

Sandra Edwards

From: Charlotte Burrows on behalf of Planning.Responses
Sent: 27 October 2017 10:22
To: Planning Scanning
Subject: FW: Y/40/17/OUT – Bonhams, Hoe Lane
Attachments: Conservation Y4017OUT.DOC

Please upload as consultation response
Thanks

From: Simon Davis
Sent: 26 October 2017 11:22
To: Planning.Responses
Subject: FW: Y/40/17/OUT – Bonhams, Hoe Lane

Conservation Officer comments

Kind Regards

[Simon J Davis](#) MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, [Arun District Council](#) |
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From: Clare Dales
Sent: 25 October 2017 11:45
To: Simon Davis
Subject: Y/40/17/OUT – Bonhams, Hoe Lane

Dear Simon

Please find attached my comments for the proposed at Bonhams – In short, too many houses on the fringe of a hamlet...

Please let me know if you'd like more/less/different input at this stage.

Regards

Clare

Clare Dales – Principal Conservation Officer, Planning Department, Directorate of Place, Arun District Council |
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**ADC Planning Consultation
Conservation/Design Officer Response**

Application Number	Y/40/17/OUT
Address	Bonhams, Hoe Lane
Description	Outline application with some matters reserved (access only) for the erection of 34 No. dwellings with access from Hoe Lane, Flansham
Case Officer	Mr S Davis
Date	25.10.17

The proposal is for the erection of 34no. dwellings with access at the Southernmost limit of the hamlet of Flansham.

The hamlet is a good example of a coastal hamlet, with an ancient core, and a succession of building styles and types along Hoe Lane. The hamlet is relatively untouched and complete in form, with a relatively dense. Flansham presently consists of just 50 houses, of which 4 are listed and 5 are locally listed. The character of the hamlet is of an increasingly looser distribution of buildings to the North as the urban/hamlet form recedes to agricultural land; also to the South along Hoe Lane, where properties are well set back in isolated plots, well screened with dense vegetation, including mature trees. Materials such as flint, brick and a variety of architectural styles and periods contribute to the character, and although typical of the area, are special in their contribution to the hamlet as a whole.

The visual character of the hamlet is a generally more dense to the core and less dense along Hoe Lane to the West and the East, where the road would have historically continued along Worms Lane. This point, and the subsequently built A259, form a natural boundary between the modern estates to the South of the A259, and the semi-rural coastal hamlet of Flansham.

Bonhams, although unlisted is historic, as is 'Flints' and sit within an ANA . It is considered that the proposal of 34 homes would not be in accordance with the character and form of the existing hamlet as there is a natural recession of density from the historic core towards the East where the present. Bonhams house stands. The house stands in mature gardens/parkland with mature trees and forms a natural boundary to the hamlet. It is considered that to introduce high density housing at the hamlet edge would be at odds with the current urban grain. It would remove the sense of transition from urban/semi urban to hamlet core travelling West, and remove the effect of gradually moving away from the hamlet core travelling East. In addition to the homes themselves, the removal of mature

trees, necessary hard landscaping, parking provision lighting and other measures would intrude on this 'edgeland' setting.

Therefore the proposals do not meet NPPF (Section 12 paragraphs 58, 60 and 61), where developments should:

- establish a strong sense of place;
- respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
- address the connections between people and places;
- integrate with the historic environment; and
- promote or reinforce local distinctiveness.

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. The density of urban form lessens along Hoe Lane, so a much lower density of homes, of individual character design and palette, set amongst mature planning and set away from the road is more likely to be acceptable. These should be of high quality design, and respond to the setting so they make a positive contribution to the hamlet.

Clare Dales
Principal Conservation Officer
Arun District Council