



Mr T Linkhorn
Ilex Cottage
Ham Manor Way
Angmering
West Sussex
BN16 4JQ

Mrs A Gardner
Planning Department
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Dear Mrs Gardner

I write to object to application A/176/17/PL.

The Arun booklet "How to respond to planning applications" states on page 5 that the council has to consider a planning application in the light of policies in the Development Plan (that is the District Council's local plan 2003, the Emerging Local plan and the Neighbourhood plan) and any other material considerations.

The application is not consistent with The Angmering Neighbourhood Plan 2014-2029 in that the area is outside the Built up Area Boundary and on land designated as Local Green Space and Historic Parkland where development will be resisted.

It's not consistent with the Arun Local Plan 2003 regarding Gen 2 (Built up area boundary) Gen 3 (protection of the countryside) and Area 5 (protection of Open Space) This forms Arun's Green Infrastructure Network upon which ARUN STATE THEY WILL NOT PERMIT DEVELOPMENT unless strict criteria are met, which the application does not.

Flooding is a material consideration. The site is identified in the Angmering Neighbourhood Plan as an area where flooding occurs. (Map 45) Any development will have to make provision for flood management prevention works. No measures are detailed in the application. The southern end of the land floods, forming standing water over a wide area..

There is a considerable dip in the terrain which forms a pond, retaining water that might otherwise cause more extreme flooding in the road and surrounding properties. Please find photographic evidence supporting my concerns. With the advent of more concrete there is an increased risk of surface water flooding as the proposed land is the lowest point on Ham Manor Way.

Another material consideration is Highway safety and Traffic. Ham Manor Way is a narrow road with no pavements and is a Public Right of way. The new development will cause a significant increase in car and construction vehicle journeys (large vehicles have to reverse down the road). This would diminish highway safety and cause health and safety concerns for pedestrians using the footpath. The footpath in Ham Manor Way connects with a network of other footpaths in the area, notably going from and to Angmering Village.

Over the period of a year, the public footpath encourages many thousands of walkers, runners and people of all ages, together with local families and their friends enjoying Ham Manor Way.

There are children living in Ham Manor Way, and because the road is narrow and without the additional safety of any pavements, it should be understood that all pedestrians are at risk from traffic and there are real Health and Safety Concerns.

Material Consideration, Impact on the appearance of the area:

The open spaces in Ham Manor Way are of considerable beauty and any development would impact this unique land at the ninth and totally ruin the view of the protected countryside. The proposal will effect the environment and the amenities of local and neighbouring occupiers. For Angmering residents and occupiers the area in question is of community value, especially considering the thousands of people using the footpath for access and recreation and enjoyment of the Historic Parkland which will be lost to all if developed.

Material Consideration, The Planning History of the Site:

It is understood that part of the land that this application applies, has existing outline planning consent A/2/57. The size of plots in the original permission are smaller and only two plots to the southern end of the site have the benefit of the old consent. The plot applied for at the northern end next to Badgers has no historic consent.

I am concerned about the letter of the 26 September to Anita Gardner from Richard Smith. The writer seeks to pursued the recipient that the land has existing active consent by presenting inaccurate and misleading information. I can also confirm that I had a meeting with the duty planning officer Richard Temple at 9.15 on Wednesday 13 September. Richard informed me after a short delay, going up to the office, that there was no previous consent on the land. The land would not be treated as infill and that since it was not included in the Angmering or the Arun Plans it would in principle be refused. Since this application is not consistent with the original outline consent and is outside your development plan, I respectfully ask that it be refused.

Yours sincerely

A large black rectangular redaction box covering the signature of Mr T Linkhorn.

Mr T Linkhorn





