

Roger P Mowat
Maraval, Ham Manor Way, Angmering

BN164JQ

Your Ref: OWPC15936
Our Ref: A/176/17/PL 12-09-2017
Please ask for:
Mrs A Gardner

25th 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:

I have lived here for 30 years. When I purchased it the attraction was the open spaces. This proposal is not consistent with the Angmering Neighbourhood Plan 2014-2029 (ANP) which has been "made" by Arun District Council, regarding Policy HD 1 (Built-Up Area Boundary) and CLW2 (Protection of Open Green Spaces). It could also be inconsistent with EA3 (Flood Prevention). In addition Ham Manor Golf Club is identified in the ANP 2014-2029 as Local Green Space meeting all the Definitions of Green Infrastructure listed in Appendix 3 of the Arun Green Infrastructure plan 2012. The land is being sold by HMGC, subject to Planning Permission, but has other assets to call upon. HMGC has not taken all reasonable steps to retain the present green space of community value. The Application is not consistent with A/2/57 which the A/176/17/PL goes beyond the limits of A/2/57 which only indicates plots the depth of Ashurst and extending from Ashurst not from Badgers and terminating before Badgers, requests much larger plots and spreads into protected green space. Similarly A/176/17/PL relies on the Certificate of Lawful Development A/65/11/CLP which is a private garden. Ham Manor Way is a narrow road with a public footpath along it's length. A/176/17/PL not only poses a Health and Safety issue through it potentially being built, with considerable earth movement and other vehicles, but proposes 12 car spaces which considerably increases the Health and Safety issues on Ham Manor Way as there is no pavement. Trees and hedges are impacted as indicated in A/176/17/PL. The whole site in question is not only identified as a protected green space but is clearly not a strategic site nor an identified "small site." The land is also prone to flooding as is the road, which is at a low point of Ham Manor Way. The site is identified in the Angmering Neighbourhood plan Appendix A: Maps, Map A5. Our understanding is that this area is ancient parkland and would never be built on.

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