

	<b>RYDON HOMES / SIGMA PLANNING SERVICES RESPONSE</b>	
1.6	<p>This land was considered in the Parish Land assessment and was discounted. Clearly shown in the original list.</p> <p>The site is on a narrow Lane that already has concerns laid out in the Plan 3.54 and shows illustration of the through traffic attempting to negotiate the Lane. It is also shown in figure 3.7a where it clearly states this field area as showing historic flooding.</p>	
3.1	The ANP do not agree, nor do the residents of Angmering Parish.	
3.2	It has already been stated by Arun that we do not need an SEA.	
3.6	<p>There are no small business users in the former cement works.</p> <p>There is no employment on the nursery site. The owners are both retired.</p>	
3.7	There are no business tenancies in place – as above.	
3.10-3.12	<p>Chandlers site is relocating to a new site in the Parish with the promise of more jobs. The new site has already received Planning permission and work has commenced on clearing the site. Below is a copy of the approved planning application.</p> <p><b>Reference</b> A/125/13/</p> <p><b>Status</b> Approved Cond + S106</p> <p><b>Proposal</b> Hybrid planning application for the development of the site to provide in outline with all matters reserved apart from access and landscaping up to 3365 sqm A1 retail use (including parking) and full planning for 3947 sqm and Sui Generis vehicular floorspace (including ancillary facilities, landscaping and parking) including workshops, MOT facility, car valeting &amp; car storage. New access from A259 - Departure from the Development Plan. Also within the parish of Rustington.</p> <p><b>Location</b> Land South of A259 &amp; West of Mill Lane Rustington West Sussex</p> <p><b>Parish</b> Angmering</p> <p><b>Case Officer</b> <a href="#">Mr C Cronin</a></p> <p><b>Received</b> 14-10-13</p> <p><b>Validated</b> 14-10-13</p> <p><b>Decision By</b> 13-06-14</p> <p><b>Comment By</b> 28-11-13</p> <p><b>Target Cmte</b> 12-03-14</p> <p><b>Decided</b> 13-06-14</p> <p><b>Applicant</b> Store Property Investments Limited Farr House 4 New Park Road Chichester West Sussex P019 7XA</p>	

	<b>Agent</b> Ms S Page CgMs 140 London Wall London EC2Y 5DN	
4.1	The cement works owner is already having plans drawn up for the development of his site and is negotiating a new entrance which will benefit the surrounding sites. The De Bellis nursery site has produced draft sets of plans to the Parish Council drawn up by a local developer. The developer, Hargreaves who own part of the land is also happy with the plan and only has concern over the Mayflower Way access road, but that looks like being solved with the negotiations of the Cement works owner.	
4.2	The reasons for developing the field in Mayflower Way are clearly defined. The immediate neighbours either side of this field are in total agreement with the proposals as it will benefit them as well. Rydon do not seem to have done any homework over the relocation of Chandlers, timing or the promise of additional employment.	
4.5	The Rydon field was assessed in our PLAA It was rejected for the following reasons. Outside the BUA Historic flood area – as per map 3.7a Greenfield site Conservation area Views to/from SDNP Access	

Pat,

I am not sure what this about other than to say that Rydon have come up with a response to the Plan which we forwarded to you in the normal way. You are not responding to any other submissions, so I am unsure why this is any different to those.

As far as threatening to challenge the current version of the plan is concerned, it makes no difference. The truth is that we had correspondence with Elliot Newlyn about where the Neighbourhood Plan was and some undefined building plot in the village that Rydon's were supposed to have an interest in. Our emails referred then to where the Neighbourhood Plan process was but we assumed that this was a speculative exercise aimed at trying to get another development through, just as the Somerset one in the land east of Dappers Lane was. We do not generally enter into correspondence with these developers and we did not do so with Rydon's other than answer the questions put to us.

The first time that we knew what or where was being proposed was in May 2014 when we received the letter outlining the plans and asking for a meeting the following day(s). The decision taken by Albert & I was that we would not make any effort to meet a potentially speculative developer. Nothing further was said or done.

Rydons had plenty of notice that a Neighbourhood Plan was being prepared and were aware of its status in the intervening time from the Website. The truth is that they chose to do nothing in the year between our emails in May 2013 and the letter in May 2014 to promote the project they had in mind. No attempt was made to influence the Steering Group into including this plot of land as part of the 100 home allocation, even though they had the opportunity to do so.

It is not the Steering Group's role to chase potential developers for their schemes, but to include those areas that the community consider are best for the homes to go on. This is not a Local Plan, locating strategic areas for building, but is a plan that takes into account other factors which relate to the local requirements – it is not therefore for outsiders to balance one potential plot against another using Local Plan judgements as Rydons have tried to do here. Because of our local knowledge we are able to argue against the various points they make trying to devalue the plots contained in the draft plan, a classic example of which was the statement that the proposal on Eddie Cliffords land etc was not valid because there was no developer involved. We know different!

I could write to Rydons in response to their letter of 16 May declining their offer of a meeting, on the basis that the site is not within the built-up area boundary nor part of the strategic area designated by ADC and we are not in the position where we talk to speculative developers developers outside of these areas.

Rob Martin,  
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**From:** Angmeringpat@aol.com [mailto:Angmeringpat@aol.com]  
**Sent:** 29 June 2014 22:27  
**To:** Angmering Parish Council  
**Cc:** Claire Fullman; Paul Barley; amcis@btinternet.com; susan.francis@live.com; sylvia.verrinder43@btinternet.com; valerie.jerram@btinternet.com; rita.williams@talktalk.net; rkanaar@hotmail.com; paulkempsell@aol.com; normanhadley@ymail.com; lizlupton@hotmail.com; Angmeringpat@aol.com  
**Subject:** Rydon Homes

Good Morning Rob

The steering group have said that as they have had no part in any correspondence with Rydon Homes or any representatives of theirs, it would not be in order for us to do the reply to their latest questioning of the pre-submission plan.

All correspondence from Rydon has gone to the Parish Office, with no engagement to the NP Steering group, and therefore the reply must come from the office.

I know work load is heavy at the moment, but I have to ask you to please prepare a reply/response that we can include in our evidence responses in time for the deadline of Wednesday 2nd July, when we have to present to Arun for the examiners. To enable time to print, collate and include onto electronic device, we would need your reply by Tuesday pm at the latest.

Many thanks

Pat Turner

Chair - Steering group, ANP