



From: Andrew Burns 
Sent: 21 July 2017 09:29
To: Simon Davis
Subject: FW: Landscape Appraisal re Y/40/17/OUT

Dear Mr Davis

The Flansham Resident Association Committee has had an opportunity to examine the Land Appraisal document sent in to ADC by Pallant Homes to justify building 34 homes on land adjacent to Bonhams.

Frankly, the document is shocking and, at best, it is misleading and disingenuous.

Please note the following observations:

1. The document constantly refers to the fact that 'the proposed development is comparable to another residential development recently completed to the south of the site and therefore the introduction of this development will not be unfamiliar within the receiving landscape'. This can be referred to under:
 - Point 1.5 under 1.0 Introduction
 - Viewpoint 1 Predicted change
 - Viewpoint 2 Predicted change
 - Viewpoint 3 Predicted change
 - Viewpoint 4 Predicted change
 - Viewpoint 5 Predicted change
 - Viewpoint 7 Predicted change

Viewpoint 8 Predicted change

Viewpoint 9 Predicted change

Points 4.3 and 4.4 under 4.0 Conclusion

The 'other residential' development, of course, is the 900 houses on Site 6 to the south of the new Bognor relief road, a major road, and this development is part of Felpham. This proposed development is in Flansham and the other development is totally irrelevant and bears no relationship to this site whatsoever.

2. The fact that this proposed development is at the entrance to Hoe Lane, Flansham is not mentioned once. The fact that the proposed housing is totally out of character compared to the existing houses in Flansham. The fact that the estate would be completely overbearing, out of scale and a totally unacceptable high density and over-development of a plot which is equivalent in size to the 3 adjacent houses and their gardens. All this seems to have 'escaped' their attention.
3. The Viewpoint photographs are completely misleading and bear little relationship to the position of the plot and the adjacent hamlet, and the position and potential danger of the proposed access/exit into Hoe Lane. Some of the photographs are taken several hundred metres away and are completely irrelevant.

The Flansham Residents Association Committee urge you to totally disregard this document.

Yours sincerely

Andrew Burns

Chairman, Flansham Residents Association