

James Mimpriss
Helios
Ham Manor Way
Angmering
West Sussex
BN16 4JQ

24/07/2018

A/87/18/PL OBJECTION

Dear Mrs Gardner

I am writing to object to A/87/18/PL for the following reasons.

Arun knew about the material consideration of the existence of the two plots from A/212/17/CLP when they rejected A/176/17/PL last year, A/87/18/PL is located on the same piece of land. Arun's decision reason is quoted below.

- 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 the provision 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 proposal 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 HD5 and CLW2 of the Angmering Neighbourhood Plan.

The applicant has permission to build two properties on the CLP space (A/212/17/CLP), A/87/18/PL application shows a large portion of the plot outside the CLP area as shown on Block plan dwg. 1131.203. Therefore no development should be allowed outside the CLP area as it protected Local Green Space.

The land to the NE of the application A/87/18/PL and A/212/17/CLP is historically unallocated for development and remained as Green Space as it provides an attractive walkway to the golf course, community value for admiration of the Green Space by providing a strategic gap along the public footpath and the strategic gap allows passing areas which are historically used to enable emergency and local authority vehicles to pass down Ham Manor Way, which is a narrow road.

Allowing this application could set a precedent for another house to be built on the plot to the North East of A/87/18/PL (A/176/17/PL decision currently under appeal Block Plan dwg. 1131.203). The applicant stated on the 23rd February 2018 A/212/17/CLP “Many objectors are confusing this application with A/176/17/PL which is totally different application but as you know we will be using an approval as evidence to support our forthcoming appeal on A/176/17/PL”. Angmering Parish council commented in their objection to A/212/17/CLP that this application has been made in an attempt to circumvent the refusal of permission in the previous application A/176/17/PL and therefore an abuse of process. In Summary A/87/18/PL states only building one house but the applicant still has marked appeal pending A/176/17/PL on the land to the North East of this proposed plot which suggest an intention of building two larger properties like the original refused application A/176/17/PL therefore would use this approval as a leverage to build the second property next door.

No negotiation or bartering should be allowed to move the plots. The A/212/17/ CLP was approved for 2 smaller properties on a different piece/area of land allocation from a historic planning permission going back 60 years.

The applicant proposes ONLY ONE large single dwelling with gaps either side, such a stand alone property will be out of context with the street scene. In the area of the road housing is typified by chalet bungalows.

The accompanying document is 42 pages of standard wording in an attempt to desperately justify the development on protected Local Green space and an attempt to appeal if rejected by quoting failings of Arun. Many of the points are irrelevant and incorrect. In brief a few observations.

- Other development examples on Ham Manor were approved before the protection of local green space.
- Mentioning the finances of Ham Manor Golf Club is irrelevant for planning applications. Ham Manor Golf Club has alternative sites to develop, which are planned to be sold, and other saleable assets therefore Ham Manor Golf Club has not taken all reasonable steps to retain the present use of Local Green space and its local community value.
- It mentions about helping Arun to meet the housing quota and providing local jobs by building only one house, surely 2 smaller affordable properties on the A/212/17/CLP site would be better for the area.

I strongly request that Arun respect the Neighbourhood Plan, prepared under the Localism Act 2011, and consider favourably the points of my objection and reject the planning application A/87/18/PL

Your sincerely

James Mimiriss