

David Parkinson
Ham Manor Golf Club
West Drive
Angmering
West Sussex
BN16 4JE

Your Ref: OWPC22169
Our Ref: A/31/19/PL 01-03-2019
Please ask for:
Mrs A Gardner

12th April 2019

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

1 No. two storey house (resubmission following A/87/18/PL). This application is a Departure from the Development Plan & affects a Public Right of Way.

Land between Ashurst & Badgers Ham Manor Way Angmering

Thank you for your internet representation made on 10th April 2019 which has been recorded as '**support**' with the comments as follows:

Dear Mrs Gardner

I am writing on behalf of Ham Manor Golf Club Ltd in support of this Planning Application. I have previously submitted letters of support for the sale of this land (Ref: A/176/17/PL) and demonstrated the importance of raising cash for investment necessary to sustain the Golf Course. The letters of support from myself and the Treasurer, backed up by an independent Financial Analysis clearly demonstrated how urgent and critical this sale is.

We have reviewed the plans for the house and find it in keeping with the general area, and that it does not distract from the presentation of the Golf Course. The Ham Manor Estate, which surrounds this half of the golf course is characterised by large houses. Indeed, the original planning approval in 1949 specifies a development "with good class houses". A more recent planning approval (A/87/88) was for 21 houses and 6 bungalows. Ham Manor Way is typical of the Estate, with substantial houses on both sides and in particular, in close proximity to this new development. If this proposed house was to be "plonked" (Inspector terminology, not mine) between the few bungalows it would be out of character. Conversely a bungalow on this site, between Badgers, currently being extended (A/145/17/HH) and Ashurst, recently substantially extended (A/115/16/HH) would be out of character. Whilst the Appeal Inspector refused the original application, he did say that he accepts the original application, being a similar build of house "would not appear out of keeping in general terms as this would respond to the dwelling at Badgers".

The Appeal Inspector also recognises the need of the Club to sell this land. He defines the LDC approval (A/212/17/CLP) as a "valid fall back" position, clearly referring to the financial benefit. He goes on to state that given the existence of the LDC "it would be open to the Club to sell the land and secure the funds accordingly". In his summary, in arguing the refusal of the original application, he takes into consideration the fall-back position with an assumption that it will be approved. Application A/31/19/PL is the fall-back position.

In summary, Angmering Parish Council has no objection to this development. Arun District Council has agreed the LDC for this site. The Independent Inspector has given support for a similar development on this site recognising the financial benefit to help sustain the Golf Club. On behalf of the Golf Club and its 800 members I request that these supporting facts are given appropriate consideration and the application be approved.

David Parkinson
Chairman
Ham Manor Golf Club

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

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