

Sandra Edwards

From: Amanda Scholes on behalf of Planning.Responses
Sent: 27 July 2017 08:36
To: Planning Scanning
Subject: FW: Y/40/17/OUT OBJECTION
Attachments: landscape appraisal doc..docx

-----Original Message-----

From: Simon Davis
Sent: 26 July 2017 11:10
To: Planning.Responses
Subject: FW: Y/40/17/OUT OBJECTION

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
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Internal: 37874 | External: +44 (0) 1903 737874 | E-mail: simon.davis@arun.gov.uk Visit Arun's web site at www.arun.gov.uk P Save the environment - think before you print.

-----Original Message-----

From: Jules Rogers [REDACTED]
Sent: 26 July 2017 11:10
To: Simon Davis
Cc: [REDACTED]
Subject: Y/40/17/OUT OBJECTION

Please find and read the attached documented objection to this application Thank you.
J Rogers

**Application Y/40/17/OUT Bonhams
Response to Landscape Appraisal (April 17) PR121167LANDAPP**

Dear Mr. Davis

I am registering a specific objection to this document, which forms part of the outline proposal for application Y/40,17/OUT

- 1) The document is entitled *Bonhams and Flints, Hoe Lane. Flansham Felpham*.
- Although geographically close, Flansham is a distinct entity, entirely separate to Felpham. It falls within the aegis of Yapton Parish Council. Entitling this report in this way could lead to the misapprehension that the proposed buildings, which are like in kind to those of recent developments in Felpham, are appropriate to Flansham, which they are not.
- Flansham is a small and ancient hamlet of just 50 houses clustered around a single lane (Hoe Lane). It is set in an agricultural landscape and has many agricultural buildings, some of which are converted to houses. An isolated development of 34 houses situated at the very entrance to Hoe Lane, as proposed in this development, would be totally out of keeping with the setting and nature of its surroundings and of Flansham itself.

Page 3 point 1.5 states:

Another residential development has recently been completed to the South of the site. The recent development is comparable to the proposed development therefore the introduction of this development would not be unfamiliar within the receiving landscape.

- The cited 'recently completed development to the South' is not within Flansham but forms part of the neighbouring village of Felpham.
- The A259 Bognor Relief Road forms a clear, distinct and difficult-to-cross barrier between Flansham and the cited recent development.
- The buildings within Flansham (consisting houses and agricultural buildings) that are adjacent to, and within the immediate area of, the proposed development are individual in character, of varying ages, many with historic flint and brick walls. They bear no resemblance whatsoever to either the buildings proposed or to those in the recently completed Felpham development.

Page 6: Viewpoint 1 states:

The introduction of the proposed building types would be comparable to the type of development that exists to the south of the site.

- This misleading statement is repeatedly used throughout the document and appears beneath every photograph submitted. Whilst the building types proposed would indeed be comparable to those of the Felpham site cited, they are not comparable to the buildings of Flansham or the setting of the proposed development.

Viewpoint 3 states:

The proposed access road will be located where this view is taken.

- Which is it to be? Other documents cite that the entrance to the proposed development will be where Bonhams gates currently stand.
- Both of these proposed entrances are situated at the most dangerous section of Hoe Lane, where the road narrows into a tight bend coming straight off the A259 roundabout. Objections to this proposal from Flansham residents repeatedly give experiential examples of the dangerous conditions that they have encountered on entering and leaving Flansham; residents have learned to approach this section of Hoe Lane with extreme caution and have so far avoided accidents but the addition of additional traffic, potentially 60 + cars, entering and exiting the proposed development at either of these points would present an increased danger to pedestrians, cyclists and drivers.

Viewpoints 5, 6 and 7:

- These photographs are taken from sites at such distances from the site, and/or in locations where even the existing buildings of Flansham are not visible. The clearly show that Flansham is a 'hidden hamlet', entirely surrounded by agricultural land and green lanes. The proposed development would change this forever.

I ask that these valid objections to this document and to this outline planning application be taken into account when the application is considered.

Yours Sincerely

J. Rogers

