



Mrs. A. Gardner
Case Officer
Development Control
Planning Department
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

My ref: RLS/18/17/AR
Your ref: A/176/17/PL

23rd October 2017

Dear Mrs. Gardner

Application for 2 Detached Dwellings.
Land at the 9 Tee, Ham Manor Way, Angmering.

I write to you in respect of the above and to raise formal objection on the half of clients who live opposite and adjoining the "9th Tee" at Ham Manor Way, Angmering. You may also receive further objections direct from my clients but I am instructed to deal firstly with relevant associative legal matters arising from this application and, secondly, to summarise their direct objections as discussed with me in respect of this proposal.

It is claimed by the applicant that the site has the benefit of two previous outline planning permissions in respect of development on the Ham Manor Estate under reference A/62/49 and A/2/57. These are expressly relied upon in the opening sentence of the Design and Access Statement submitted on behalf of the applicant, and also referred to in an email to you. Examination of the reliance on these two documents shows, however, the site as subject to the outline permission clearly excludes the northern dwelling within this proposed site. The site of 2 units is to the middle of the site and to the southern end and the northern end is otherwise shown on this application as being undeveloped.

Secondly, the outline permission does not extend to the full plot depth as shown on the application but is significantly shorter, in comparison leaving only approximately 2 metres depth back garden for the unit as now submitted under this application. Accordingly, in the context of the historic outline permissions, notwithstanding that this is now submitted as a full application, they cannot now be relied upon by the applicant in endorsing his current application.

Also, as the site itself is located within the definition Countryside in the Arun District Local Plan and also in the Angmering Neighbourhood Plan as Local Green Space compliant with

Arun's green infrastructure requirements, it follows that permission should now be refused when examined against either Plan.

Finally, the site and the adjoining roadway are shown as areas where flooding occurs within the Angmering Neighbourhood Plan which must clearly have an impact on any development as now proposed and within the application (as submitted) no details are provided to address how these matters are to be dealt with.

If in the alternative your Council is minded to approve the application on the middle plot consistent with the granting of the two outline planning permissions the depth of the plots will have to be reduced consistent thereto. This may also raise another matter if the unit is to be moved forward as this will clearly affect the ability of the site to provide the level of on-site car parking currently provided. Finally, it also needs to address and resolve the surface water drainage both over this site and also in respect of the adjoining highway where clearly water disperses from the highway onto and through these two plots as water passes to a low point on the Course to help minimise the totality of that effect.

The last matter to consider on this site is that if you were now minded to grant planning permission what happens the remaining third of the land to the south otherwise excluded from this site? As matters stand this would still have the benefit of the outline permission and no opportunity is offered within the submitted scheme at all to negate its implementation. The Ham Manor Golf Club have not resolved to submit the application and whilst they may have the intention of not using the land for development this matter must now be properly resolved to effectively remove the benefit of this outline consent over this parcel of land. No progress can be made on any application on the centre part of the site or worse on the centre and northern part of the site until this matter is properly dealt with and the benefits arising from these two historic outline planning permissions clearly revoked. I would also add that this southern parcel is excluded from the application site and cannot therefore in my judgement be dealt with by way of a legal agreement as it is simply not before your authority to consider as part of this application.

I now turn to examine my client's more general concerns over this proposal. Ham Manor Golf Club is supporting this application as the owners but they have other potential sites for development and they have not chosen to offer or promote these sites as alternative opportunities. To develop this countryside location in a manner which today is clearly contrary to policy we maintain that these other sites should also be evaluated first and publicly with the potential outcomes fully examined before even considering A/176/17/PL.

One issue of slight concern is that on the application forms reference is made to the potential impact upon trees. I am not entirely sure which trees are referred to but clearly any loss of trees as a result of this development, either within the application site or adjoining, is clearly matter of concern. I am also concerned about one very large and very attractive tree which overhangs the site (the northern plot) and I will be writing to you again in the next few days on behalf of the owner of that tree to express his concern.

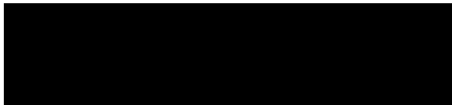
For Angmering residents the subject area is of high community value both in itself and part of the experience of viewing what is defined to be an historic park scape. The access along Ham Manor Way, which is a public RoW is regularly used as a footpath for walking and recreation and this will be diminished by the proposed development. There is concern over the potential increase in adding dwellings and removing the ability for pedestrians to utilise this parcel of land in an area where there are no pavements whilst, at the same time, adding up to a further 12 cars (plus movements) per day on to the highway and RoW.

Finally, of course there is the impact of replacing the open concept and views across the golf course with the introduction of two full width dwellings which will significantly impact by reducing the open outlook currently available, especially, on the outlook enjoyed by residents living opposite the development. It is also worth noting that the overall width of the units is significantly wider than many in the area, with less sense of space either side. Sadly this is further emphasised by the lack of planting to soften their appearance, with the result being that these units now appear wholly out of character in this location. The width of the site is clearly vitally important in context and much smaller dwellings on similar plots are required here to ensure that your Councils Planning Policies are satisfied.

The last matter I would raise with you now is that in the e-mail to you this site is described as "plot 7, 8 and 9" from the historic permissions. In looking at the details submitted from those permissions I would maintain it is just plots 8 and 9 and repeat again that these are of smaller depth at the southern end of this site with the northern element shown not to be included within those permissions retained as an open area.

There are numerous reasons all fully substantiated as to why my clients believe this application should be rejected and I would ask you now to support these objections to this development and recommend that permission is refused..

Yours sincerely,

A black rectangular box redacting the signature of R.L. Stubbs.

R.L. Stubbs