

Roger P Mowat
Maraval, Ham Manor Way,
Angmering, West Sussex
BN164JQ

Your Ref: OWPC19365
Our Ref: A/87/18/PL 30-05-2018
Please ask for:
Mrs A Gardner

23rd July 2018

Dear Sir/Madam

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

Erection of 1 No. detached 2-storey, 5-bed dwelling with attached double garage (resubmission following A/176/17/PL). This application is a Departure from the Development Plan & affects a Public Right of Way.

Land Between Badgers & Ashurst Ham Manor Way Angmering

Thank you for your internet representation made on 21st July 2018 which has been recorded as '**an objection**' with the comments as follows:

The site lies in a rural area and the proposal being unrelated to the needs of agriculture, forestry, recreation, the extraction of minerals or disposal of waste, conflicts with policies GEN2 and GEN3 of Arun District Local Plan and policy HD1 of Angmering Neighbourhood Plan which seeks to protect the countryside and ensure the amount of land taken for development is kept to a minimum consistent with provisions of high quality and adequate space within the built environment and to resist the consolidation of linear or sporadic development.

Given the position of the dwellings within the established golf course which is designated as a local green space in the Angmering Neighbourhood Development Plan and that the proposals would represent a prominent form of development which would adversely affect the character and appearance of the area it would conflict with policy GEN7 of the Arun District Local Plan and policies ND5 and CLW2 of the Angmering Neighbourhood Plan.

The application is not in line with the Angmering neighbourhood plan 2014/2029, which is supported by 96% of Angmering residents, in that the area is outside of the Built Up Area boundary and on land designated as Local Green Space, also forming part of Arun's Green Infrastructure Network upon which Arun state they will resist development.

Any development affecting the Green Space will considerably reduce passing areas which are necessary to enable emergency and local authority vehicles to pass down Ham Manor Way.

The applicant already has permission for 2 plots to be developed under A/212/17/CLP in the 9th Tee area which calls for a detailed application to be submitted for design and layout of each plot.

We strongly demand that Arun respect the Neighbourhood Plan, prepared under The Localism Act 2001, and consider favourably the points of objection and reject the Planning Application A/87/18/PL.

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. 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