being knocked over by impatient and speeding traffic. Horse riders too presently trot up the lane untroubled by speeding vehicles. The lane is also crossed many times a year by cattle being driven between grazing areas and by heavy farm equipment at harvest and silage making times. All putting extra traffic at risk.

Some may argue the new development would only affect the entrance to the hamlet but I would contend, were this plan to be accepted, we would see a large increase in the number of cars coming into the main centre of Flansham and then, in their impatience at finding they are in a 'dead end lane' speeding back out into the main road.

I hope you will give all my issues a fair hearing and think of how future generations will view your Councils management and 'Vision' if you allow a very unique place to be lost..

Regards



Nicholas Adames
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