

**Proposed Relocation of Fargro from Toddington Lane,
Littlehampton to land adjoining the Vinery site at Poling
Development of distribution warehouse and covered storage, trade
counter and associated offices. Upgrading of access road and
improvement of existing junction with the A27**

**Assessment of alternative sites for relocation as
required by Policy DEV 8 of the Local Plan**

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1. Introduction

1.1 This statement describes the site search to find a suitable relocation site for Fargro Ltd from their existing premises at Toddington Lane, Littlehampton. The relocation of the company has been necessitated by the fact that their current site is at the centre of recently approved urban expansion at North Littlehampton (The Greencore site). As a result of this proposed development, which includes the whole site of the company, Fargro now have two years to complete a relocation to a suitable site that will enable the business to continue to operate and the existing staff to be retained.

1.2 It became clear in 2010 that the development at North Littlehampton would come to fruition and the company's site would be required for the development. An extensive site search was then undertaken over a period of 18 months which resulted in a site immediately adjoining the Vinery at Poling being identified as available, suitable for the proposed use and in a location near enough to the existing site to be acceptable to existing staff. On the basis that no other sites were considered suitable, available or affordable and after preliminary discussions with the Council, the company took the decision to prepare detailed plans for submission to the Local Planning Authority.

1.3 This statement has been produced to explain the site search that has been undertaken in order to find a suitable relocation site for the company. It is recognised that the preferred site is not in a location where a major industrial development would normally be permitted. In the absence of a suitable alternative site within the existing industrial area, or allocated site, the Arun district local plan does allow for consideration of such sites for relocation providing certain criteria are met. Policy DEV 8 states the following:

POLICY DEV8 Circumstances in which Additional Development may be Permitted - Local Firms

Planning permission may be granted to local firms, currently located within the District, proposing development on sites outside the built-up area, provided that the applicant can demonstrate:-

- (i) that no acceptable alternative can be identified within existing permitted or allocated floorspace or within or through redevelopment of existing commercial premises; and*
- (ii) that the proposal:*
 - (a) exhibits a high standard of design and layout;*
 - (b) is capable of being well served by public transport or otherwise is readily accessible other than by private car to a significant residential workforce if employment intensive uses are proposed;*
 - (c) provides access arrangements and parking facilities in accordance with the Council's adopted standards;*
 - (d) relates sympathetically to the surrounding built or natural environment;*
 - (e) includes suitable landscaping and floorscaping provision where appropriate;*
 - (f) displays a satisfactory relationship with neighbouring uses in order that the amenities of nearby residents in particular are protected; and*
 - (g) incorporates, where appropriate, crime prevention measures.*

A legal agreement or planning conditions may be necessary to secure:

- (i) implementation within a specified time period;*
- (ii) no subdivision; and*
- (iii) the restriction of occupancy to the firm concerned.*

Reason

To facilitate the retention and expansion of local firms, to ensure that development is of a high quality and that the amenities of local residents are protected.

Explanation

3.09 It is likely that the continued health of the local economy will depend to a significant extent on being able to accommodate the future expansion needs of local firms. It is recognised that there may be circumstances where a local firm is unable to find suitable accommodation. The Council may therefore permit limited additional development where the local firm has demonstrated that existing provision is genuinely unsuitable for its requirements. If a firm can demonstrate a need, any further application for a change in occupancy will need to demonstrate the economic benefits to the District.

1.4 This statement will address point (i) of the policy. The rest of the policy points will be considered as part of the Planning, Design and Access statement which accompanies the planning application.

2. Details of the existing company business and employment

2.1 Fargro is a horticultural wholesale supplier of goods to the UK horticultural industry. Founded in 1946, the business operated from Worthing until the late 1970's when it relocated to its present site in Toddington Lane, Littlehampton. The core of the business involves the supply of horticultural requisites to horticultural businesses throughout the south-east of England and East Anglia. The products involved include high-bulk, low-value products such as compost, fertilisers and plastic pots, as well as low volume, high value products such as agricultural chemicals. The company also have a national distribution business based on exclusive products (plant pots, wicker baskets and agricultural chemicals) from multi-national manufacturers.

2.2 The business currently utilises 9,500 m² of storage at its existing site and a neighbouring rented site in a variety of structures, including warehouses and

covered storage structures, 2500m² of outside storage, and 500 m² of offices in a separate building. It operates 5 HGV's (rigid trucks) and 2 LGV's, delivering direct to growers throughout the south-east and East Anglia.

2.3 Fargro is the most significant supplier to the horticultural industry throughout the south of England, with an estimated 40-50 % market share. The company is owned by 300 shareholders, all of whom are connected to the industry and include most local growers in the Arun area (reflecting the co-operative history of the company). Fargro has customers across the south-east serviced from Littlehampton, but the highest concentration is in Arun and Chichester districts (Fig 1).



Fig 1. Map showing the location of customers spending more than £1000 pa with Fargro. The area of distribution is wide but there is a marked concentration in the Arun area.

2.4 The business has expanded significantly in recent years from a turnover of £13m in 2007 to £21.3m in 2011, an increase of 64% in four years. This is a result of investment in new products and skilled staff. The company employs 57 people of which 49 are based at Littlehampton, an increase from 51 in early 2011. The past three years have seen record profits and the business has a strong business plan for further growth. However, Fargro is a horticultural business working on slim margins and although the company will receive funds from the sale of the Toddington site, these would not be adequate to allow for

a relocation to a site on a conventional industrial estate of the size required. The storage requirements of the company are more geared to agricultural buildings than normal storage warehouses, as the only requirements are to keep product secure and dry. For a significant proportion of the product handled by the company, simple polythene covered storage is entirely sufficient. The products supplied are generally high-bulk including plant pots, fertiliser, compost, hanging baskets and agricultural chemicals.

2.5 Horticulture is a large and successful part of the economy in Sussex and a recent study partly funded by ADC concluded;

“The historical aspect of the industry and its dynamism have made it a significant part of the local economy, employing over 1,300 full-time staff as well as thousands of part-time workers. It has a production-only turnover of about £120 million, and supports a large service industry. Marketing trends and currency issues all indicate a healthy capacity for long-term expansion.”

2.6 Fargro plays an important role within the local industry providing technical support as well as products and is active within many horticultural associations.

2.7 Fargro employ a range of staff including two PhD's and seven degree level staff with a total annual salary cost of over £2.1m.

3. Background to the need for a relocation

3.1 The existing Fargro site is in the centre of the North Littlehampton development recently approved by Arun District Council. This development of 1,250 residential units and significant business facilities, will bring more than £30m of infrastructure benefits to the District, including a railway bridge and a new school. The new development requires Fargro to vacate its current site within two years of the sale of any part of the overall development site, which is expected in Q3, 2013. Bearing in mind that construction of a new warehouse and office facility will take at least 12-18 months, there is a significant risk that continuity will not be maintained if there are any significant delays in the planning process.

3.2 It is important to recognise, that the need to relocate the business has come about due to the proposed redevelopment at North Littlehampton. The scheme has been in gestation for many years but is now close to being implemented. Fargro have been a participant of the redevelopment proposals, but now find themselves in a position where they have no option but to relocate to continue in business. While, in an ideal world, the company would have waited to confirm its relocation proposals before agreeing to the redevelopment scheme affecting their existing site, Fargro did not wish to delay the process and now have a limited time to complete their relocation. To maintain the business, any new site needs to be of at least the same size and to offer similar locational advantages to the existing site, with good access to the road network and close to the homes of the current workforce. The overall cost of the relocation needs to be within the available budget of the company, and day to day running costs will need to be commensurate with those at the existing site. The relocation must be achieved within an economic acquisition cost which is affordable for the business looking forward.

4. The site search process

4.1 In 2009 Fargro commissioned consultants to undertake a review of the business and to produce a design analysis and operational requirements of a future relocation site. The brief was to assess the current storage requirements of the business and to develop a design for new business premises to provide sufficient capacity for the growing business and to achieve efficiency savings. The review analysed the existing storage (internal and external) and office facilities, and involved detailed discussions with Fargro staff at all levels. It took account of a number of other considerations including separation of commercial from light vehicles, loading/unloading and storage requirements for product groups, trade counter, location of offices in relation to warehouse operations, chemical store requirements and capacity for expansion.

4.2 The study produced an idealised design of a new building, roadways and covered/open yard storage. The result indicated a building of approximately 9,500m², covered storage of 5,500 m² and a site requirement of 4 hectares (10 acres) or larger. The outline design was subsequently revised, by moving

the offices within the warehouse building and making use of a larger mezzanine floor to reduce the building to 8,000 m² and the covered storage to 5,400 m². This reflects further development in the products stocked and business requirements since the initial plans in 2009. The site needs to be close to the A27, as a distribution business good transport links are essential. The requirement to retain existing staff precluded a relocation too far from the existing business, hence the company's desire to relocate within Arun District.

4.3 In early 2010, Fargro engaged consultants, Nash & Partners, to initiate a site search within an area stretching from Chichester to Lancing. Nash reported in October 2010 and then informally at quarterly intervals, with formal report updates in September 2011 and February 2012. Nash were provided with a brief to find a suitable site for sale or rental within the Arun District Council area or within the eastern Chichester District Council area. The brief for the site search required that any sites needed to be:

- Large enough to meet the anticipated current and future needs of the company. A site of at least 8 acres (less than originally specified) was considered essential to provide for sufficient warehouse capacity and covered storage, together with associated offices, car parking, circulation area and landscaping.
- Sufficiently close to the existing company location to ensure that there was minimal disruption to the existing workforce. Fargro has an extremely loyal workforce which is the backbone of the business and the company are committed to retaining as many staff as possible to ensure the continued success of the business. Eleven of the staff have served for more than 20 years and a further 23 for between 5 and 19 years.
- Close to a good road access to ensure that the distribution function of the company can operate effectively.
- Available for development in the short term and preferably available for purchase, rather than on a lease to ensure the long term future of the company, by adding value to the balance sheet.
- Within the budget available to the company for relocation and to ensure a viable business going forward in to the future.
- Available within the likely timeframe for relocation.

5. Preferred area of search

5.1 In considering the area of search, the main consideration for the company was to stay within the local area. The great majority of staff live within the district and the company has close links to the local horticultural industry which it wishes to retain. Arun district is considered to be the most suitable and sustainable area for the company to be located as this would ensure that the existing workforce could be retained and customer service maintained. Horticulture is an extremely important industry in the district, and Fargro are an essential component of this industry. The West Sussex horticultural sector, concentrated in Arun and Chichester Districts is of national significance. It has the largest glasshouse area in England, grows produce with a retail value of more than £500m and provides an estimated 4,290 full-time equivalent (FTE) jobs (including industry support/ancillary workers) and almost twice as many seasonal jobs (such as harvesting and packing) to the local community (Growing Together Report; A STRATEGY FOR THE WEST SUSSEX GROWING SECTOR, March 2010). The excellent soil and light conditions make West Sussex one of the best places for domestically grown edible and ornamental produce in the country. Some of the sector's finest growers that supply to retailers the length and breadth of the country are located in the Chichester and Arun districts of West Sussex. Ornamental production in the county remains a traditional strength and good opportunities currently exist for customers of these businesses to substitute imports for West Sussex-grown hardy nursery stock, bedding and garden plants.

Horticulture in West Sussex is a high value added industry, combining high level technical skills and technologies with dynamic business models, together offering excellent growth potential and benefits for the local economy. Relocating outside of the district would be potentially detrimental to this industry as the association between supplier and customer would be weakened. In addition it would be harder to ensure that the existing workforce, with their considerable experience and skills serving the growing sector, could be retained.

5.2 A survey of employees showed that 40% of the staff live within 3 miles of the work place, and over 76% live within 10 miles. Fewer than a quarter of the staff live more than 10 miles from the existing site. (see figure 2)

5.3 The initial site search of the area therefore included the whole of Arun district and the eastern end of Chichester district. This included the whole area between Chichester and Shoreham. In practice however, and bearing in mind the desire to stay close to the existing staff, there was a strong preference for any site to be within about 5 miles of the existing location.



Fig 2. Home location of Fargro employees showing the concentration around the existing site.

5.4 The initial site search in 2010 looked at sites and buildings on Estate Agents books, or known to be available at the time, and identified 9 potential sites between Chichester and Lancing. These sites were examined in detail, but were all found to be unacceptable due to their inadequate size, the likely cost of acquisition or location. Summary details of these sites and the reasons they were originally rejected are listed below (Table 1).

Site	Size	Details	Reason for rejection
Chichester Food Park, Bognor Rd, Chichester	Up to 30 acres	Modern food processing factory on	Too expensive. Unit is more sophisticated than necessary. Too far from

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		site	existing workforce. (This site is no longer available as it has been purchased)
Glenmore Business Park, Chichester	10.34 acres	PP for B2 use, good access	The site is too far from the workforce and at a purchase cost of approximately £0.5m per acre is far too expensive to be viable.
Tangmere Airfield, Tangmere	40 acres of agricultural land	Open countryside. Outside settlement policy area and poor access	Likely planning problems. Too far from existing workforce. The former aircraft hangers on the north side are only available for short-term rentals.
Poplars Nursery, Walberton	8.9 acres	Existing glass houses. Outside settlement policy area and poor access	Potential planning problems as outside development envelope Poor access to the A 27.
Land and buildings, Stakers Farm, Yapton	12K sq ft agricultural building and additional land	Farm for sale in 4 lots –	Restricted access and likely planning concerns. (No longer available as has been purchased)
Site at Ford Airfield, Ford (Hunterford Business Park)	23 acres	Proposed industrial development site with an	The site has access issues which have not been resolved. The potential cost of the land makes this a

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		extant planning permission. A planning application for an industrial estate was eventually withdrawn due to access issues.	non-viable option.
The Wick Estate, Littlehampton	108K sq ft warehouse and large office on 6.47 acres	Existing industrial estate owned by investment company	Too expensive and unsuitable layout. Now sold to Morrisons and unavailable.
Holm Oak Business Park	50K sq ft with offices on 2 acres	On existing industrial estate.	Unsuitable buildings/premises as far too small.
Units 1-5 Chartwell Rd, Lancing Business Park	2 warehouses totalling 132k sq ft. on site area of 5.25 acres.	On existing industrial estate	Unsuitable buildings/premises. Too far from existing workforce. (No longer available.)

Table 1. Sites assessed in preliminary list (October 2010)

5.5 The September 2011 report identified a further six sites which were also rejected for similar reasons.

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Site	Size	Details	Reasons for rejection
Ford Airfield Estate, Yapton	Range of existing buildings and yard.	No sites or buildings of sufficient size	All buildings considered were too small, access problems.
Littlehampton Book Services Unit, Faraday Close, Durrington	Potential up to 100,000 sq. ft.	Available to rent only.	Site too small and layout not suitable. (No longer available)
Polthooks Farm, Fishbourne, Near Chichester	Existing small industrial estate together with agricultural land adjacent		Planning and access concerns. Too far from existing workforce.
Malthouse Estate, Shoreham	4 small units totalling 60,000 sq ft		Not suitable as too small and the split of the site into four separate units would provide operational difficulties. (No longer available.)
Part of Vinery Industrial Estate, A27, Near to Arundel	5 acres	Planning Permission for food and green waste compost plant	Not available as awaiting approved waste development. Site too small.
Former Wiley's Warehouse, Shripney Road, Bognor Regis	Two warehouses totalling 50,000Ft ²	Available to rent only.	Too small for needs and unsuitable layout. Site no longer available.

Table 2. Sept 2011 sites identified by Nash

5.6 In April 2011 Fargro engaged a second consultant, Linkwood Properties, to conduct a site search in the same area and they identified five potential sites. Of these sites, one was considered particularly suitable for a relocation and that was the site at the Vinery, Poling to the south of the existing industrial estate.

Site	Size	Details	Reasons for rejection
The Vinery, Poling	11 acres at rear of site	Existing paddocks adjacent to existing industrial estate with direct access to A27	Planning issues seen as the likely major constraint
The Lazy W Yapton Lane, Walberton	Two adjacent sites of 5.3 acres and 2.5 acres respectively	Previously used as Smarts circus winter base. Not on open market.	Access, planning issues. Too small due to shape.
Land at Ford Airport, Ford (Hunterford Business Park)	10 acres of land adjacent to the Rudford Industrial Estate	Part developed by Viridor recycling plant. Remaining land vacant. Extant planning approval for 160,000 sq ft industrial building	Poor access. Access issues led to an application for an industrial estate at this site being withdrawn after 3 years. There is uncertainty over whether planning approval for Fargro relocation would be permitted. In addition, the potential cost of

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			the land makes this an economically non-viable option.
Oldlands Farm Bognor Regis	22.4 ha of allocated employment land	Not likely to be available before 2014/15 at the earliest.	Access is currently poor and will not be improved until a proposed bypass is completed. Likely cost of infrastructure makes this site unviable.
Blackmill Lane, Fontwell	15 acres land	Within SDNP	Unlikely to be acceptable on Planning grounds as within the national park boundary

Table 3. Further sites identified by Linkwood. (May 2011)

5.7 Fargro supplied ADC officers with a list of potential relocation sites in June 2011 and officers gave an informal view about the merits of the sites. Officers made it clear that the requirements of policy DEV 8 of the local plan would need to be met for any non-employment or unallocated site to be considered acceptable.

5.8 The sites identified by the consultants were considered against company requirements and, importantly, the available budget. None of the suggested sites met all the company requirements except the Vinery site, which is large enough for the requirements of the business and is ideally situated for both communications and staff. The land was also available at a price which would allow the relocation to be achieved within the available budget and the likely timeframe required.

6. Formal assessment of alternative sites

6.1 It is recognised that current planning policy may allow planning permission to be granted to local firms currently located within the District proposing development on sites outside the built-up area, in particular circumstances. Policy DEV 8 of the Arun Local Plan (see below Fig 3) states that the above may be permitted but only if the applicant can demonstrate that no acceptable alternative can be identified within existing permitted or allocated floorspace, or within or through development of existing commercial premises.

6.2 It is essential therefore to demonstrate that a full assessment of alternative sites has been undertaken. In order for this to happen, a more formal assessment of the sites previously considered has been undertaken. The methodology used for this assessment is described below.

6.3 In addition, a number of further sites have been included in the assessment. These are sites that have come forward since the original assessment process, in consultant reports providing background evidence for the new local plan for Arun District Council.

6.4 In 2010 the District Council published an Economic and Employment land assessment which looked generally at the need for, and supply of, industrial land in the District. As a result of this assessment, and as part of the new local plan, new sites for employment land allocations have been proposed at Angmering and Bognor Regis. The sites at Angmering were considered in a sites appraisal undertaken by the Council as part of the local plan process in February 2013. A number of sites in Bognor Regis were proposed in 2011 to be established as an enterprise zone. While the application to government for this was unsuccessful, it is recognised that the Council, through the emerging local plan, remains committed to promoting economic growth in Bognor Regis in order to help increase Arun's job density and reduce out-commuting. Stakeholders from the Council, Bognor Regis Regeneration Board, West Sussex County Council, the Coastal West Sussex Partnership and the University of Chichester have been working together to promote Enterprise@Bognor Regis as a location of a new employment-led development with the ambition of delivering a step-change in economic growth in Bognor Regis. While some of the sites described above were not under consideration at the time of the

initial site selection process, they have now been included as part of the wider review.

POLICY DEV 8 Circumstances in which Additional Development may be Permitted - Local Firms

Planning permission may be granted to local firms, currently located within the District, proposing development on sites outside the built-up area, provided that the applicant can demonstrate:-

- (i) that no acceptable alternative can be identified within existing permitted or allocated floorspace or within or through redevelopment of existing commercial premises; and
- (ii) that the proposal:
 - (a) exhibits a high standard of design and layout;
 - (b) is capable of being well served by public transport or otherwise is readily accessible other than by private car to a significant residential workforce if employment intensive uses are proposed;
 - (c) provides access arrangements and parking facilities in accordance with the Council's adopted standards;
 - (d) relates sympathetically to the surrounding built or natural environment;
 - (e) includes suitable landscaping and floorscaping provision where appropriate;
 - (f) displays a satisfactory relationship with neighbouring uses in order that the amenities of nearby residents in particular are protected; and
 - (g) incorporates, where appropriate, crime prevention measures.

A legal agreement or planning conditions may be necessary to secure:

- (i) implementation within a specified time period;
- (ii) no subdivision; and
- (iii) the restriction of occupancy to the firm concerned.

Reason

To facilitate the retention and expansion of local firms, to ensure that development is of a high quality and that the amenities of local residents are protected.

Explanation

3.09 It is likely that the continued health of the local economy will depend to a significant extent on being able to accommodate the future expansion needs of local firms. It is recognised that there may be circumstances where a local firm is unable to find suitable accommodation. The Council may therefore permit limited additional development where the local firm has demonstrated that existing provision is genuinely unsuitable for its requirements. If a firm can demonstrate a need, any further application for a change in occupancy will need to demonstrate the economic benefits to the District.

Fig 3 Extract from Local Plan

7. Methodology

7.1 In pre-application discussions with the Council, it was agreed that an assessment of alternative sites should try to answer a range of questions. The questions are of two types. The first group are questions which, if they cannot be answered positively, would discount the site from further consideration.

The second group are questions where the answers can be scored on a scale according to the degree of conformity with the question. Those sites which pass the first group of questions can therefore be ranked according to their relative attractiveness, deliverability and viability.

A. Questions which indicate whether a site should be considered for further assessment or not.

1. **Is the site available?** This simply relates to whether or not the site is currently for sale, lease or rental by the landowner.

If the site is not currently on the market or is otherwise unavailable then it should be discounted, as there is only a limited time opportunity for the proposed relocation to take place. A number of the sites originally examined have now been sold or leased and there is little point in making any further assessment of these.

2. **Is the site deliverable?** This relates to the question of whether the site has development constraints which would preclude development being undertaken within the required timescale. If relocation cannot be achieved within the two years before the current Fargro site needs to be redeveloped, it is considered the site is not deliverable.

It is clear that a number of sites that have been considered cannot be delivered within an appropriate timescale, and they have therefore been discounted.

3. **Is the site economically viable?** This relates to the cost of purchasing or renting the site and developing it.

If the cost of acquiring the site would be significantly outside the available budget of the company, the site should be discounted. Details of the budget consideration are laid out below.

4. **Is the site capable of accommodating the required development?** This question assesses whether the site is of sufficient size and shape to accommodate the required development.

If the site or buildings are clearly of inadequate size. The site should be discounted as it would be inappropriate to consider relocation in these circumstances.

B. Questions which help rank sites according to their suitability

5. **Is the strategic and local access suitable?** This question relates to vehicle access to the site. It is considered that a score can be attributed to each site depending on the level and ease of access to the local and strategic road network.

1 = poor access, 5 = excellent access.

6. **What is the proximity to urban areas and access to labour and services?** The proximity of sites to existing urban areas, labour and services can be assessed and measured. A key consideration in respect of this issue is the location of a proposed site in relation to the location of the existing workforce.

1 = poor level of proximity, 5 = excellent level of proximity.

7. **How compatible are the adjoining land uses?** This question relates to whether the neighbouring land uses present any constraint to the development of the land.

1 = significant constraint, 5 = no constraint

8. **Are there any development and environmental constraints?** This question relates to whether there are any planning restrictions or environmental designations which would restrict the development.

1 = significant constraints, 5 = no constraints

9. **Does the site have planning allocation/permission?** Does the site have planning permission for B8 development or is it currently allocated for development. With either of these is likely that planning approval for the

development would be unnecessary or easy to achieve. It was also recognised that sites proposed to be allocated in the new local plan should be given some weight in the assessment process.

- 1 = no planning permission for allocation,
- 3 = proposed allocation in the new local plan
- 5 = existing planning permission or allocation

10. Does the site fall within a designated landscape?

- 1 = the site is within a designated landscape,
- 5 = the site is outside a designated landscape.

11. Does the site offer wider benefits to the general public? This question relates to whether the development of the site would provide additional benefits to the general public, either through an improvement of an existing site or through providing a direct benefit as a result of the development.

- 1 = no benefits, 5 = significant benefits

12. Is the site available on a freehold basis? This is the preferred option of the company to provide security of tenure in the long term, and to provide an asset to assist in financing the relocation and the future of the business. The range of this question is reduced to 1-3 to reflect that this is a less fundamental issue than the others in site selection.

- 1 = the site is not available freehold,
- 3 = the site is available freehold

7.3 The above site assessment will provide a scoring system for those sites which are not discounted entirely due to their unsuitability for the proposed development. The scoring system will provide an indication of the most suitable sites for development.

8. Relevant Planning reports to be referenced

A. Employment and Economic Land Assessment – Nathaniel Lichfield and Partners for Arun District Council December 2010

8.1 The main purpose of the report was to identify the requirements for additional employment land within the new local plan. The document provided part of the evidence base for the local development framework (LDF). The document looked at existing and potential future employment sites in Arun District and undertook a qualitative assessment of the sites, as well as proposing a list of suitable sites for employment allocation.

8.2 The report identified that most of the current demand for employment space in Arun is for industrial premises and levels of demand had been steady, if not particularly high, in recent years. Most demand is for smaller industrial units and is almost exclusively for local firms with very few enquiries from outside of the District and a lack of suitable sites limiting inward investment. The main industrial locations are located in Littlehampton, Bognor Regis and at Ford airfield, with the number of small estates elsewhere

8.3 The report notes that there has been limited interest historically from large-scale distribution activities within Arun, aside from activities associated with the area's horticultural industries. The report concludes that other locations with better strategic access and availability of larger sites are likely to continue to be more obvious locations for mainstream distribution activities.

8.4 In respect of current employment sites, the report identified 38 existing sites in the District, with 40% of the employment land area located within Littlehampton, 24% in Bognor Regis, 20% at Ford Airfield and 10% spread across the rural areas. The assessment identified 14 existing developed sites of good quality, providing just over 71 ha of land. There were an addition 21 sites of average quality (providing 39.7 ha) and three sites (providing 20.5 ha) of lower quality

8.5 Most of the highest scoring sites that rate as 'good' in terms of the assessment criteria used were within Littlehampton and Bognor Regis, partly reflecting better access to roads, public transport, labour supply and services in these towns.

8.6 The analysis indicated that there was almost 30 ha of undeveloped employment land or land offering development opportunities in the district. The primary source of undeveloped employment land is the allocation of Oldlands Farm, to the north of Bognor Regis, which accounted for 77% of the total supply, and was assessed as a good quality site by the study. Other than this and the Hunterford Business Park site, the study concludes that most employment opportunities are relatively small infill sites within existing employment areas.

8.7 Table 4.4 of the assessment lists the current (at the time) supply of potential employment land or land offering development opportunities. The sites included within this are as follows:

Oldland's Farm, Bognor – 23 ha

The Vinery, Poling – 1 ha

Hi Tek Power, Littlehampton – 0.3 ha

Orchard Business Park, Ford – 0.2 ha

Hunterford Business Park, Ford – 4.7 ha

Radford Industrial Estate, Ford – 0.6 ha

Sussex business Village – 0.2 ha

8.8 It is noted that the Vinery site only shows 1 ha of land available, although this site (which has planning approval for a green waste composting plant) is in fact known to be larger than this. The site has therefore been included in the assessment together with Oldlands Farm and Hunterford Business Park. The other sites are far too small for consideration.

8.9 The report also made a number of points which have direct relevance to the proposed relocation of Fargro, and the availability of sites for this relocation.

1. The District is not seen as having a significant role as a location for strategic distribution operations with large units due primarily to the location of the district in relation to national markets. It could be argued therefore that retaining Fargro within the district should be a high priority as they are an important employer and provide an essential support to the areas horticultural businesses.
2. The future of the employment sector is seen as relying on retaining traditional established firms in the area, but at the same time broadening the employment base with an injection of small/medium firms attracted by good quality, readily developable sites becoming available. Such a strategy requires that allocated employment land of good quality is made available for inward investment. As such, the use of a significant amount of allocated employment land to retain an existing employer could be argued to be counter-productive.
3. The report concludes the main new industrial allocation should be in the Littlehampton area, as the existing allocation at Oldland's farm should be able to cater adequately for employment needs in Bognor Regis.

B. Development of the new local plan and allocation of new employment sites

8.10 A draft local plan has now been prepared as part of the local development framework for the District. A draft of the local plan was prepared in 2012, but as a result of the high level of representations and uncertainty over the future of the South East plan, a new consultation will be undertaken sometime during 2013.

8.11 The draft local plan in paragraph 9.3.1, suggested that Arun's 2003 local plan was too narrow in its allocation of employment sites – it did not provide the choice or competition between sites, and allocations failed to be implemented. As employment growth is the central theme of the new local plan, the strategic employment land allocations policy allocates a range of

employment sites. The aim is to provide choice for investors and help drive competitiveness.

8.12 The draft plan suggests that Angmering should be identified as a broad location for growth in policy SP8. A previously allocated site in Angmering is now recognised to be unsuitable for employment development and is proposed for housing in the draft plan. The draft plan also recognises that as a result of the planning consent for the development of housing in employment and other land at Courtwick and North Littlehampton (Fargro's current location), new employment allocations are essential to address the objectives of employment and enterprise growth in the current local plan. The planning consents granted in 2012 for the employment sites within these developments therefore form part of the strategic allocations for employment land within the plan.

8.13 The proposed employment sites at Angmering are not yet formally allocated developments as the local plan is some way from adoption. It is recognised however that the policies and allocations of the local plan will be a material consideration in the assessment of the application and therefore these site have been included within the overall site assessments, as well as the proposed allocations at Oldlands Farm, Bognor Regis.

9. The sites to be included within the assessment

9.1 Bearing in mind all the considerations discussed above, the sites selected for assessment have been chosen on the following basis.

1. Only sites within Arun district have been considered, as other locations are considered to be too remote from the customer base and the existing workforce. If the company is forced to look outside the District for a suitable site, then it is considered that the links to the existing customer base and the ability to retain the existing workforce would be threatened.

2. Only sites which are still currently available or undeveloped have been assessed. Sites and buildings that are now occupied, and so not available in the required timeframe, have been excluded from the assessment.

3. Sites initially considered, which are clearly too small for the requirements of the company, have been excluded.

9.2 The shortlist of sites for which a formal assessment has been carried out is therefore as follows: (see appendix sheets for the full assessments undertaken on each site)

Site 1. Poplars Nursery, Walberton

site 2. The Lazy W, Yapton Lane Walberton

site 3. Land at the Vinery, Poling with permission for a waste plant

site 4. Land to the South of the Vinery, Poling

site 5. Hunterford Business Park, Ford

site 6. Oldland's farm, Bognor Regis

site 7. Two proposed allocations at Water Lane, Angmering

The sites and the preferred area of search are shown in figure 4.

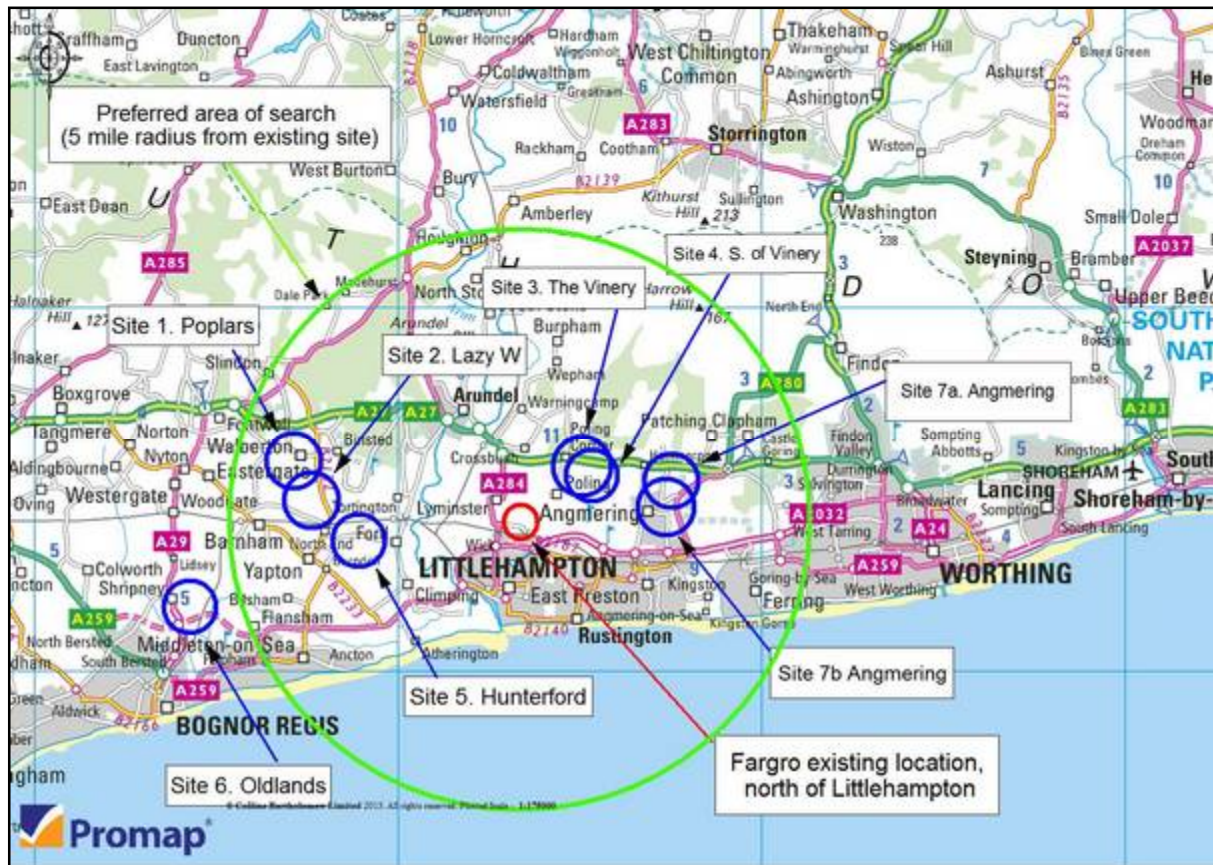


Fig 4. Sites included in assessment and preferred area of search

10. Conclusions of assessment

10.1 It is clear from the assessments undertaken, that the possible relocation sites considered against the company's preferred site being land South of the Vinery, all have significant disadvantages as realistic options for Fargro. A summary of the results is shown in table 4 below.

10.2 Site 7, the two sites proposed as allocations in Angmering, are long term industrial sites which are not currently available and have yet to be confirmed as employment allocations. There has, as yet, been no public consideration of the sites as allocations and they cannot be considered as realistic options for development within the timescale of the company.

10.3 Site 6, Oldland's Farm, is also a longer term development site that is unlikely to be available within the required timescale, although a scheme to bring it forward for development is currently being drawn up and is likely to be

submitted during 2013. The site requires considerable infrastructure investment in terms of access, flood protection and service provision before it will become available for development. The aspirations of both the Council and the landowners is for a high value/high quality development catering for high-end business development. The cost of bringing the site forward will require high values to be achieved for the site which will rule out the site for Fargro who require a significant amount of land for their relocation. (see section 11 below)

10.4 Sites 1 and 2, both in Warburton, can not necessarily be regarded as existing commercial sites and therefore do not technically come within the remit of DEV 8. Nevertheless, it is clear from the assessments that they are not as attractive an option for Fargro as the site to the South of the Vinery, and have access issues that would create a serious question as to whether planning approval would be granted.

10.5 Site 5, Hunterford Business Park, also has serious question marks over the suitability of the access to the A27 and it is unlikely these could be resolved within the timeframe required by Fargro. In addition, the owners of the site have confirmed that it is not currently available for development. The site has an extant employment approval, but has not been proposed as an allocation in the new local plan.

10.6 Site 3 the Vinery has an extant permission for a compost plant and the landowner is still seeking a suitable tenant for this use (at the time of writing an option agreement with a potential purchaser was about to be signed). The land cost for this site, as well as for sites 5 and 6, would make the relocation for Fargro economically non-viable. None of these sites can therefore be regarded as suitable options for the company. The financial issue is discussed in more detail below.

10.7 Overall, it is clear from an assessment of the limited number of possible options for employment development within Arun, that the site to the South of the Vinery is the only realistic alternative available for the company, all other sites failing availability, deliverability or viability tests. It is considered that the requirements of policy DEV 8 have been met, and subject to other planning issues being acceptable, planning permission could be granted.

Site	Available	Deliverable	Viable	Suitable size	Assessment score
1. Poplars	Y (?)	?	Y	Y	20
2. Lazy W	Y (?)	N	?	Y	18
3.The Vinery	N	Y	N	Y (?)	27
1. S. of Vinery	Y	Y	Y	Y	25
2. Hunterford	Y	N (?)	N	Y	23
3. Oldlands	N	N	N	Y	32
4. N. Water Lane	N	N	N	Y	23
5. S. Water Lane	N	N	N	Y	21

Table 4 Summary of assessments

11. Financial considerations

11.1 As already described, Fargro are a company operating a major distribution business for the horticultural industry. Due to the low value but high volume of the materials they distribute, their building and land requirements are very high compared to other B8 operators. At the same time, turnover per square metre is significantly less than for other distributing operations.

11.2 It is unrealistic to expect a company in the horticultural business to relocate to a normal industrial estate with the associated high land values.

11.3 To put this in perspective, the following confidential figures are provided to the local planning authority. Fargro anticipate receiving a sum of £6.9 million for their existing site and buildings at North Littlehampton. The estimated cost of providing replacement buildings, storage areas and internal roadways on a Greenfield site, together with necessary landscaping is approximately £6.5 million including all fees and charges.

11.4 The company therefore have a sum of approximately £500,000 available for land purchase. In the West Sussex/South Hampshire area, the value of serviced industrial land ranges from £350,000 per acre to £500,000 per acre. Thus even if the required 8 acre site were available the cost is likely to be a

minimum of £2.8 m. The company are not in a position to service a loan of this size even if the banks were to make it available. If the company are forced to utilise an industrial site, a much reduced operation would have to be planned which could threaten jobs and the future prosperity of the company.

11.5 The only option for the company therefore is to identify a piece of land which would not normally be available for industrial development and obtain it at a substantially discounted price. The land south of the Vinery has been offered to the company at an effective price of £60,000 per acre which reflects the need to upgrade the access.

12. Other impacts

12.1 In considering whether it is appropriate to allow Fargro to relocate to a Greenfield site which is not allocated for employment, it needs to be recognised that the employment land requirements for the District, calculated in the Employment Land Assessment undertaken by Nathaniel Lichfield and Partners in 2010, was based on the estimated growth in employment likely to occur over the plan period. The assessment did not take into account the requirements of existing employers needing to relocate within the area due to redevelopment proposals, which would mean that their site was no longer available for employment purposes. This is the current situation with respect to Fargro.

12.2 If Fargro were to relocate to an industrial site within the district, this would effectively reduce the land available for future economic growth by up to 10 acres. The company utilise a large area of land but have relatively low employment levels. It could be argued that this is not an effective use of the limited amount of employment allocation available in the district.

12.3 The question that needs to be asked in considering this planning application is how important it is for the local economy to ensure that Fargro continues operating as a viable company with potential for future growth. The need to provide for housing growth at North Littlehampton has led to a

situation where Fargro has no alternative but to find a relocation site. The local planning authority also has the opportunity to ensure that the company can continue to prosper, and this can be achieved without going against the policies of the local plan.

13. Overall Conclusion

13.1 This assessment demonstrates that the selected site south of the Vinery is an appropriate relocation site for Fargro, which meets the requirements of part (i) of policy DEV 8, in that there are no other suitable sites within the District that could be considered as realistic alternatives for the company's relocation. The other requirements of the policy are considered in the Planning, Design and Access statement accompanying this application.

Appendices

Site Assessment Tables

Site and reference no.	1. Poplars Nursery, Walberton
Site size	8.9 acres (3.5 ha)
Background	The site comprises existing glass houses and a nursery business. The site is outside the settlement policy area and there is relatively poor access.
A. Questions which indicate whether a site should be considered for further assessment or not.	
1. Is the site available?	Potentially but not currently for sale
2. Is the site deliverable?	Yes
3. Is the site of viable?	Yes
4. Is the site capable of accommodating the required development?	Yes
B. Questions which help rank sites according to their suitability	
5. Is the strategic and local access suitable? 1 = poor access, 5 = excellent access.	1 Access to the A27 would involve passing residential areas on the A27
6. What is the proximity to urban areas and access to labour and services? 1 = poor, 5 = excellent	3
7. How compatible are the adjoining land uses? 1 = significant constraint, 5 = no constraint	3 The adjoining uses to the west are mainly glasshouses but there are some residential properties to the east.
8. Are there any development and environmental constraints? 1 = significant constraints, 5 = no constraints	3 – the site is outside the settlement boundary but is brownfield land even though it is arguably outside the government definition of Previously Developed Land (PDL) for planning purposes.
9. Does the site have planning allocation/permission? 1 = no, 5 = Yes	1
10. Does the site fall within a designated landscape? 1 = Yes, 5 = No	5
11. Does the site offer wider benefits to the general public? 1 = no benefits, 5 = significant benefits	1
12. Is the site available on a freehold basis? 1 = No, 3 = Yes	3 (potentially)

Total score	20
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Conclusions

The site is outside the desired area of search of the company and has poor access to the strategic road network. There would be likely planning issues should a planning application be proposed primarily due to the highway concerns.



1. The site from the east with Yapton Lane in the foreground.

Site and reference no.	2. The Lazy W, Yapton Lane, Walburton
Site size	7.8acres
Background	The site comprises agricultural land previously used as smart's circus winter base. The site is not on the open market but could be available. Vehicle access would be onto Yapton Lane.
A. Questions which indicate whether a site should be considered for further assessment or not.	
1. Is the site available?	Potentially but not currently for sale
2. Is the site deliverable?	Only if access issues could be resolved.
3. Is the site viable?	Possibly
4. Is the site capable of accommodating the required development?	Just large enough.
B. Questions which help rank sites according to their suitability	
5. Is the strategic and local access suitable? 1 = poor access, 5 = excellent access.	1 The site access poor with inadequate visibility at the junction with Yapton Lane and insufficient road width to allow lorries to pass. Access to the A27 involves passing residential properties on Yapton Lane.
6. What is the proximity to urban areas and access to labour and services? 1 = poor, 5 = excellent	3
7. How compatible are the adjoining land uses? 1 = significant constraint, 5 = no constraint	3 The adjoining uses to the west are mainly glasshouses but there are some residential properties adjacent to the site.
8. Are there any development and environmental constraints? 1 = significant constraints, 5 = no constraints	2 – the site is outside the settlement boundary and is agricultural land
9. Does the site have planning allocation/permission? 1 = no, 5 = Yes	1
10. Does the site fall within a designated landscape? 1 = Yes, 5 = No	5
11. Does the site offer wider benefits to the general public? 1 = no benefits, 5 = significant benefits	1
12. Is the site available on a freehold basis? 1 = No, 3 = Yes	2 - Possibly available

Total score	18
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Conclusions

The site is outside the desired area of search of the company and has poor access to the highway and strategic road network. There would be considerable planning issues should a planning application be proposed primarily due to the highway concerns. There would be encroachment into the countryside and visual impact from the development.



1. The site from the east with Yapton Lane in the foreground.



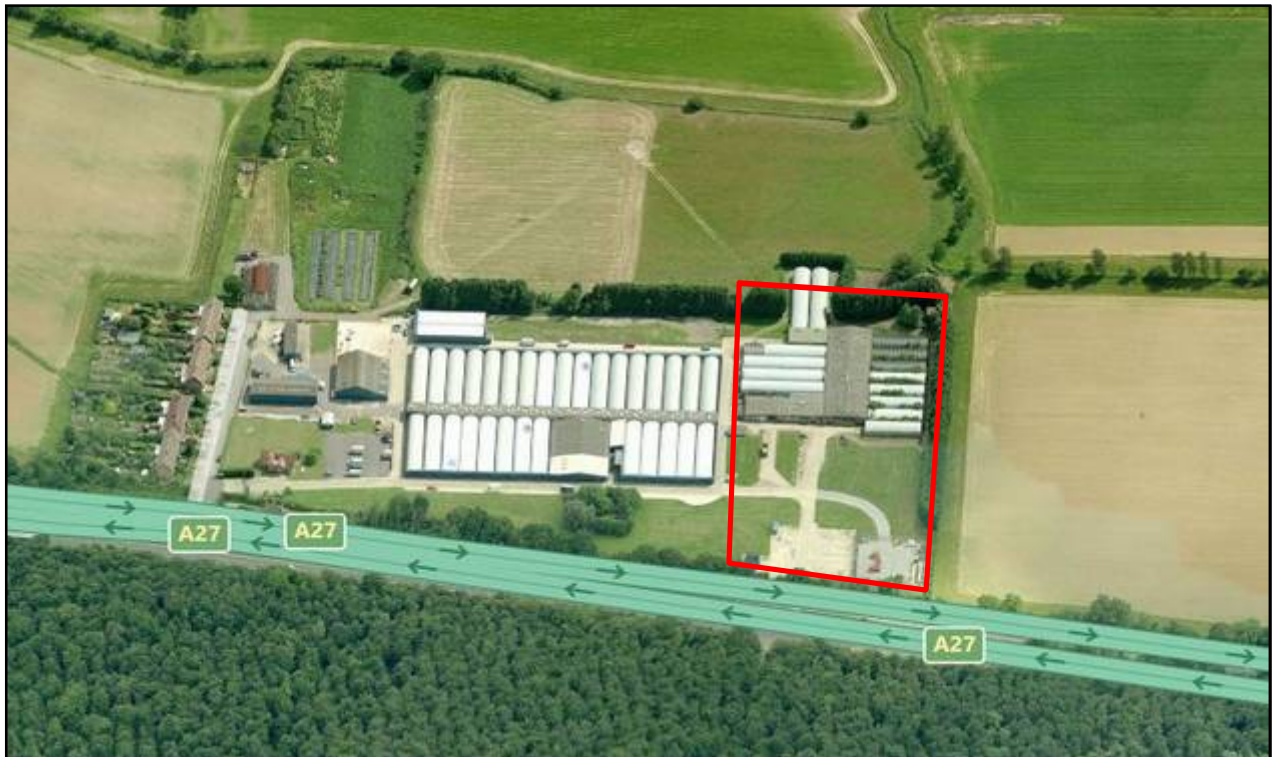
2. The existing access to the site from Yapton Lane provides limited visibility and has a narrow carriageway.

Site and reference no.	3. Land at the Vinery Poling
Site size	5 acres
Background	The site comprises land within the approved industrial estate at the vinery, and has an extent planning approval for a green waste and kitchen waste composting plant.
A. Questions which indicate whether a site should be considered for further assessment or not.	
1. Is the site available?	Now under option to a purchaser
2. Is the site deliverable?	Yes
3. Is the site viable?	No. The land has an industrial value which would make its use by Fargro non-viable.
4. Is the site capable of accommodating the required development?	Possibly but only if additional land is included.
B. Questions which help rank sites according to their suitability	
5. Is the strategic and local access suitable? 1 = poor access, 5 = excellent access.	5
6. What is the proximity to urban areas and access to labour and services? 1 = poor, 5 = excellent	1
7. How compatible are the adjoining land uses? 1 = significant constraint, 5 = no constraint	4 The adjoining uses to the East are industrial users but there are some residential properties adjacent to the site.
8. Are there any development and environmental constraints? 1 = significant constraints, 5 = no constraints	5 – the site is outside the settlement boundary but this is recognised industrial site with an extent approval
9. Does the site have planning allocation/permission? 1 = no, 5 = Yes	5 – for a green and kitchen waste compost plant.
10. Does the site fall within a designated landscape? 1 = Yes, 5 = No	5 – outside the SD National Park
11. Does the site offer wider benefits to the general public? 1 = no benefits, 5 = significant benefits	1
12. Is the site available on a freehold basis? 1 = No, 3 = Yes	1 – no longer available

Total score	27
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Conclusions

Although this site is outside the settlement area it is within an established industrial site. It is within the area of search of the company and while currently not large enough additional land at the rear of the site could be possibly added to create a site of suitable size. Access to the strategic highway network is very good and there would be minimal impact on neighbouring areas. The key constraint to this site is the fact that it has an established industrial value which makes relocation by Fargo non-viable. The site is also no longer available as it is under option to a purchaser.



1. The site at the western end of the Vinery site.

Site and reference no.	4. Land to the South of the Vinery, Poling
Site size	15 acres
Background	The land is immediately to the South of the existing industrial estate at the Vinery and in the same land holding. This site is agricultural land currently used for grazing. Access to the site is provided through the existing industrial estate.
A. Questions which indicate whether a site should be considered for further assessment or not.	
1. Is the site available?	Yes
2. Is the site deliverable?	Yes
3. Is the site viable?	Yes
4. Is the site capable of accommodating the required development?	Yes
B. Questions which help rank sites according to their suitability	
5. Is the strategic and local access suitable? 1 = poor access, 5 = excellent access.	5
6. What is the proximity to urban areas and access to labour and services? 1 = poor, 5 = excellent	1
7. How compatible are the adjoining land uses? 1 = significant constraint, 5 = no constraint	4 The adjoining uses to the North are industrial users but there are some residential properties adjacent to the site. These properties will not be significantly affected by the development
8. Are there any development and environmental constraints? 1 = significant constraints, 5 = no constraints	3 – the site is outside the settlement boundary but there will be few environmental impacts.
9. Does the site have planning allocation/permission? 1 = no, 5 = Yes	1
10. Does the site fall within a designated landscape? 1 = Yes, 5 = No	5 – The site is not within the SD National Park, or visible from it.
11. Does the site offer wider benefits to the general public? 1 = no benefits, 5 = significant benefits	3 the site will be relatively inconspicuous in the landscape due to its location adjacent to an existing industrial estate and the high level of landscaping that will be undertaken. The ecological value of the site will be enhanced by habitat creation undertaken as part of the scheme. There will be benefits for

	residents as all existing and proposed industrial traffic will be routed away from residential areas.
12. Is the site available on a freehold basis? 1 = No, 3 = Yes	3. available
Total score	25

Conclusions

Although this site is outside the settlement area, it is adjacent to an established industrial site. It is within the area of search of the company and large enough to accommodate the proposed use. Access to the strategic highway network is very good and there would be minimal impact on neighbouring areas with the proposed mitigation.



1. The site from the south with the Vinery site to the north.

Site and reference no.	5. Hunterford Business Park, Ford
Site size	10 acres
Background	The land is adjacent to the Rudford industrial estate at Ford airfield. There is an extant approval at the site for a large industrial building originally proposed as a car factory. Following the demise of this scheme the owner attempted to gain planning permission for redevelopment of the site as an industrial estate. Due primarily to highways issues permission was not granted and the application withdrawn.
A. Questions which indicate whether a site should be considered for further assessment or not.	
1. Is the site available?	Yes
2. Is the site deliverable?	Not in the short term. It is considered that the access issues remain significant and the site has not been considered for allocation in the new Local Plan
3. Is the site viable?	No. The site is considered to be an industrial development site and the value of the land is such that the scheme is unlikely to be viable
4. Is the site capable of accommodating the required development?	Yes
B. Questions which help rank sites according to their suitability	
5. Is the strategic and local access suitable? 1 = poor access, 5 = excellent access.	1 - Access to the A27 would require travel along Ford Rd through residential areas.
6. What is the proximity to urban areas and access to labour and services? 1 = poor, 5 = excellent	2 - the site is relatively remote from existing urban areas
7. How compatible are the adjoining land uses? 1 = significant constraint, 5 = no constraint	5 - The adjoining uses are industrial . The waste recycling plant immediately adjacent to the site.
8. Are there any development and environmental constraints? 1 = significant constraints, 5 = no constraints	3 – the site is outside the settlement boundary but there would be few environmental impacts. The main uncertainty relates to the highways
9. Does the site have planning allocation/permission? 1 = no, 5 = Yes	1 - while the site does have planning permission for a large building, a new planning permission would need to be issued. In view of the past planning history there is serious doubt as to whether planning permission could be obtained
10. Does the site fall within a designated landscape? 1 = Yes, 5 = No	5

11. Does the site offer wider benefits to the general public? 1 = no benefits, 5 = significant benefits	3 the site will be relatively inconspicuous in the landscape due to its location adjacent to an existing industrial estate and the high level of landscaping that would be undertaken.
12. Is the site available on a freehold basis? 1 = No, 3 = Yes	3. available
Total score	22

Conclusions

While the site is within the search area of the company and potentially available for development, the main uncertainty relates to access and highways issues. It is extremely uncertain whether planning permission could be achieved on the site within the required timescale of the company. Due to the extant approval however, the site nevertheless reflects industrial values which would render the scheme unviable in this location.



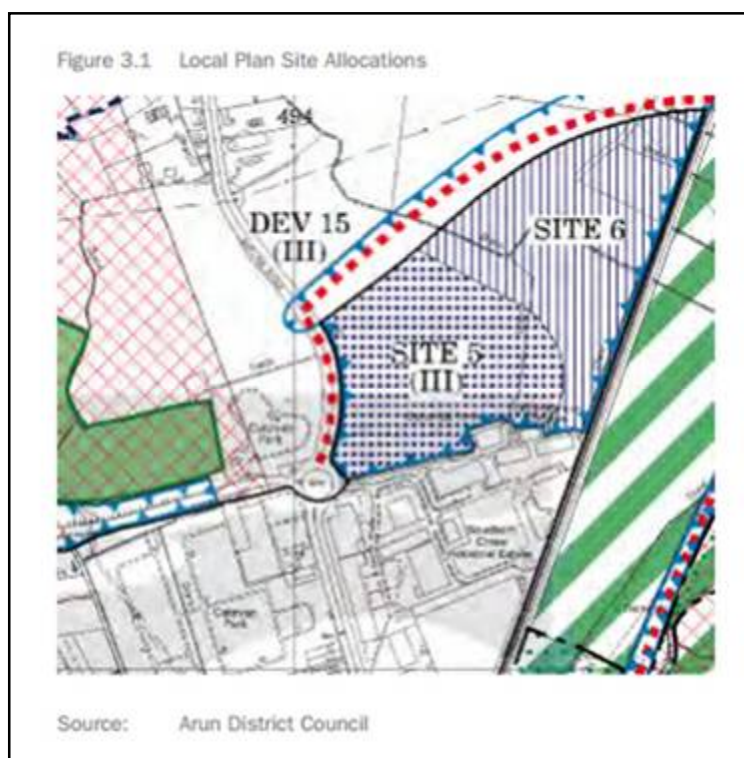
1. The site from the west.

Site and reference no.	6. Oldland's farm Bognor Regis
Site size	22.4 ha
Background	This site was allocated for employment development in the existing local plan but no interest has been shown so far by developers. Access to the site is currently poor and will not be improved until the Bognor bypass is constructed. A planning application for the development of the site is expected during 2013
A. Questions which indicate whether a site should be considered for further assessment or not.	
1. Is the site available?	Not in the short term. The Employment and Economic land assessment report states the site is a medium or long-term development. Part of the site was sold to Asda for a mixed use development but planning permission was not obtained.
2. Is the site deliverable?	Potentially yes, but not in the short term and not without considerable up-front investment.
3. Is the site viable?	No. The initial cost of providing access ,services and flood protection will be considerable. The Lichfield study (2011) estimated that the up-front investment required to provide internal highway access and to address flood issues would be in the region of £3.8 - £8.3m. The hope value of the site remains high.
4. Is the site capable of accommodating the required development?	Yes, but only if the access and infrastructure issues were resolved.
B. Questions which help rank sites according to their suitability	
5. Is the strategic and local access suitable? 1 = poor access, 5 = excellent access.	3. Road improvements (currently underway) are needed before this site is likely to come forward
6. What is the proximity to urban areas and access to labour and services? 1 = poor, 5 = excellent	3 - the site is adjacent to the existing urban of Bognor but relatively remote from the current workforce of Fargro.
7. How compatible are the adjoining land uses? 1 = significant constraint, 5 = no constraint	5 - the site has been allocated for industrial development and is considered suitable for this purpose
8. Are there any development and environmental constraints? 1 = significant constraints, 5 = no constraints	5 – the site is outside the settlement boundary but there would be few environmental impacts. The main uncertainty relates to the highways
9. Does the site have planning allocation/permission? 1 = no, 5 = Yes	5 - the site is allocated and it is assumed that planning permission for the development of a distribution warehouse would be acceptable. A planning application is expected during 2013.

10. Does the site fall within a designated landscape? 1 = Yes, 5 = No	5
11. Does the site offer wider benefits to the general public? 1 = no benefits, 5 = significant benefits	3 - there are clearly benefits involved in developing the existing industrial allocation, for economic development and job creation.
12. Is the site available on a freehold basis? 1 = No, 3 = Yes	3- Not being actively marketed at this stage.
Total score	32

Conclusions

As an allocated site there would be few constraints to the principle of Fargo developing in this location and the site therefore scores highly in the assessment. On the other hand, the site will need considerable upfront investment before it can be brought forward and there are highways, access and flood risk issues to resolve. The site is not considered to be available for development in the timescale necessary for Fargo and, in addition, the cost of the land will make this option non-viable.



1. A map extract from the current local plan showing the site allocation and proposed road.



2. The site from the south.

Site and reference no.	7. Proposed allocations at Angmering a. land north of Water Lane Angmering
Site size	8.9 ha
Background	This site is proposed allocation in the new local plan. The lies to the East of Angmering and immediately adjacent to the boundary with the South Downs National Park.
A. Questions which indicate whether a site should be considered for further assessment or not.	
1. Is the site available?	No - the site has not yet been formally allocated and only limited weight can be given to the draft local plan at this stage. This site cannot become available within the timescale needed by Fargro
2. Is the site deliverable?	No - the site is not yet allocated and there could be considerable opposition to its allocation. Confirmation of the allocation will not occur until the plan is adopted after scrutiny at the public inquiry into the local plan.
3. Is the site viable?	No. If the site were to become allocated it will generate normal industrial land values. The site will therefore not be viable as a relocation site for Fargro
4. Is the site capable of accommodating the required development?	The site is large enough but there is a substantial slope running from north to south. The scale of the building proposed would require a substantial element of excavation to create a flat and level site which would be suitable to provide for the proposal. It is likely that the material excavated would have to be removed from the site as the alternative – cut and fill would involve raising the development and making it significantly more prominent.
B. Questions which help rank sites according to their suitability	
5. Is the strategic and local access suitable? 1 = poor access, 5 = excellent access.	4. the site is immediately adjacent to the A280
6. What is the proximity to urban areas and access to labour and services? 1 = poor, 5 = excellent	3. site is close to the village of Angmering and not too far from the town of Littlehampton .
7. How compatible are the adjoining land uses? 1 = significant constraint, 5 = no constraint	3. The site is in open countryside. To the North of the site is a motor racing circuit
8. Are there any development and environmental constraints? 1 = significant constraints, 5 = no constraints	3 – The site is a prominent location at the entrance to the village and in open countryside. The site is also immediately adjacent to the South Downs National Park. The impact on the landscape will be a key consideration in development of this land.

9. Does the site have planning allocation/permission? 1 = no, 5 = Yes	3 - Only limited weight can be given to the proposed allocations in the draft local plan at this stage.
10. Does the site fall within a designated landscape? 1 = Yes, 5 = No	3 - the site is immediately adjacent the National Park
11. Does the site offer wider benefits to the general public? 1 = no benefits, 5 = significant benefits	3 - the site will provide benefits for the area in terms of employment provision
12. Is the site available on a freehold basis? 1 = No, 3 = Yes	1-The site is not currently available and the owners are unlikely to want to release land at a reduced value with the likelihood of the land being subsequently allocated for industrial use
Total score	23

Conclusions

This site has not yet been formally allocated for development but is a proposed allocation in the draft local plan. The site has however been assessed on the basis of a potential site for development. In assessing it as a development site in the countryside, and under the provisions of the existing local plan and the national planning policy framework, it would seem to offer fewer advantages, more disadvantages and greater risk than the preferred site south of the Vinery.

The site will have significant landscape impact, and will require major earthworks to be useable for the scale of development proposed by Fargo. Development of a series of smaller units would have much less landscape impact and be more appropriate for the site. The Nathaniel Lichfield report suggests the site would be particularly suitable for smaller-scale activities to meet local or rural workspace needs. (para 2.6)

The site may become formally allocated at some point in the future, but is not currently available for development and it is most unlikely that the site would ever become available at a value that would make the Fargo relocation a viable exercise.

If the site was developed by Fargo, a new site would be required for industrial allocation as otherwise there will be no net gain in provision.

Figure 1.1 Location of Potential Employment Sites in Angmering



1. The two proposed industrial allocations at Angmering.



2. Looking to the northern site from the main road.

Site and reference no.	7. Proposed allocations at Angmering b. land south of Water Lane Angmering
Site size	4.9 ha
Background	This site is proposed allocation in the new local plan. The lies to the East of Angmering and close to the boundary with the South Downs National Park.
A. Questions which indicate whether a site should be considered for further assessment or not.	
1. Is the site available?	No - the site has not yet been formally allocated and little weight can be given to the draft local plan at this stage. This site cannot become available within the timescale needed by Fargro
2. Is the site deliverable?	No - the site is not yet allocated
3. Is the site viable?	No if the site were to become allocated it will generate normal industrial land values. The site will therefore not be viable as a relocation for Fargro
4. Is the site capable of accommodating the required development?	The site is large enough but there is a substantial slope running from north to south. The scale of the building proposed would require a substantial element of excavation to create a flat and level site which would be suitable to provide for the proposal. It is likely that the material excavated would have to be removed from the site as the alternative – cut and fill - would involve raising the development and making it significantly more prominent.
B. Questions which help rank sites according to their suitability	
5. Is the strategic and local access suitable? 1 = poor access, 5 = excellent access.	2 - a new dedicated road access would be required possibly involving third-party land
6. What is the proximity to urban areas and access to labour and services? 1 = poor, 5 = excellent	3 - site is close to the village of Angmering and not too far from the town of Littlehampton .
7. How compatible are the adjoining land uses? 1 = significant constraint, 5 = no constraint	3 - The site is in open countryside.
8. Are there any development and environmental constraints? 1 = significant constraints, 5 = no constraints	3 – the site is a prominent location at the entrance to the village and in open countryside. The site is also immediately adjacent to the South Downs National Park. The site is highly prominent from the adjoining A280. The impact on the landscape will be a key consideration in development of this land.
9. Does the site have planning allocation/permission? 1 = no, 5 = Yes	3 –Only limited weight can be given to the proposed allocations in the draft local plan at this stage.

10. Does the site fall within a designated landscape? 1 = Yes, 5 = No	3 - the site is immediately adjacent the National Park
11. Does the site offer wider benefits to the general public? 1 = no benefits, 5 = significant benefits	3 - the site will provide benefits for the area in terms of employment provision
12. Is the site available on a freehold basis? 1 = No, 3 = Yes	1-The site is not currently available and the owners are unlikely to want to release land at a reduced value with the likelihood of the land being subsequently allocated for industrial use
Total score	21

Conclusions

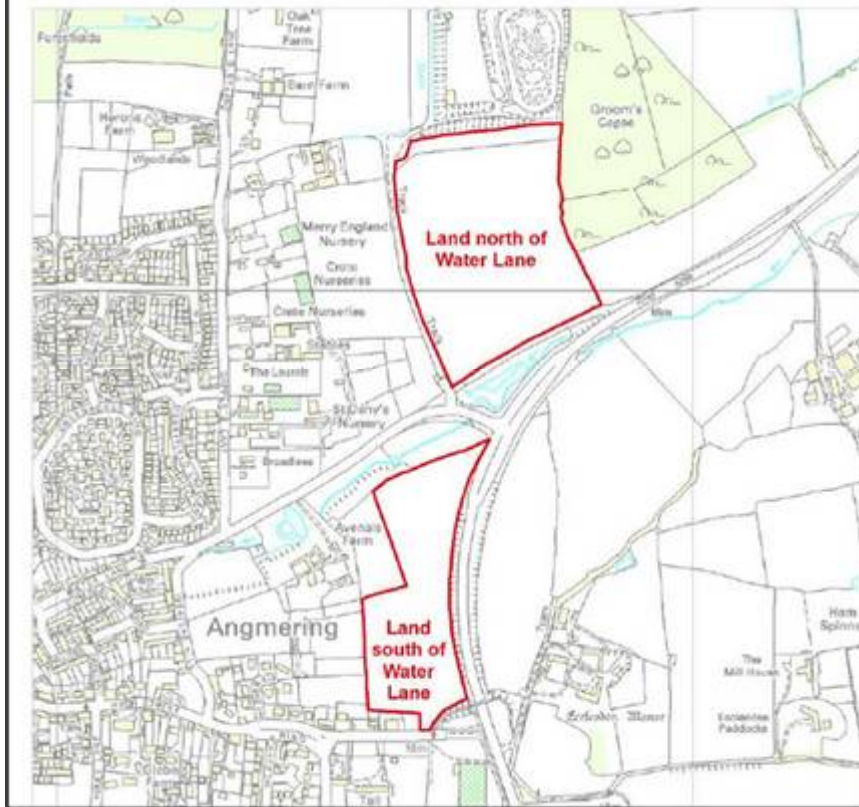
This site has not yet been formally allocated for development but is a proposed allocation in the draft local plan. The site has however been assessed on the basis of a potential site for development. In assessing it as a development site in the countryside, and under the provisions of the existing local plan and the national planning policy framework, it would seem to offer fewer advantages, more disadvantages and greater risk than the preferred site south of the Vinery.

The site will have significantly greater landscape impact, and will require significant earthworks to be useable. Development of a series of smaller units would have much less landscape impact and be more appropriate for the site. The Nathaniel Lichfield report suggests the site would be particularly suitable for smaller-scale activities to meet local or rural workspace needs

The site may become formally allocated at some point in the future, but is not currently available for development and it is most unlikely that the site would ever become available at a value that would make the Fargo relocation a viable exercise.

If the site was developed by Fargo, a new site would be required for industrial allocation as otherwise there will be no net gain in provision

Figure 1.1 Location of Potential Employment Sites in Angmering



1. Plan of the two proposed industrial allocations at Angmering



2. The site from above.



3. Looking to the site from Water Lane.