

P J Russell
4 East Drive
Angmering
West Sussex
BN16 4JH

Your Ref: OWPC15978
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 '**support**' with the comments as follows:

*As a resident on Ham Manor and member of the Golf Club dating back to 1961 I wish to
support this application. I believe the applicants have made a sound case for its approval.*

Some points merit note:

*Surely obvious to any golfer, moving the 9th tee forward, as required, would completely
eliminate the risk of errant shots impacting properties to the left of the hole which are
currently very vulnerable.*

*Moving the plots further north rather than the site described in the applicant's historical
planning evidence, takes the plots away from the area liable to flood. Current SUDS
regulations would require measures to prevent run-off onto the road. The Golf Club also
have plans in place to install drainage away from this area across to the adjacent water-
course.*

*There is no evidence of adverse impact on the Public Footpath (see response from PROW
group). This is a no through road and carries less traffic than other Estate roads of similar
dimensions having Public Footpaths. There are no pavements on any of our roads.*

*The design of the 2 properties is excellent, the spacing between small but consistent with
the road's street scene where ubiquitous extensions to existing properties has taken them
to the limits of their boundaries.*

*Although technically outside the built up area, there is ample precedent elsewhere on the
Estate where such development has been permitted, viz. currently on West Drive plots,
recently Mulberry Hollow, West Drive terraces,*

*Ham Manor Road, New Road, south side East and West Drive, and notably 5 properties in
Ham Manor Way itself where 5 new houses have been built on plots in what were once
large gardens of older properties. Surely this is just as much "infill" as what is now
proposed.*

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