

John Trott
Springwood,
Ham Manor Way,
Angmering
BN16 4JQ

Your Ref: OWPC15934
Our Ref: A/176/17/PL 12-09-2017
Please ask for:
Mrs A Gardner

24th October 2017

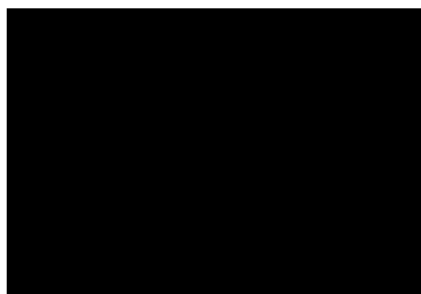
Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

2 No. dwellings. This application affects a Public Right of Way. This application is a
Departure from the Development Plan

Land between Badgers & Ashurst Ham Manor Way Angmering

Thank you for your internet representation made on 24th October 2017 which has been
recorded as '**an objection**' with the comments as follows:



October 24, 2017
Mrs A Gardener,
Case Officer
Planning Dept
Arun District Council
Arun Civic Centre
Mailtravers Road, Littlehampton.
West Sussex BN17 5LF

Dear Mrs Gardener,
Ref: A/176/17/PL - Application for 2 houses adjoining land at the 9th tee Ham Manor Way

*I am writing in connection with the above planning application and wish to register my
objection to the building of two houses on the site as detailed in documents accompanying
the application.*

*Firstly, the location, number and size of the plots shown on A/176/17/PL are radically
different from those shown on the two previous outline permissions A/62/49 and A/2/57
and as such invalidate the justification submitted by the applicant that he is in possession
of a valid outline planning permission.*

*Secondly, my understanding is that Ham Manor GC is designated as a green space and
as such is protected by the Angmering Neighbourhood Plan and is also defined as green
space and Countryside within the Arun District local Plan. What is the purpose of these
plans if they do not afford the community the protection they were designed to provide?*

Other more general objections are:

Ham Manor Way is a public Right of Way and as such is used by many villagers and

residents for recreation and walking of dogs. Building of the two houses, with relatively wide frontages, would greatly diminish the striking views afforded across the golf course towards Poling church and the open countryside beyond.

The site in question is a low lying area located in the run off area for water coming off of Ham Manor Way and often leads to local flooding of land in front of the 9th tee as well as on the right of the fairway approaching to the 1st green. Building of houses where outlined could possibly result in greater flooding of the areas mentioned.

Were the planning permission to go forward, then the golf club plan to move the 9th tee forward and in doing so, will bring a number of properties into range of golfers hitting off the 9th tee. These properties were hitherto protected from golf balls driven off of the 9th tee. I am not sure how this will be handled from a Health and Safety standpoint.

I notice that HMGC Ltd has written in support of the application inferring that the long-term viability of the Club is dependent upon the granting of this planning application. However, you should be aware that the Club has turned down substantial offers for the development of the club car park that would, avoid any necessity to build at the 9th tee. The proposed car park development would provide in excess of 24 dwellings, not impact upon the established green areas and, above all, go much further to achieve the government's house building targets.

Declining golf club membership is a fact of life and throwing £3M at the problem will not overcome the issue and moreover, should not be used as a justification for the granting of planning permission.

Kind regards

John Trott

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

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