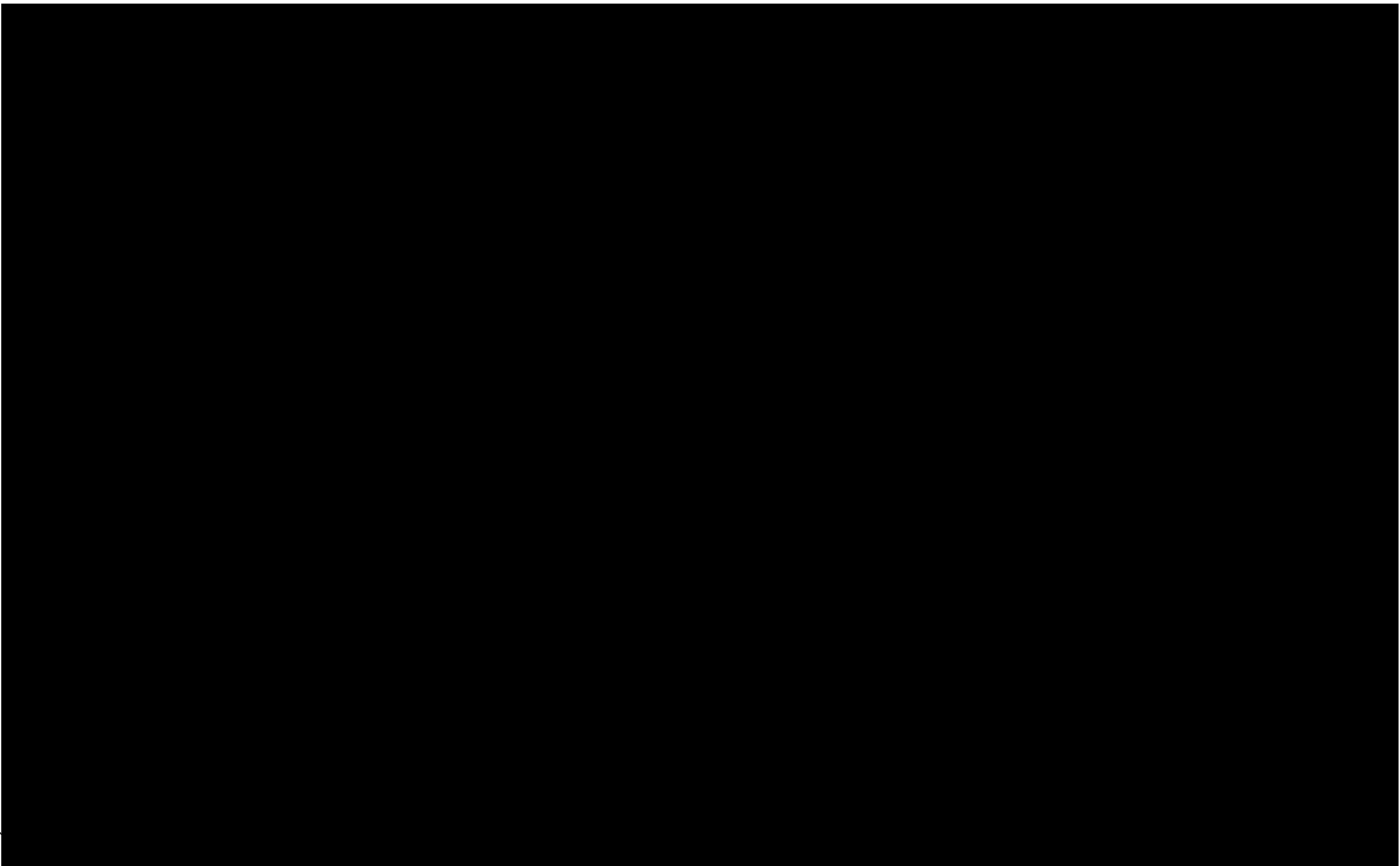




From: [REDACTED]
Sent: 20 August 2018 11:36
To: Anita Gardner
Subject: (th Tee, Ham Manor Way, Angmering.

Hi Mrs Gardner

I attach herewith a further letter in objection to the above.

This is now critical given my further research on your Councils Local Plan and the advice in the NPPF. There can be no justification to expand residential properties into the designated Local Green Space given its status as Green Belt.

Richard Stubbs

cc Clients

Mrs. A. Gardner
Principal Planning Officer
Development Control
Arun District Council
Council Offices
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

My ref: RLS/18/02/17/AR
Your ref: A/87/18P

20th August 2018

Dear Mrs. Gardner

Erection of One Single Dwelling: Land at the Ninth Tee, Ham Manor Way, Angmering.

I am writing to you regarding the above and further to my letter to you dated 26th July 2018, which would have arrived whilst you were away on holiday. I have now had the opportunity to reread the Arun District Local Plan as recently published and I also have in mind the requirements of the reviewed NPPF in respect of the designation and of the Local Green Space as confirmed through the Angmering NP.

Having read both of these documents I am writing to you again in respect of the objections that I have made and I wish to reaffirm those objections and identify further matters arising from these two documents. Within your existing Plan Policy GISP1 advises on controls affecting green assets within the Plan and also, presumably, green assets that come forward through the Neighbourhood Plans as they designate Local Green Spaces. What your plan does not do is identify the full requirements set out in the latest NPPF which is to confirm that policies for managing development within a local green space should be consistent with those for Green Belts.

Quite clearly this has very strict requirements in respect of the development that can be permitted, particularly where the intrusion of that development is utilising part of the designated Local Green Space. In this instance and given the designation of the green space it remains my submission that the proposal for this single dwelling is contrary to policy and should be refused in accord with the requirements of the NPPF (paragraphs 99 to 101) and also contrary to your Council's own policies. There is then also the consideration that this is development within the countryside and whilst there is a commitment from the past permission for a dwelling on part of the land, which your Council may be obliged to acknowledge, it does not extend within to the Green Space at all and is therefore wholly contrary to the policies of the Angmering NP and also the Arun District LP. However, I trust that this is clear to you and that these comments further endorse my earlier letter to you.

Yours sincerely,

R.L. Stubbs
Cc: Clients Ham Manor Way