

John
Springwood,
Ham Manor Way,
Angmering
BN16 4JQ

Your Ref: OWPC19393
Our Ref: A/87/18/PL 30-05-2018
Please ask for:
Mrs A Gardner

26th 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 25th July 2018 which has been recorded as '**an objection**' with the comments as follows:

Dear Mrs Gardener,

Ref: A/87/18/PI - Planning Application Land Between Badgers and Ashurst, Ham Manor Way

I am writing to register my objection to the above mentioned Planning Application for the erection of 1 No detached 2-storey, 5 bed dwelling with double garage.

It would appear that this Application is a partial resubmission of A/176/17/PL previously rejected by Arun District Council in November 2017 on the grounds that the application contravened both the Arun District Plan and the Angmering Neighbourhood Plan.

In November, the Arun rejection decision made it clear that the dwellings were within the established golf course and as such were located on an area designated as Local Green Space. The rejection decision also went on to point out that the proposed dwellings would also represent a prominent form of development, which would adversely affect the character and appearance of the area.

Whilst the applicant has subsequently obtained a Certificate of Lawful Development A/212/17/CPL in respect of two much smaller houses based upon a copy of the original 1957 Ham Manor Estate site development plan, the proposed development is for a much larger single property at variance to the location shown in 1957 plan. In summary, the size and location of the proposed property is not in accord with the CLD granted. Moreover, it is clear that, if successful, then a further application to develop an adjoining plot will no doubt be lodged. It is interesting to note that Angmering Parish Council, in their submitted rejection of A/212/17/CLP commented that: "There is concern that this application has been made in an attempt to circumvent the refusal of permission in the previous application A/176/17/PL and is therefore an abuse of process". What has changed to now make APC think otherwise? Nothing !

Regarding the size and design of the proposed development, it is totally out of keeping with the majority of properties in Ham Manor Way to the south of Badgers. With the exception of 6 houses, all remaining properties are either bungalows or chalet bungalows. The proposed property will certainly dwarf the three or four chalet properties adjacent and opposite the proposed development and restrict the views that the owners currently enjoy over the golf course and surrounding countryside. No way should the applicant be allowed to erect a two story large house opposite these properties.

Ham Manor Way is a Public Right of Way and I have safety concerns for the many members of the public using the footpath throughout what will be a lengthy construction period. The road is narrow without a pavement or lighting and whilst residents are prohibited and encouraged not to park on the road, construction vehicles and contractors

will no doubt ignore the restrictions. The resultant obstruction and risk to members of the public should not be underestimated.

It is also worth pointing out that since the November 2017 prior application rejection date, HMGC are claiming to have sold (STC) three further building plots in Ham Manor Way adjacent to the 7th tee for which the potential purchaser will shortly no doubt be seeking planning approval. In addition, the Club has also recently sold two parcels of land adjoining other properties in order for residents to increase the size of their gardens. Where is it going to end? No doubt there will be more attempts by HMGC to sell further spare pieces of land to supplement their income. Little by little our current protected Green Space is being eroded.

For the reasons outlined above I respectfully request that the Council reject this planning application.

Kind regards

John Trott

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