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Mr S Davis
Principal Planning Officer
Planning Services
Arun District Council
Arun Civic Centre, Maltravers Road
Littlehampton
West Sussex
BN17 5LF

24 November 2017
Our Ref: RR/17003

Dear Simon,

BONHAMS, HOE LANE, FLANSHAM – OUTLINE PLANNING APPLICATION REF. Y/40/17/OUT – AMENDED APPLICATION

Further to our recent discussions, please find enclosed a cd containing the amended site layout plan and supporting documents for the above application. These have been amended to reflect the change in the proposed development to the erection of 23 dwellings (from the previous 34 dwellings), with access from Hoe Lane.

The material included on the cd is as follows:

- o Proposed Site Plan 17-071-003D May 17
- o Design and Access Statement Nov 17
- o Transport Statement PAHL/17/3615s Nov 17
- o Flood Risk Assessment D1298/FRA 1.3 Nov 17
- o Noise assessment 3287/001R/4-0/TOB Nov 17

Could the enclosed plan and documents be formally substituted for the equivalent submitted plan and documents please, so that the application proceeds on the basis of the amended proposal for 23 dwellings. All of the other submitted documents have not needed amending – that is the ecological reports (x 4), the tree report and plan, the archaeological assessment and the landscape appraisal - could these remain as part of the application please.

As we have discussed, the changes to the number of dwellings and to the layout result in a lower density and looser, more spacious character of development. This gives a better relationship to the existing Bonhams property and would ensure that the part of the development closer to (and visible from) Hoe Lane has a character complementary to that of Flansham village, in response to the Conservation Officer's comments. The changes



RTPI

Registration of special interest

Chartered Town Planners



UKAT Registration No: 110307501

also result in a substantial increase in the amount of open space to be provided. The open space now totals approximately 5900 square metres, well in excess of the requirement of the higher open space requirement that the Council is now applying.

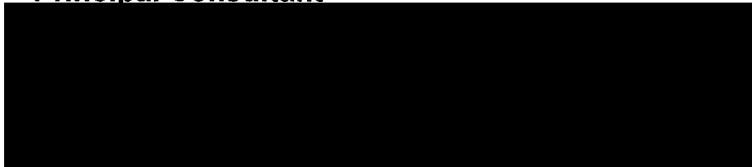
As indicated in the submitted Design and Access Statement, the Bonhams site performed well in the ADC HELAA November 2016, with no major constraints and good accessibility to facilities, job opportunities and public transport. As a result the site was judged as suitable in principle for housing development with a potential yield of 39 dwellings. The 23 dwellings now proposed is a substantial reduction on this projected yield, reflecting better protection of existing trees on site, increased provision of open space and the need for the development to compliment the character of Flansham.

If you have any queries or problems please ring or e-mail.

Yours faithfully,

A large black rectangular redaction box covering the signature area.

Robin Reay
Principal Consultant

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