

From: Amanda Scholes on behalf of Planning.Responses
Sent: 25 July 2017 10:30
To: Planning Scanning
Subject: FW: Bonhams, Hoe Lane. Flansham.
Attachments: 21.07.17 ADC objection letter.pdf

From: Simon Davis
Sent: 25 July 2017 09:52
To: Planning.Responses
Subject: FW: Bonhams, Hoe Lane. Flansham.

Kind Regards

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

From: Andrew Beard [REDACTED]
Sent: 24 July 2017 14:03
To: Simon Davis
Subject: Bonhams, Hoe Lane. Flansham.

Dear Sir,

Please find attached objection letter to Y/40/17/OUT on behalf of adjoining owner of Jem House.

My earlier email said delivery failure, so hope this one gets through.

Regards,

Andrew Beard
Director
CSJ Planning Consultants Ltd
Chartered Town Planning Consultants
1 Host Street, Bristol BS1 5BU



Tintagel Castle Application Submitted
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Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
BN17 5LF

Job No: AB/5383
Date: 21st July 2017

For the attention of: Mr S Davis

Dear Mr Davis,

Y/40/17/OUT – BONHAMS, HOE LANE, FLANSHAM.

I am writing to make representations on behalf of the adjoining landowner Mr Woodcock at Jem House, Hoe Lane. The property is an immediate neighbour right on the boundary of the site.

My client wishes to **object** to the application for 34 houses on this land both in terms of principle and policy; and direct harmful impacts that would arise.

POLICY OBJECTION



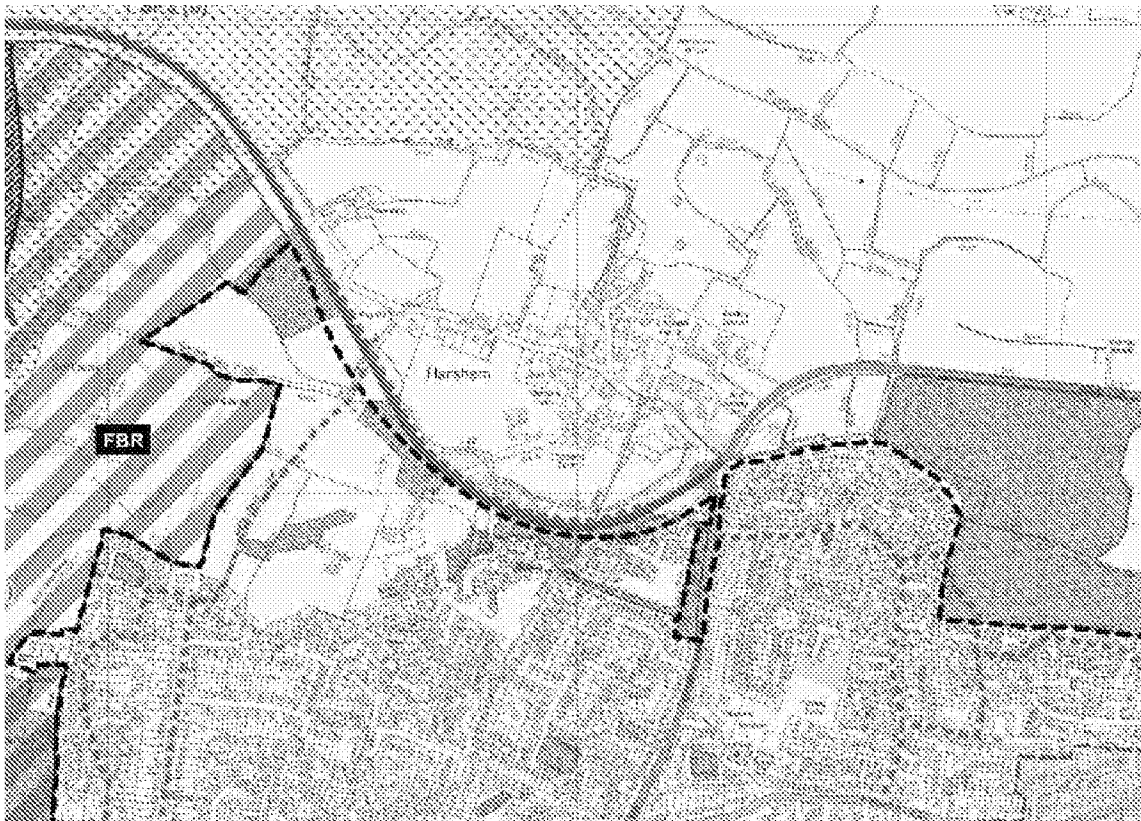
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The key objection is that it is contrary to saved policies GEN2 and GEN3 and is not a location for development. The proposal is also not allocated for development in the emerging Development Plan (2017) and contrary to SP1 and SP2 outside the built up area and in the countryside.



It would result in a fundamental precedent of developing housing north of the Relief Road.

Housing need can be progressed through the Development Plan process with other more suitable locations and in the context of a neighbourhood plan to deliver the 100 houses required for Yapton.

The fact that it can be delivered and provide affordable housing is no great community benefit, all green fields could be built on, and affordable housing is a policy requirement of other sites too.

The scheme is contrary to Yapton Neighbourhood Plan 2014-2029 which carries primacy within the Development Plan.

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It would result in a significant impact and change of character of the setting of Flansham, by merging its form with the roundabout and suburban development south of the A259. Flansham is an historic hamlet of 50 properties and it has an open agricultural context fully around it, with the A259 infrastructure set further away and not associated with the village. This will be an irreversible expansion of the city swallowing the unique character of Flansham

This site would result in an isolated 'estate' development adjoining a roundabout with no link to adjoining character or context. The physical separation of the A259 would result in access to the services and facilities south being predominantly by car. The location distance identified in the Design & Access Statement page 10 would not score highly in sustainable location terms. A 40 minute return walk to the local shop?



Unacceptable expansion which will merge Flansham and lose its existing character and position within settlement hierarchy.

The fact that the site is identified in the HELAA as deliverable does not mean it is acceptable and the HELAA is not policy, only background evidence to the Development Plan.

Even if there is not a 5 year land supply (but this dated back in 2016) other sites are higher in the sustainability hierarchy and are deliverable. The lack of a 3 or 5 year land supply does not override the fundamental harm and impact to the change of character of the area and the merging of Flansham with Felpham.

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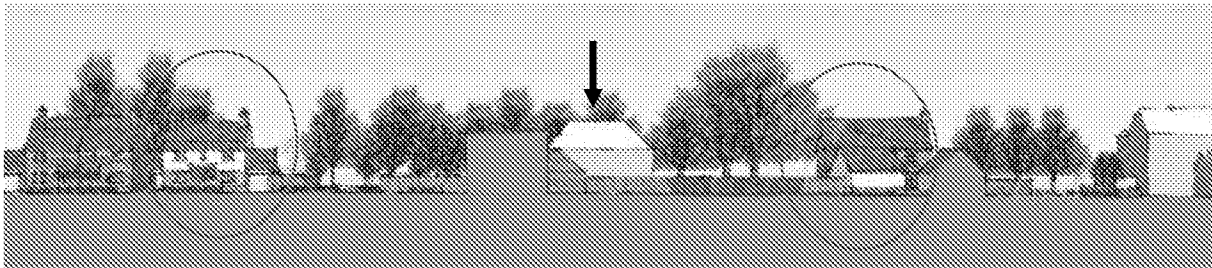
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AMENITY OBJECTION

The scale of existing development of Bonham is low, with private gardens along the boundary with Jem House.

This application if permitted would create significant unacceptable activity, density, noise, disturbance and change of character which would devalue the enjoyment of my clients existing property. The indicative layout shows the intrusion that would occur.



The constraints and opportunities plan submitted is so basic, it does not identify adjoining properties, contour, prevailing winds, paddock land. It appears to ignore the impact on neighbours.

As this is an outline application, the Reserved Matters application could bring forward all forms of layout options, so there should be an indicative concept plan that retains a non development zone on the boundary of the site with Jem House.

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No new build zone to be preserved to frame any Reserved Matters. Layout is 'reserved' so the layout is only indicative.

In terms of transportation, reports may say that technically access can be provided, but again it would result in a significant change of character reflecting its rural context.

There are no footways to the village, only links south to an urban context beyond the roundabout and A259. There are no footways all the way into the village along Hoe Lane northwards. In effect the houses encroach into the neighbourhood but the transport links turn their backs on it, impacting upon it without any benefit.

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No transport integration

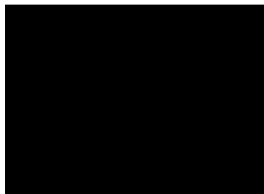
north.

I note that there are considerable numbers of local objections to this proposal and in an era of 'localism' and a neighbourhood plan the application must be refused.

Please lodge my client as a strong objector to this scheme.

If officers were minded to support this application, then I would request that it is reported to Committee in the light of the high profile nature of the application in this local area, and please keep me informed.

Yours sincerely,



Andrew Beard MRTPI
Director

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