

Mr Brian Beach
Longview,
Ham Manor Way,
Angmering
West Sussex
BN16 4JQ

Your Ref: OWPC15938
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 refer to information presented by a Councillor at the Angmering Housing, Transport and Planning Committee Meeting on October 10th who, having declared a conflict of interest being a member of Ham Manor Golf Club (HMGC) Council of Management, still chose to speak to the Meeting to support and endorse the application. [HMGC are selling the land in question subject to planning approval].

The information referred to is A/2/57, which A/176/17/PL relies on. However, it soon became obvious that there was little relation between the two applications. A/2/57 clearly refers to narrow plots following Northwards from Ashurst, which are the depth of Ashurst and terminate well before Badgers. A/176/17/PL clearly refers to plots following Southwards from Badgers, are the full depth of Badgers and in large part are totally outside the area covered by A/2/57. A/176/17/PL should be refused, even if A/2/57 which it relies on is a valid outline consent, as A/176/17/PL is a totally different site and goes way beyond any possible permission intended or inferred in A/2/57.

The Councillor also referred to A/65/11/CLP to validate A/176/17/PL. However it refers to plots 40,44 and 46 on a totally different site, being a private garden, while A/176/17/PL is an area around the 9th tee of HMGC which is open green space of community value and protected by being identified as Local Green Space in the "made" Angmering Neighbourhood Plan 2014-2029 (ANP) and part of Arun's Green Infrastructure Plan. A/65/11/CLP cannot support A/176/17/PL and indeed any application for a Certificate for A/176/17/PL should be declined as it would compromise Local Green Space.

I would reiterate that A/176/17/PL not only extends beyond any permission that may exist from A/2/57 but also compromises and contravenes the protected Local Green Space which is HMGC and in this case specifically the area around the 9th tee (reference ANP CLW2, Arun's Plans GEN 3 and C SP 1).

Other points to raise include: A/176/17/PL is outside the BUAB (reference ANP HD1, Arun GEN2 and SD SP 2); A/176/17/PL is a speculative development; the risk of wayward golf balls to additional properties on Ham Manor Way as A/176/17/PL results in the tee being moved down the fairway; the risk to the proposed properties from second shots following wayward drives off the 1st; the site is not a strategic growth area and has not been proposed as a "small site"; HMGC has other assets at it's disposal and has not taken all reasonable steps to retain the present use of green space; a number of worthy trees are impacted; A/176/17/PL is in a flood risk area and the road floods, a pond

regularly forms and the golf course can be closed; the construction and other vehicle movement and an additional 12 vehicles will impact the well used footpath along Ham Manor Way which is a narrow road with no pavement; there is no infill on Ham Manor Way only the development of and within plots.

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 to 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