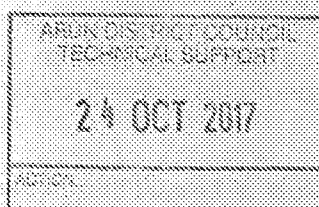


5.00m

Helios
Ham Manor Way
Angmering
West Sussex
BN16 4JQ



23/10/2017

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

A/176/17/PL

Dear Mrs Gardner

I am writing to object to the planning application A/176/17/PL, two detached dwellings 9th, Ham Manor Way. My objection are listed below.

- The land in question and surrounding land, Ham Manor Golf Club, is in an area which is protected by being part of Arun Green Infrastructure plan 2012.
- Policy Gen 2 of the adopted Arun Local Plan provides a Built-up Area Boundary for Angmering. Therefore this development is outside and would encroach into open countryside. There is no affordable housing allocated in the application which would exclude the development from being an Exception Site. Ham Manor Way (HMW) does not have any infills.
- The applicant claims that the site has two previous outline planning permissions ref A/62/49 and A/2/57. However, this does not include the northern planned house and in fact is located in the middle of the planned site allowing an open space to the North and South. Secondly, the outline planning permission does not extend to the full plot depth as shown on the application; therefore leaving a very small back garden. Extending the back garden will be taking land which is defined as Local Green Spaces and also categorised as Historic Parkscape.
- The Chairman of HMGC endorses this sale of land as necessary club financial needs. HMGC has alternative sites to develop and other saleable assets, and has not taken all reasonable steps to retain the present use of Local Green Spaces and it's community value.
- Angmering Neighbourhood Plan (ANP) . On the 10th October 2017, myself and four other residents attended the Angmering Parish Council meeting (Housing, Transport and planning Committee). The committee objected on the grounds of building on Local Green Spaces contrary to ANP and that this land is a valued community asset. Even though one of their Councillors of their committee declared a conflict of interest (as he is a Director of the HMGC), he put a case together based on the previous planning permissions ref A/62/49 and A/2/57 and discussed at length about a certificate of lawful development A/65/11/CLP, which applies to plots 40,44,46. Despite these plots being located on the other side of the golf course, he tried to persuade the committee that the same rule applied. However he never mentioned that the proposed plots were bigger and not covering the northern dwelling, which was misleading and inaccurate.
- HMW is also a public footpath. For Angmering residents the area in question is of community value, especially considering the number of people using the footpath for access, recreation and admiration of the Historic Parkscape. HMW is a narrow road with no pavements, pedestrians have to step off the road onto adjoining land or gaps to avoid reversing lorries since the road has no turning points. Having the proposed development adjacent to the public footpath, not only poses a Health and Safety risk during construction, but the proposal for 12 car spaces will increases the Health and safety issue on HMW.

- The properties proposed will result in an increased Health and Safety risk to existing properties on the 9th fairway, to the South of the proposed development, as the 9th Tee will have to be moved - which will create a new hazard to existing properties who previously were " Out of Range" to wayward Golf Balls. The proposed properties themselves will be exposed to wayward shots from the 1st Tee 2nd shot. I am very concerned that a risk assessment was not included in the planning application to mitigate these dangers.
- Being big houses on small width plots will result in no spaces in between each property (Street Scene). This would take light for some windows of "Badgers" located to the north of the development.
- Historically the land and the road are prone to flooding, since it is at the low point of HMW. The site is identified as surface water flood area in the ANP, Appendix A: Map A5. This is also locally well known as the golf course is often closed during the wet periods.
- For Angmering residents and Ham Manor residents the area is of high community value, both in itself and part of the experience of viewing a historic park. The access along HMW is regularly used as a footpath for walking and recreation and this will be diminished by the proposed development. The impact of replacing the open concept and views across the golf course with building two full width dwellings will significantly impact by reducing the open outlook currently available and enjoyed by many in the community.

In summary there are many reason why this application should be rejected and I request you consider my comments to refuse application of A/176/17/PL

Yours sincerely



James Mimpriss