

Jamie Ambrose
Holly Tree Cottage
Hoe Lane
Flansham
PO22 8NT

Your Ref: OWPC24678
Our Ref: Y/77/19/OUT 06-09-2019
Please ask for:
Mr S Davis

23rd October 2019

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Application for Outline Planning Permission for erection of ten dwellings with access from Hoe Lane. Resubmission of Y/20/18/OUT - This is a Departure from the Development Plan
Land south of Hoe Lane Flansham

Thank you for your internet representation made on 22nd October 2019 which has been recorded as '**an objection**' with the comments as follows:

Dear Mr Davis,

I write to object to Y/77/19/OUT for 10 houses at the entrance to Hoe Lane, Flansham, submitted by Whaleback Ltd.

While the proposed ecological measures (swales, orchard, permeable surfaces) and design reference are an improvement over previous applications, the number of homes proposed is still at odds with Flansham hamlet, which, as was agreed in the official response to previous application Y/40/17/OUT, has an 'historic semi-rural character and is made up of low-density development in the form of medium- to large-sized detached dwellings, farm buildings - and dwellings converted from farm buildings.' The report also stated that the northern edge of the A259 was landscaped specifically 'to soften the transition into the more rural land to the north'.

As you know, the Conservation Officer's report for previous application Y/40/17/OUT states: 'to introduce high-density housing at the hamlet edge 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. Concerns are raised in respect of the removal of any trees... and other measures which would all contrast with the current character of this 'edgeland' location ...any development here should respect the form of the existing hamlet edge and therefore be limited to dwellings and plots of a similar size to Bonhams, Flints, Jem House, Chessels...'

At 20% of the hamlet's total number of homes, the proposed density of 10 houses is still greater than Flansham's core; this development would insert an inappropriate 'second core' directly into the edgeland, which should remain a transition zone, ergo it is still unsuitable. It also contradicts several of the 'Ten Characteristics' set out in the 2019 National Design Guide, including context (a second core will not 'relate well' to the existing hamlet and have no positive influence on context), identity, movement, nature (proposed drainage does not balance loss of existing mature trees), and uses/social inclusion (it swaps a separate mini-estate for an intrinsic edgeland within an established hamlet).

Most objections I made to Y/40/17/OUT and Y/20/18/OUT remain valid for Y/77/19/OUT, including the impact on the sole entrance to the hamlet. Despite what WSCC and Highways England maintain, it would be severely compromised. All residents, including parents with schoolchildren, our local childminder and full-time employees forced to use the ever-more-trafficked A259, would suffer.

Additionally there is the Arun District Full Council meeting (18 September 2019) vote of 'no-confidence' in the current Arun District Local Plan, due to what it considers overdevelopment on the Arun coastal plain threatened by a climate emergency. Flansham is within the coastal plain. Any development here is already a departure from the existing development plan, and is also outside the agreed built-up area plan; it should therefore not be considered even for a 'small development'. There is also the formal application for conservation status for Flansham, still in the hands of Arun District Council's Conservation Department, where it has been since being submitted by Flansham Residents Association over two years ago, but still awaiting a decision. Given these two considerations, I cannot see how any development applications in Flansham should be considered by ADC until a) a new Local Plan is agreed upon that fully takes into account climate change measures and the impact of development on the area, and b) the long-running application for conservation status has been decided.

Thank you for your consideration.

Yours sincerely,

Jamie Ambrose

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Neil Crowther
Group Head of Planning