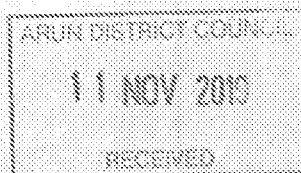


Victor Coutin
Bonhams
Hoe Lane
Flansham
PO228NP



Simon Davies
Arun DC Planning Department
1 Maltravers Road
Littlehampton
BN17 5LF

28th October 2019

Dear Mr Davies

Reference Planning Application Y/77/19/OUT

Quite frankly I am astonished at the contents of some of the objection letters that have been submitted to Arun much of which is erroneous.

I would agree with Mr Adames statement that Flansham is a jewel, that is why I have resided there for nearly 20 years. First off in Willows and more recently in Bonhams. Both of these properties were tired effigies of their former self. That is until I completely refurbished every square foot of both of them. I significantly improved the visual and internal aspect of Willows to the benefit of the Hamlet and transformed the Bonhams Estate at a cost of over £600,000. Turning a tired country house into a magnificent residence and converting what was a derelict garage and accommodation building into a stunning country cottage. For Mr Adames to describe Bonhams as a "sad place" is preposterous and quite simply untrue, but no surprise!

After making such a significant investment in Bonhams I certainly wouldn't want to devalue it. The addition of 10 luxury residences built by an Award-Winning Developer would not do so. On the contrary it would transform what is a scrubby paddock into a very desirable area and add some new life into the Hamlet. The development site after construction would be completely indivisible from Hoe Lane. Equally the entrance is only a few yards into Hoe Lane, what possible harm can this proposed development cause to the tranquillity of the Hamlet?

Mr Adames also uses the words "profit driven", I do not deny the development would return a comfortable profit but there is nothing wrong with an honest profit. I ask what Mr Adames purpose was other than "profit driven" when he converted some attractive farmyard barns into a commercial/business estate together with selling off a significant part of his land for residential development. Surely this was the most damaging development in the hamlet's 300-year history? The tranquillity and visuality of Hoe Lane were obviously not top of Mr Adames agenda when he made this decision. I am confident that Mr Adames would be unwilling to confirm to the local community that he will not sell any more of his Flansham farmland to enable development of new housing or for commercial or recreational purposes. Let us put the question to him?

Turning to one of the objections regarding access into Bonhams. Several years ago, I made a Planning Application to move my gates 30 yards up my drive. The then current layout could have caused a hazard if 2 cars were waiting for the electric

gates to open. This hazard was completely removed when the gates were relocated. There is now unrestricted free flow through the main Bonhams entrance as there would be for the new development, quite safe. I also note under the previous applications for the site, WSCC Highways have had no issues with respect to the access onto Hoe Lane for the proposed development.

Interesting to point out that the main objector to my gate move was...yes, you have guessed it... Mr Adames. To garner objections from the Hoe Lane residents Mr Adames erroneously suggested to them that the reason I was moving my gates could be because I was considering building a car dealership on the Bonhams land, a ridiculous suggestion. Why he would suggest this is surprising when he clearly knew this could not be possible??

One final point, it was inferred that if 10 houses were built on the development site the next move would be to demolish Bonhams and build more. This would certainly not be the case. Under my ownership Bonhams would never be threatened and I would be quite prepared to offer a covenant against this to restrict any further development by any future owner on the Bonhams site.

Yours sincerely

A solid black rectangular box used to redact the signature of Victor Coutin.

Victor Coutin