

Robert Forrester
Chilston Cottage
Ham Manor Way
Angmering
West Sussex
BN16 4JQ

Your Ref: OWPC15977
Our Ref: A/176/17/PL 12-09-2017
Please ask for:
Mrs A Gardner

26th 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 25th October 2017 which has been
recorded as '**an objection**' with the comments as follows:

Firstly the site in question is part of Angmering's and Arun's Green Infrastructure and is clearly identified in The Angmering Neighbourhood Plan, Local Green Spaces as Ham Manor Golf Club.

Secondly A/176/17/PL uses A/2/57 but the two sites are not comparable. The former runs from Badgers and are large plots. A/2/57 runs from Ashurst and are small plots which extend nowhere near Badgers.

Further A/65/11/CLP, which A/176/17/PL also uses, refers to a separate area not related to the Green Open Space referred to in A/176/17/PL.

A/176/17/PL also refers to infill but I am not aware of any infill taking place in or around Ham Manor Way. There has been development within the boundaries of original plots, such as the original Four Elms, but spaces have not been infilled.

I am concerned about the losing the benefits of the Open Green Space which I believe is enjoyed by other residents and very many of the general public who use the footpath along Ham Manor Way and would expect it to be protected via the Neighbourhood Plan, which is supported by 96% of Angmering residents, and Arun policies. If these things are not respected why did we bother to produce them.

Ham Manor Golf Club who still own the land in question have other things they could use to raise funds and are in discussion with developers regarding the sale of a car park which is believed to raise significant funds.

Again, supporting the Angmering and Arun policies, A/176/17/PL is outside the BUAB.

Safety is of concern to me and for residents and the large number of people and children using the footpath. There is no pavement and the additional traffic, especially for new builds, will be considerable. Moving the 9th tee if permission is granted will also expose new properties to risk from wayward golf balls and the proposed properties will also be exposed.

Flood risk has to be a consideration as the road by the proposed site is the low point of Ham Manor Way and the road floods onto the green space. Also a pond is a regular feature of the area and the golf course can be closed in the area.

Why ruin a beautiful spot for what can only be seen as a speculative development.

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