

Sandra Edwards

From: Amanda Scholes on behalf of Planning.Responses
Sent: 24 October 2017 09:07
To: Planning Scanning
Subject: FW: A/176/17/PL OBJECTION

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From: Sue Bowley **On Behalf Of** Planning
Sent: 23 October 2017 17:20
To: Planning.Responses
Subject: FW: A/176/17/PL OBJECTION

Sue Bowley | PA to Director of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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Save the environment - think before you print.

From: james mimpriss [REDACTED]
Sent: 23 October 2017 17:20
To: Planning
Subject: A/176/17/PL OBJECTION

Good afternoon

I have tried three attempts to enter comment for my objection to planning A/176/17/PL. Which only has a few days left till closing which concerns me.

My comment from my word count states 3780 characters with spacing. The message on your website states "comment must be less than 3,800 characters"

Please will you add my comments and confirm these have been added or advise me what I need to do.

Many thanks

Yours sincerely

James

Mimpriss

Helios
Ham Manor Way
Angmering
West Sussex
BN16 4JQ

I object

- The land in question and surrounding land, Ham Manor Golf Club (HMGC), is in an area which is protected by being part of Arun Green Infrastructure.
- Arun Local Plan 2012 provides a Built-up Area Boundary for Angmering. Therefore this development is outside and would encroach into open countryside. No affordable housing allocated in the application which excludes the development from being an Exception Site. Ham Manor Way (HMW) does not have any infills.
- The applicant claims that the site has two previous outline planning permissions. However, this does not include the northern planned house and is located in the middle of the planned site allowing an open space to the North and South. The outline planning permission does not extend to the full plot depth as shown on the application; therefore leaving a very small back garden. Extending the plot will be taking land which is defined as Local Green Spaces and categorised as Historic Parkscape.
- The Chairman of HMGC endorses this sale of land as necessary club financial needs. HMGC has alternative sites to develop and other saleable assets, and has not taken all reasonable steps to retain the present use of Local Green Spaces and its community value.
- On the 10/10/17, myself and four other residents attended the Angmering Parish Council meeting. The committee objected on the grounds of building on Local Green Spaces and that this land is a valued community asset. Even though one of their Councillors of their committee declared a conflict of interest (Director of the HMGC), he put a case together based on the previous planning permissions ref A/62/49 and A/2/57 and discussed at length about a certificate of lawful development A/65/11/CLP, which applies to plots 40,44,46. Despite these plots being located on the other side of the golf course, he tried to persuade the committee that the same rule applied. However, he never mentioned that the proposed plots were bigger and not covering the northern dwelling, which was misleading and inaccurate.
- HMW is also a public footpath for Angmering residents, with a large number of people using the footpath for access, recreation and admiration of the Historic Parkscape. HMW is a narrow road with no pavements, pedestrians have to step off the road onto adjoining land or gaps to avoid reversing lorries since the road has no turning points. This poses a H & S risk during construction and the proposal for 12 more cars on HMW.
- The properties proposed will result in an increased H & S risk to existing properties on the 9th, to the South, as the 9th Tee will have to be moved, which will create a new hazard to existing properties who previously were "Out of Range" to wayward Golf Balls. The proposed properties themselves will be exposed to wayward shots from the 1st Tee 2nd shot. I am very concerned that a risk assessment was not included in the planning application to mitigate these dangers.
- Being big houses on small width plots will result in no spaces in between each property (Street Scene).
- Historically the land and the road are prone to flooding, since it is at the low point of HMW. The site is identified as surface water flood area in the Angmering NP. This is also locally well known as the golf course is often closed during the wet periods.
- For Angmering & HMW residents the area is of high community value, both in itself and part of the experience of viewing a historic park. The access along HMW is regularly used as a footpath for walking and recreation and this will be diminished by the proposed development. The impact of replacing the open concept and views across the golf course with building two full width dwellings will significantly impact by reducing the open outlook currently available and enjoyed by many in the community.