



STATEMENT OF COMMUNITY INVOLVEMENT

LAND SOUTH OF THE VINERY, NEAR POLING

CONTENTS:

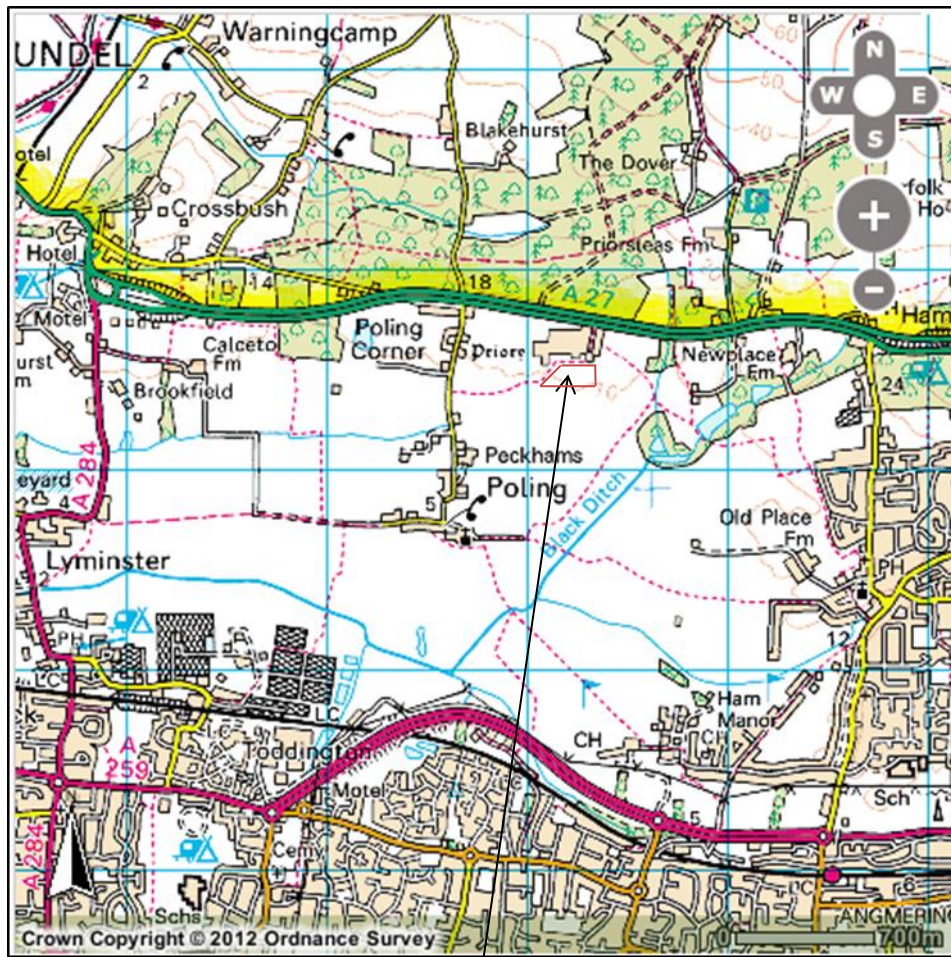
<u>1. INTRODUCTION</u>	<u>3</u>
<u>2. CONSULTATION PROGRAMME</u>	<u>4</u>
<u>3. STAKEHOLDER CONSULTATION</u>	<u>5</u>
3.1 – COUNCILLORS’ MEETINGS	
3.2 – RESIDENTS’ MEETINGS	
3.2.1 RESIDENTS’ EXHIBITION, 30 TH OCTOBER 2012	
3.2.2 POLING PARISH MEETING, 21 ST NOVEMBER 2012	
3.2.3 ANGMERING PARISH COUNCIL, 30 TH NOVEMBER	
3.3 – PUBLIC EXHIBITION	
3.4 – PUBLICITY	
<u>4. APPENDICES</u>	
APPENDIX 1 – INTRODUCTORY LETTERS TO MEMBERS	
APPENDIX 2 – RESIDENTS’ EXHIBITION LETTER	
APPENDIX 3 – RESIDENTS’ FEEDBACK FORM	
APPENDIX 4 – VINERY TENANTS’ LETTERS	
APPENDIX 5 – MEDIA COVERAGE	
APPENDIX 6 – COMPLETED FEEDBACK FORMS	
APPENDIX 7 – OTHER CORRESPONDENCE	

1. INTRODUCTION

Curtin&Co has been instructed by Fargo Limited, to undertake the political and community engagement with regards to the proposed development at land situated immediately south of The Vinery on the A27 between Hammerpot and Poling.

This report aims to summarise the consultation programme that has been undertaken thus far, and outline how more formal consultation arrangements will be implemented following submission of a planning application and verification by the local authority.

Curtin&Co has been tasked with conducting this programme of consultation; at no point have we had direct influence over the design of the proposals beyond reporting back what local community representatives have advised.



SITE LOCATION

2. CONSULTATION PROGRAMME

Fargro believes that it is important to engage with all key local stakeholders, in line with the Government's Localism Act 2011 and the National Planning Policy Framework. The company also proposes to be a permanent occupier of the new premises and wishes to be a good neighbour to local residents and commercial occupiers of The Vinery. The chronology of the consultation exercises to date and those planned is shown below:

Consultation (to date)	
Activity	2012
Letter to the Member for Angmering & Findon, West Sussex County Council	25 October
Letter to the Leader, Arun District Council	25 October
Letter to the Cabinet Member for Planning & Economic Regeneration, Arun District Council	25 October
Letter to the Development Control Committee Chair, Arun District Council	25 October
Letter to the Local Plan Sub-Committee Chair, Arun District Council	25 October
Letter to Angmering Parish Council Clerk	26 October
Letter to Poling Parish Meeting Chairman	26 October
Letter to Leader, West Sussex County Council	26 October
Letter to Deputy Leader, Communities Environment and Enterprise, West Sussex County Council	26 October
Letter sent to Member of Parliament for Arundel & South Downs	26 October
Letters sent to 17 local residents	26 October
Letters to neighbouring commercial property occupiers	26 October
Letter to the Norfolk Estate, local landowner	29 October
Exhibition for neighbouring residents	30 October
Briefing for Angmering Parish Clerk	30 October
Briefing for Poling Parish Meeting Chairman	30 October
Exhibition for commercial tenants of the Vinery	31 October
Local Press Briefings	31 October
Briefing for neighbouring landowner, Keith Langmead	12 November
Presentation to Poling Parish Meeting	21 November
Briefing meeting with Angmering Park Estate	10 December
Briefing Meeting with Clerk of Angmering Parish Council	10 December
Activity	2013
Presentation to Save Angmering Village Group	22 February
Introductory letter and offer of briefing to Cllr Andy Cooper following his election in the Angmering ward by-election	22 April
Consultation (Proposed)	
Offer of briefing to the three ward Members for Angmering, Arun District Council	On Submission
Offer of briefing to Member for Angmering & Findon, West Sussex County Council	On Submission
Offer of briefing to Angmering Parish Council	On Submission
Offer of briefing to Poling Parish Meeting Chairman	On Submission
Press Advertisement of Public Exhibition	On Submission

Presentation to Angmering Parish Council	As requested
Presentation to Poling Parish Meeting	As requested
Public Exhibition	TBC
Planning Committee presentation	As requested

3. STAKEHOLDER CONSULTATION

3.1 COUNCILLORS' MEETINGS

In line with the Localism Act (November 2011) Fargo wished to engage with local residents and representatives of the local community at an early stage.

Inevitably, the key community stakeholders consist of local members who have been elected to serve the residents in the Angmering area. Initial contact was made through introductory letters to the three local ward members of Arun Council and the local West Sussex Council councillor for Angmering and Findon Division.

The letters explained the planning history of Fargo's current site and the need to relocate following the approval of the North Littlehampton Development. Members were also informed about the programme of pre-planning application consultation with local residents, businesses and parishes, and invited to attend one of the two exhibitions being held for local residents and neighbouring businesses.

In addition to the above, members were offered one-to-one briefings to enable them to familiarise themselves with the proposals in advance of formal publication.

One ward councillor attended the exhibition with others apologising either as they were unavailable on the dates in question or declined to meet without officers being present.

Similar letters were sent to the local Member of Parliament, Clerk to Angmering Parish Council and the Chairman of the Poling Parish Meeting, offering briefings and asking whether they wished to arrange for the exhibition to be exhibited in their areas.

3.2 RESIDENTS' MEETINGS

3.2.1 RESIDENTS' EXHIBITION, 30TH OCTOBER 2012

On Friday 26th October, letters were hand delivered to the residents of the seventeen nearest properties to the site, who share access to the Vinery, informing them of the proposed application and inviting them to view an exhibition on Tuesday 30th October. The exhibition, held in The Vinery, was attended by a representative of Fargo and other members of the project team were on hand to explain the proposals and answer questions.

Representatives of over half the properties attended. In addition, several people living further afield from the site, including several from Poling, also attended having heard about the exhibition from the Chairman of the Poling Parish Meeting.

The proposals were overwhelmingly welcomed by the residents of the four local terraces at The Vinery. In particular, most residents commented that they could not see the proposed development from their property. Several residents commented on the high level of screening.

Of particular interest was the fact that commercial traffic would be removed from the front of their homes making the road quieter and safer. Similar comments related to the proposed access improvements at the junction with the A27. A number of constructive comments were also made including a request for any road improvements to clearly indicate traffic priorities at the access to the Vinery gate from the private road.

A couple of the Poling residents raised issues of noise, being concerned that reversing alarms of vehicles would be heard from their properties. It was agreed that this would be investigated and specifically addressed in the noise report. The other major concern was the fear of light pollution affecting some properties neighbouring the site. It was agreed that this too would be taken into consideration as detailed designs progressed.

3.2.2 POLING PARISH MEETING, 21ST NOVEMBER 2012

Following discussions with the Chairman of the Poling Parish Meeting, a presentation was made to the Annual Parish Meeting in St Nicholas Church on 21st November with forty residents attending. In addition to the presentation, a number of questions about the proposed development were raised by the meeting and these were answered by Dr Paul Sopp, Fargo's Technical & Energy Director. The local County Councillor for the Angmering & Findon Division also attended the meeting.

Several residents spoke against the development claiming that Fargo did not have to move and should be moving to other sites in the area including the area to the West of The Vinery which has planning permission for a composting facility. Dr Sopp explained the rationale for the site and indicated that the site to the west of the Vinery was not available, not large enough for Fargo's needs and even if it were it available it would be too expensive. Questions were also raised about lighting, traffic movements and whether Fargo had a freehold or leasehold option. There were also claims that the development would obscure "views of the Downs".

In response residents were informed that there would be low lighting levels pointed towards the building and the meeting was provided with details of average traffic movements at the current site and informed that it was not expected that these would change at the new site. The question that the proposed building would "obscure views of the Downs" was not supported as the building, which would be nine metres high, would be located on land some two metres lower than The Vinery site level reducing its profile and would be lower than the existing Leylandii. The high quality of landscaping and screening being proposed was also stressed.

Fargro also confirmed the company's option was for a freehold interest. Dr Sopp also informed the meeting that a copy of the presentation would be put on the company's website for residents to review at their leisure. Feedback forms were circulated for those attending the meeting to comment.

3.2.3 ANGMERING PARISH COUNCIL, 30TH NOVEMBER 2012

A briefing about the proposals was held with the Clerk of Angmering Parish Council on 30th November at the Parish office. The Clerk was informed about the exhibitions being held for residents and tenants at The Vinery, and an invitation was extended for Parish Councillors to attend if they wished. Curtin&Co also offered to provide a full briefing for the Parish Council if that was preferred. It was agreed that staff would update members of the Parish Council Planning Committee which was meeting that evening and would report back as to whether members felt they wanted a briefing on the proposals.

3.2.3 ANGMERING PARISH COUNCIL, 10TH DECEMBER 2012

A further briefing was held with the Clerk to the Parish Council on the morning of 10th December. A presentation document outlining the proposed development was provided for consideration by members of the Parish Council with an offer to respond to any questions or comments by email or phone. The document provided a short background to Fargro and an explanation of the company's need to relocate locally. In addition it included details of the site, the proposed layout, vehicle access arrangements and perspective views of the site from locations to the south and east of the site.

Asked about the reaction from local residents to the exhibition held on 30th October the Curtin&Co representative confirmed the immediate residents adjacent to the site who live in Angmering Parish were generally very supportive of the proposals. He confirmed that the written responses received following the meeting in Poling Parish had been more mixed.

3.2.3 ANGMERING PARK ESTATE, 10TH DECEMBER 2012

On 10th December a presentation of the Fargro proposals was made to Mr Nigel Draffan, Estate Manager at the Angmering Park Estate. The Estate is a significant landowner in the area and specifically areas to the north of the A27. In addition to providing information about Fargro as a company, the reasons for its need to relocate and the importance of securing a local site to retain the company's workforce, the presentation discussed traffic impact on the A27. Given the location of the Estates' property the presentation included a series of photographs from various high points on the Estate which demonstrated that the proposed development could not be seen from the Estate as it would be shielded by the existing Vinery buildings and the existing Lleylandii which mark the northern edge of the application site.

At the close of the meeting Mr Draffan welcomed the briefing and said he could not see any objections from the Estate's perspective.

3.2.4 SAVE ANGMERING VILLAGE (SAV), 22ND FEBRUARY 2013

A presentation of the Fargo proposals was made to six members of the Save Angmering Village (SAV) on 22 February 2013. SAV is a local pressure group concerned with development in the village. Following the presentation members of the group asked questions about Fargo's current operations, vehicle deliveries and staff travel. These were answered by Fargo's Technical Director, Dr Paul Sopp. The meeting also asked about archaeological surveys and recommended that Fargo review the draft archaeological policy being developed by the Parish Council as part of its Neighbourhood Plan.

In correspondence following the meeting Sue Ware of SAV wrote, "Good luck and hope things go smoothly for your well thought out and considerate plans".

3. 3 LOCAL BUSINESS' MEETINGS

3.3.1 BUSINESSES' EXHIBITION, 31ST OCTOBER 2012

As above, all commercial tenants of The Vinery were written to on 26th October explaining the background to Fargo and the company's need to relocate. Over twenty representatives of local businesses attended the exhibition on 31st October with general approval of the proposals.

The proposal to improve access to the site from the A27 was overwhelmingly supported with the majority of visitors expressing concern at the current access facility.

The improvements to the internal road on the site were welcomed and it was agreed that the changes would make many of the deliveries within the site easier. A number of people raised the question of access during construction and were informed that Fargo's option agreement required full access to be maintained for all commercial tenants during construction.

Following the meeting, one company asked for additional information as they had concerns about loading and unloading at one of their properties. A site visit on 6th November discussed the issues of concern and a number of solutions were identified and are being investigated.

3.4 PUBLICITY

In addition to the letters to local residents, businesses, councillors and parish representatives, media releases were sent to Littlehampton Gazette and the West Sussex Gazette as well as the horticultural trade press. A Curtin&Co representative also provided verbal briefings to journalists of these publications. This resulted in media coverage in the Littlehampton Gazette on 8th November and the Horticulture Week Website on 31st October. See Appendix 5.

APPENDIX 1 – INTRODUCTORY LETTERS TO MEMBERS

25th October 2012

Dear Councillor XXX,

Land to the south of The Vinery

You will be aware of the major planning application in North Littlehampton where Arun Council gave planning permission for 1,250 new homes. The planning consent also includes a new school, shops and business facilities as well as a new bridge to carry Lyminster Road (A284) over the railway replacing the Lyminster level crossing.

To facilitate part of this new development, Fargro Ltd, the leading horticultural supplier in the South East, is required to relocate from its current site in Toddington Lane, Littlehampton. Some twenty relocation sites in the area have been considered but only one, land to the south of The Vinery, has proved suitable for a variety of reasons.

Curtin&Co has been commissioned to manage the pre-planning application consultation with local residents, businesses and community groups. As an elected representative of local people living near the site I would welcome the opportunity to meet you for an informal discussion about Fargro's proposals.

Small exhibitions are being staged in The Vinery on Tuesday 30th October between 4pm and 8pm and Wednesday 31st October between 10am and 1pm. Representatives of Fargro, Curtin&Co and other members of the planning team will be available to discuss the initial proposals with neighbouring residents and businesses based at The Vinery site. You are obviously welcome to attend.

We will also be contacting the Parish representatives in Poling and Angmering with a view to discussing the proposals with them and offering to host exhibitions for their residents if required.

I will contact you in the next few days to see if we can agree a convenient time to meet, but should you wish to contact me in the meantime please feel free to call me on 020 7399 2295 or email me at stevec@curtinandco.com.

Yours sincerely

Steve Carey
Consultant

Councillor Andy Cooper
27 Bushby Ave
Rustington
BN16 2BY

22nd April 2013

Dear Councillor Cooper,

Land to the south of The Vinery

May I first of all take this opportunity to congratulate you on your election to Arun District Council and a member for Angmering ward. I hope you find the experience of representing the local community both interesting and rewarding.

My primary reason for writing to you is to introduce you to a planning proposal that has been in preparation for some months and which I had previously discussed with your predecessor Julie Hazlehurst.

Following the approval of planning consent for the North Littlehampton development Fargro Ltd, the leading horticultural supplier in the South East, is required to relocate from its current site in Toddington Lane, Littlehampton. Some twenty relocation sites in the area have been considered but only one, land to the south of The Vinery, Poling has proved suitable for a variety of reasons.

Curtin&Co has been commissioned to manage the pre-planning application consultation with local residents, businesses and community groups and I would welcome the opportunity to meet you for an informal discussion about Fargro's proposals.

To date we have received a very positive response from those people living closest to the site in the four terraces by The Vinery entrance, along with supporting comments from Save Angmering Village.

I will contact you in the next few days to see if we can agree a convenient time to meet, but should you wish to contact me in the meantime please feel free to call me on 020 7399 2295 or email me at stevec@curtinandco.com.

Yours sincerely,

Steve Carey
Consultant

APPENDIX 2 – RESIDENTS’ EXHIBITION LETTER

26th October 2012

Dear XXX

Land to the south of The Vinery

You may have heard about the major planning application in North Littlehampton where Arun Council gave planning permission for 1,250 new homes. The planning consent also includes a new school, shops and business facilities as well as a new bridge to carry Lyminster Road (A284) over the railway replacing the Lyminster level crossing.

To facilitate part of this new development, Fargro Ltd, the leading horticultural supplier in the South East, is required to relocate from its current site in Toddington Lane, Littlehampton. Some twenty relocation sites in the area have been considered but only one, land to the south of The Vinery, has proved suitable for a variety of reasons.

Curtin&Co has been commissioned to manage the pre-planning application consultation with local residents, businesses and community groups. As someone living adjacent to The Vinery we would like to invite you to an informal discussion about Fargro’s proposals which include improved vehicular access onto the A27 and to The Vinery itself.

A small exhibition is being staged in The Vinery on Tuesday 30th October between 4pm and 8pm when representatives of Fargro, Curtin&Co and other members of the planning team will be available to discuss the initial proposals with you and your neighbours. Please feel free to drop in at whatever time is convenient.

I look forward to seeing you on Tuesday but if for any reason you are unable to attend on that day please let me know and I will arrange an alternative appointment. I can be contacted on 020 7399 2295 or stevec@curtinandco.com.

Yours sincerely

Steve Carey
Consultant

Sent to the occupiers: 1-4 Lillian Terrace
1-4 Ella Terrace
1-4 Gordon Terrace
1-4 New Terrace
Yarmer Cottage, 193 Arundel Road

APPENDIX 3 – RESIDENTS FEEDBACK FORM



Land South of the Vinery
Exhibition Comment Sheet

30 / 31 October 2012

Fargro would welcome any thoughts, comments or questions you may have about the proposed development. Please complete this questionnaire and hand it in to one of the project team, or you can return it to by post to: Steve Carey, Curtin & Co, 299 Oxford Street, London, W1C 2DZ.

Feedback Form

1. Do you support the principle of Fargro's development at the site?

Please circle as appropriate

Yes

Yes, with reservations

No - please give your reasons

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2. What do you think about the outline design of the building?

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3. What do you think about the new road junction layout?

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4. Do you have any comments on the general layout of the scheme?

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6. Do you have any comments on the internal road layout of the scheme?

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7. Are there changes you would want to see made to the proposals before a planning application is made?

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8. Do you have any comments on the level of landscaping being proposed?

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9. Do you have any further comments?

Please continue on additional sheets if necessary

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Please note the following information is required for comments to be validated and included in the consultation report. However, your personal details will not be published in the consultation report or passed to a third party.

Name:

Address:

.....
.....

Postcode:

Email Address:

Telephone:

APPENDIX 4 – VINERY TENANTS' LETTERS

Letter to Tenants of The Vinery

26th October 2012

Dear XXX,

Land to the south of The Vinery

You may have heard about the major planning application in North Littlehampton where Arun Council gave planning permission for 1,250 new homes. The planning consent also includes a new school, shops and business facilities as well as a new bridge to carry Lyminster Road (A284) over the railway replacing the Lyminster level crossing.

To facilitate part of this new development, Fargro Ltd, the leading horticultural supplier in the South East, is required to relocate from its current site in Toddington Lane, Littlehampton. Some twenty relocation sites in the area have been considered but only one, land to the south of The Vinery, has proved suitable for a variety of reasons.

Curtin&Co has been commissioned to manage the pre-planning application consultation with local residents, businesses and community groups, including businesses based in The Vinery.

Fargro's proposals include improved vehicular access onto the A27 as well as improved vehicle access within The Vinery itself.

A small exhibition is being staged in the central aisle between the northern and southern sets of poly tunnels on Wednesday 31st October between 10am and 1pm when representatives of Fargro, Curtin&Co and other members of their planning team will be available to discuss their initial proposals with you.

If for any reason you are unable to attend on that day please contact Steve Carey on 020 7399 2295 or stevec@curtinandco.com, and he will arrange an alternative date for you to discuss the proposals.

Yours sincerely

Michael Coleman

APPENDIX 5 – MEDIA COVERAGE

Horticulture Week Website 31st October 2012

Fargro announces relocation plan

Horticulture wholesale supplier Fargro has released plans to move from its Toddington Lane, Littlehampton, West Sussex site to a new site a mile away at North Littlehampton.

The company is applying to Arun District Council for planning permission to build an 8,000 m² warehouse with offices and 6,500 m² of dry storage area.

Fargro's current site has approval for development including 1,250 residential units, a new school, shops, business facilities and infrastructure improvements.

Fargro's professional advisers have investigated some 20 alternative sites within the local area and are now consulting with locals.

Curtin & Co representative Steve Carey, who Fargro has employed to lead community consultation, said: "Location is an important factor in Fargro's success. Not only are we a local firm providing to local growers but the vast majority of our staff live locally too. Keeping such an experienced team together is not only important to our business but also to the local growers we supply".

Fargro was founded in 1946 as a co-operative and is now owned by more than 300 shareholders. It has 57 staff.

Fargro hopes to submit a planning application to the council by the end of the year and be on site in early 2013 if successful before moving in during 2014.

www.worthingherald.co.uk, shorehamherald.co.uk, littlehamptongazette.co.uk

Firm on the move, but staying in the area

Company determined to stay local for staff and customers

By SAM WOODMAN

letters@littlehamptongazette.co.uk
twitter.com/samwoodman

Hopes are high that a firm having to relocate because of the North Littlehampton development will remain in the area.

Horticultural supplier Fargo Ltd has announced plans to move from its Toddington Lane site to a new facility north of Poling.

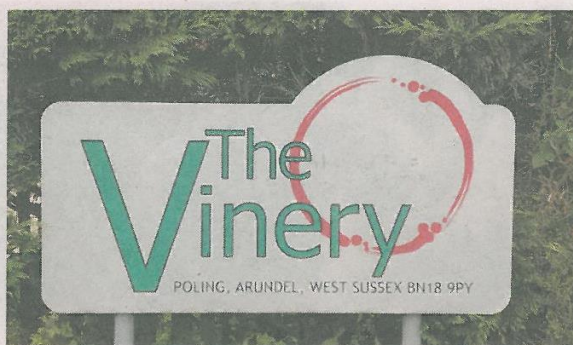
Fargo is required to relocate to enable the North Littlehampton development to proceed.

The development comprises 1,250 residential units, as well as a new school, shops and business facilities.

There are also plans for infrastructure improvements, including a new bridge to carry the A284 Lyminster Road over the railway, replacing the Lyminster level crossing.

Advisers working on behalf of the firm have investigated some 20 alternative sites within the local area.

And now, Fargo – the largest horticultural wholesale



supplier in the south-east – is applying to Arun District Council for planning permission at a new site.

Permission is being sought for an 8,000 square-metre warehouse with offices and 6,500 square-metres of dry storage area, on a site to the south of The Vinery, on the A27, half-a-mile north of Poling.

Company spokesman Steve Carey said remaining in the area was essential, in order to keep the firm's 50-plus employees, and for it to remain close to its customer base.

"Location is an important

factor in Fargo's success," he added.

"Not only are we a local firm providing to local growers, but the vast majority of our staff live locally, too.

"Keeping such an experienced team together is not only important to our business but also to the local growers we supply."

Fargo is a horticultural wholesale supplier of goods to the UK horticultural industry – with a major share of the market in the South of England.

A recent report concluded that horticulture locally pro-

vides 1,300 full-time jobs and thousands of part-time jobs.

The sector has a production-only turnover of some £120million.

Fargo provides for many existing horticultural businesses in the Arun area, and a continuation of the business is essential if disruption of supply to these operators is to be avoided.

Founded in 1946, as a co-operative, Fargo has operated from its current site since the early 1970s.

It is now owned by more than 300 shareholders, all of whom are connected to the industry and include most local growers in the Arun area.

Of the 57 staff, 49 are employed on the current site, with 23 having been employed for more than 10 years, including 11 who have worked for the company for more than 20 years.

GET IN TOUCH

If you've got a story, let us know...

+ SEND AN EMAIL TO THE NEWSDESK:
LETTERS@LITTLEHAMPTONGAZETTE.CO.UK, OR CALL THE REPORTERS NOW, ON 01903 714135

APPENDIX 6 - COMPLETED FEEDBACK FORMS (VINERY RESIDENTS)



Land South of the Vinery

Exhibition Comment Sheet

30 / 31 October 2012

Fargro would welcome any thoughts, comments or questions you may have about the proposed development. Please complete this questionnaire and hand it in to one of the project team, or you can return it to by post to: Steve Carey, Curtin & Co, 299 Oxford Street, London, W1C 2DZ.

Feedback Form

1. Do you support the principle of Fargro's development at the site?

Please circle as appropriate

☒ Yes

☐ Yes, with reservations

☐ No - please give your reasons

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2. What do you think about the outline design of the building?

..... OK

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3. What do you think about the new road junction layout?

..... OK

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4. Do you have any comments on the general layout of the scheme?

..... OK

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6. Do you have any comments on the internal road layout of the scheme?

OK

7. Are there changes you would want to see made to the proposals before a planning application is made?

OK

8. Do you have any comments on the level of landscaping being proposed?

OK

9. Do you have any further comments?

Please continue on additional sheets if necessary

OK

Please note the following information is required for comments to be validated and included in the consultation report. However, your personal details will not be published in the consultation report or passed to a third party.



Land South of the Vinery

Exhibition Comment Sheet

30 / 31 October 2012

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Feedback Form

1. Do you support the principle of Fargro's development at the site?

Please circle as appropriate

☒ Yes

☐ Yes, with reservations

☐ No - please give your reasons

.....

.....

.....

.....

2. What do you think about the outline design of the building?

..... Very Good

.....

.....

.....

3. What do you think about the new road junction layout?

..... Very Good

.....

.....

.....

4. Do you have any comments on the general layout of the scheme?

..... No

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.....

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6. Do you have any comments on the internal road layout of the scheme?

NO

7. Are there changes you would want to see made to the proposals before a planning application is made?

NO

8. Do you have any comments on the level of landscaping being proposed?

NO

9. Do you have any further comments?

Please continue on additional sheets if necessary

Flooding from Highway
Ditch under access road blocked

Please note the following information is required for comments to be validated and included in the consultation report. However, your personal details will not be published in the consultation report or passed to a third party.

Land South of the Vinery

Exhibition Comment Sheet

30 / 31 October 2012

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Feedback Form

1. Do you support the principle of Fargro's development at the site?

Please circle as appropriate

Yes

Yes, with reservations

☒ No - please give your reasons

This is Grade 1 agricultural land. Planning permission for development can only be given in exceptional circumstances. There is absolutely nothing exceptional here.

All subsequent comments are without prejudice to my total opposition to this scheme

2. What do you think about the outline design of the building?

It is monstrously large and will impact on the whole village, in addition to being right on the boundary of the South Downs National Park.

3. What do you think about the new road junction layout?

There is not space on the site to make this really satisfactory. The additional traffic movements will cause even more congestion on the A27.

4. Do you have any comments on the general layout of the scheme?

The buildings point in the wrong direction, so that all the noise caused by lorries reversing and turning will impact on local residents. Why is this not at the road end which is already noisy?

6. Do you have any comments on the internal road layout of the scheme?

.....No.....
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7. Are there changes you would want to see made to the proposals before a planning application is made?

.....There is no provision for noise abatement. There should
.....be proper screening for this.....
.....
.....

8. Do you have any comments on the level of landscaping being proposed?

.....It is insufficient, in that it can only take the wind, not
.....totally screen it. The planting proposed will take many years
.....to grow enough to make any difference to residents. There needs
.....to be a high earth bund included to help screen the visual
.....impact and noise intrusion.....

9. Do you have any further comments?

Please continue on additional sheets if necessary

.....This is a totally unsuitable site for a development of
.....this kind. It should be an industrial site. Not in the
.....middle of the countryside.....
.....
.....

Please note the following information is required for comments to be validated and included in the consultation report. However, your personal details will not be published in the consultation report or passed to a third party.

Exhibition Comment Sheet

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Please circle as appropriate

Yes

Yes, with reservations

No - please give your reasons

Road across deserty need improvement and
they will do that

fine

Used have produced an excretion here
 say it I inserted hygiene drink like
 So the movement is more better.

18 19 20

we must
be able to get our LOR letters in
very important to us see diagram above
now when must be kept clear is —

6. Do you have any comments on the internal road layout of the scheme?

see S.

7. Are there changes you would want to see made to the proposals before a planning application is made?

8. Do you have any comments on the level of landscaping being proposed?

9. Do you have any further comments?

Please continue on additional sheets if necessary

Please note the following information is required for comments to be validated and included in the consultation report. However, your personal details will not be published in the consultation report or passed to a third party.

Land South of the Vinery

Exhibition Comment Sheet

30 / 31 October 2012

Fargro would welcome any thoughts, comments or questions you may have about the proposed development. Please complete this questionnaire and hand it in to one of the project team, or you can return it to by post to: Steve Carey, Curtin & Co, 299 Oxford Street, London, W1C 2DZ.

Feedback Form

1. Do you support the principle of Fargro's development at the site?

Please circle as appropriate

☒ Yes

☐ Yes, with reservations

☐ No - please give your reasons

2. What do you think about the outline design of the building?

Good

3. What do you think about the new road junction layout?

Good

4. Do you have any comments on the general layout of the scheme?

NO

6. Do you have any comments on the internal road layout of the scheme?

no

7. Are there changes you would want to see made to the proposals before a planning application is made?

no

8. Do you have any comments on the level of landscaping being proposed?

no

9. Do you have any further comments?

Please continue on additional sheets if necessary

Please note the following information is required for comments to be validated and included in the consultation report. However, your personal details will not be published in the consultation report or passed to a third party.

Land South of the Vinery

Exhibition Comment Sheet

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Feedback Form

1. Do you support the principle of Fargro's development at the site?

Please circle as appropriate

Yes

Yes, with reservations

No - please give your reasons

As detailed below

2. What do you think about the outline design of the building?

No issues

3. What do you think about the new road junction layout?

SOME CONCERN ABOUT SITE ACCESS & ON SITE QUEUING AT CLOSE OF BUSINESS.

4. Do you have any comments on the general layout of the scheme?

6. Do you have any comments on the internal road layout of the scheme?

I WOULD WANT TO BE SURE THAT ASPECTS SUCH AS SURFACE DRAINAGE, PEDESTALIAN ACCESS, LIGHTING WERE DEALT WITH EFFECTIVELY. I WOULD EXPECT THAT A CERTAIN AMOUNT OF UNLOADING FROM LORRIES WOULD STILL TAKE PLACE IN CONT. UNIT

7. Are there changes you would want to see made to the proposals before a planning application is made?

8. Do you have any comments on the level of landscaping being proposed?

9. Do you have any further comments?

Please continue on additional sheets if necessary

I WOULD BE INTERESTED IN DISCUSSIONS INVOLVING SITE EFFLUENT TREATMENT. WE CURRENTLY SEND EFFLUENT TO A TANK + TANKER IT AWAY. A REED BED, ETC WHICH WE COULD SHARE USE OF WOULD BE OF DISTINCT INTEREST.

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* AND BE ANOTHER ENVIRONMENTAL POSITIVE FOR THE PROJECT.

- THE ROADWAY ADJACENT TO UNIT 30, IF THIS WERE DEEMED NO LONGER POSSIBLE THIS WOULD CAUSE ISSUES FOR UNITS 30 TO

APPENDIX 6 - COMPLETED FEEDBACK FORMS (POLING RESIDENTS)

Poling Parish Meeting

Annual General Meeting 2012

7.30pm Wednesday 21st November

St Nicholas Church, Poling

Agenda

1. Welcome, Introduction and purpose of meeting
By invitation - Vineries Fargo Development Proposals – Pre Consultation Presentation
by Steve Carey and Paul Sopp
2. Main agenda
 - Minutes of last meeting
 - Annual Reports
3. Planning Matters
 - Local Development Framework Consultation
 - Littlehampton North Development
 - Vineries Composter Development
 - Gypsy and Traveller Site near the Potteries
 - West Sussex Waste Local Plan
4. Local Government Boundary Commission Electoral Review Consultation
5. New Code of Conduct
6. Flooding
7. Emergency Planning
8. Joint Downland Area Committee
9. General matters
 - Broadband
 - Polling Station
 - Water Meters
 - New Arun District Council Management Structure
 - Winter Maintenance
10. Neighbourhood Watch
11. Farming News
12. AOB
Please advise the Chairman of any items that you'd like to raise before the meeting.

Poling Action Group



Land South of the Vinery

Poling Parish Meeting Comment Sheet

21 November 2012

Fargro would welcome any thoughts, comments or questions you may have about the proposed development. Please complete this questionnaire and hand it in to one of the project team, or you can return it to by post to: Steve Carey, Curtin & Co, 299 Oxford Street, London, W1C 2DZ.

Feedback Form

1. Do you support the principle of Fargro's development at the site?

Please circle as appropriate

Yes

Yes, with reservations

☒ No - please give your reasons

..... THIS IS GREENFIELD SITE PORTENDING
..... OUT FROM THE EXISTING DEVELOPMENT
.....

2. What do you think about the outline design of the building?

.....
.....
.....
.....

3. What do you think about the new road junction layout?

..... THE TRAFFIC IS ALREADY TOO GREAT
..... FOR THE JUNCTION AT CROSSBUSH
..... NO MORE SHOULD BE ATTRACTED
.....

4. Do you have any comments on the general layout of the scheme?

.....
.....
.....
.....

6. Do you have any comments on the internal road layout of the scheme?

.....

7. Are there changes you would want to see made to the proposals before a planning application is made?

THERE ARE AVAILABLE BROWN FIELD
 SITES IN THE VICINITY OF LITTLEHAMPTON
 THEY SHOULD BE USED FIRST BEFORE
 OBSTRUCTING AND OPEN FACKLAND

8. Do you have any comments on the level of landscaping being proposed?

.....

9. Do you have any further comments?

Please continue on additional sheets if necessary

.....

Please note the following information is required for comments to be validated and included in the consultation report. However, your personal details will not be published in the consultation report or passed to a third party.



Land South of the Vinery

Poling Parish Meeting Comment Sheet

21 November 2012

Fargro would welcome any thoughts, comments or questions you may have about the proposed development. Please complete this questionnaire and hand it in to one of the project team, or you can return it to by post to: Steve Carey, Curtin & Co, 299 Oxford Street, London, W1C 2DZ.

Feedback Form

1. Do you support the principle of Fargro's development at the site?

Please circle as appropriate

Yes

Yes, with reservations

☒ No - please give your reasons

..... You should not use green field site
..... Over development of site

2. What do you think about the outline design of the building?

..... Too big

3. What do you think about the new road junction layout?

..... Not big enough for weight of traffic
..... you forecast
..... And then rising traffic

4. Do you have any comments on the general layout of the scheme?

..... Not meeting development for the long term

6. Do you have any comments on the internal road layout of the scheme?

Parking on top of houses

7. Are there changes you would want to see made to the proposals before a planning application is made?

If Planning is granted, A bus on all traffic having right.

8. Do you have any comments on the level of landscaping being proposed?

Not enough

9. Do you have any further comments?

Please continue on additional sheets if necessary

Noise
Time Limit of workers' hours.
No Planning consultation should take place till
Amend by pass is made.

Please note the following information is required for comments to be validated and included in the consultation report. However, your personal details will not be published in the consultation report or passed to a third party.



Land South of the Vinery

Poling Parish Meeting Comment Sheet

21 November 2012

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Feedback Form

1. Do you support the principle of Fargro's development at the site?

Please circle as appropriate

☒ Yes

☐ Yes, with reservations

☐ No - please give your reasons

.....

.....

.....

.....

2. What do you think about the outline design of the building?

Very good

.....

.....

.....

3. What do you think about the new road junction layout?

Very satisfactory

.....

.....

.....

4. Do you have any comments on the general layout of the scheme?

Seems fine

.....

.....

.....

6. Do you have any comments on the internal road layout of the scheme?

.....

.....

.....

7. Are there changes you would want to see made to the proposals before a planning application is made?

No

.....

.....

.....

8. Do you have any comments on the level of landscaping being proposed?

Looks very good and should ensure that the landscape is much better than at present

.....

.....

9. Do you have any further comments?

Please continue on additional sheets if necessary

Sorry to hear the previous comments from some of our residents. There's a small gap which will require any change

.....

.....

Please note the following information is required for comments to be validated and included in the consultation report. However, your personal details will not be published in the consultation report or passed to a third party.



Land South of the Vinery

Poling Parish Meeting Comment Sheet

21 November 2012

Fargro would welcome any thoughts, comments or questions you may have about the proposed development. Please complete this questionnaire and hand it in to one of the project team, or you can return it to by post to: Steve Carey, Curtin & Co, 299 Oxford Street, London, W1C 2DZ.

Feedback Form

1. Do you support the principle of Fargro's development at the site?

Please circle as appropriate

Yes

Yes, with reservations

No - please give your reasons

Over development of site
concern over water pollution & noise

2. What do you think about the outline design of the building?

Too much pollution and building too large

3. What do you think about the new road junction layout?

4. Do you have any comments on the general layout of the scheme?

6. Do you have any comments on the internal road layout of the scheme?

.....

.....

.....

7. Are there changes you would want to see made to the proposals before a planning application is made?

.....

Reduction in size
 contained in H&V S&B area workshops only
 & from 8.00 to 6.00

8. Do you have any comments on the level of landscaping being proposed?

.....

Not sufficient

.....

.....

9. Do you have any further comments?

Please continue on additional sheets if necessary

.....

.....

.....

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Land South of the Vinery

Poling Parish Meeting Comment Sheet

21 November 2012

Fargro would welcome any thoughts, comments or questions you may have about the proposed development. Please complete this questionnaire and hand it in to one of the project team, or you can return it to by post to: Steve Carey, Curtin & Co, 299 Oxford Street, London, W1C 2DZ.

Feedback Form

1. Do you support the principle of Fargro's development at the site?

Please circle as appropriate

Yes

Yes, with reservations

☒ No please give your reasons

APART FROM ANYTHING ELSE, THE SITE IS HIGH QUALITY, GRADE 1, AGRICULTURAL LAND, AND LAND WHERE THE EXISTING VIES SHOULD REMAIN UNDISTURBED, SAVE IN EXCEPTIONAL CIRCUMSTANCES. THIS DEVELOPMENT PROPOSAL IS NOT EXCEPTIONAL.

ALL FURTHER COMMENTS ARE WITHOUT PREJUDICE TO MY IMPLACABLE OPPOSITION TO THIS MONUMENTAL PROPOSAL.

2. What do you think about the outline design of the building?

IT IS TOO LARGE, TOO HIGH, TOO OBTRUSIVE. THE IMPACT ON THE COUNTRYSIDE & POLING WOULD BE IMPAIRED, UNACCEPTABLE & INTOLERABLE.

3. What do you think about the new road junction layout?

GROSSLY INADEQUATE. THE HA HAS WORKED WANDERED OVER THE LAST 40 YEARS OR SO TO MAKE SURE THE A27 IS UNFIT FOR PURPOSE. THIS PROPOSAL WILL ONLY SERVE TO HELP MAKE A DISASTER INTO A GOLD PLATED CATASTROPHE.

4. Do you have any comments on the general layout of the scheme?

IT IS BOUND THE WRONG WAY. THE LANDING BAYS SHOULD FACE NORTH TO MITIGATE NOISE ETC OVER THE OPEN LAND & THE VILLAGE. ALSO THE BAYS WOULD NOT HAVE SOME PROTECTION FROM THE PREVAILING S.W. WIND & WEATHER. WHOEVER DESIGNED THIS SHOULD BE ASHAMED.

6. Do you have any comments on the internal road layout of the scheme?

WHAT TO SAY? THE SCHEME IS BADLY DESIGNED.
THE ROAD SHOULD ALL RUN NORTH OF THE
BUILDINGS.

7. Are there changes you would want to see made to the proposals before a planning application is made?

1. A COMPLETE REDRAW.
2. MUCH BETTER LANDSCAPING / ROAD PAVING ETC.
ETC. ETC.
3. ACOUSTIC FENCING & INSULATION IS REQUIRED

8. Do you have any comments on the level of landscaping being proposed?

IT IS INADEQUATE. A FUND IS REQUIRED - HIGH
& WIDE WITH ACOUSTIC FENCING / BOARDING TO
HIDE COMPLETELY THESE POORLY DESIGNED BARN.

9. Do you have any further comments?

Please continue on additional sheets if necessary

THIS SCHEME IS OPPORTUNISTIC, MONUMENTAL, SPECULATIVE
& COMPLETELY WITHOUT MERIT. IT HAS NO PLACE IN
THIS ENVIRONMENT. THE SCHEME IS ECONOMICALLY WITH THE
TRUTH THE UNWELCOMING, UNWORTHY, A DISGRACE &
SHOULD HAVE NO PART IN THESE MATTERS

Please note the following information is required for comments to be
validated and included in the consultation report. However, your personal
details will not be published in the consultation report or passed to a third
party.

Subject: Fargro and the Vineries

Date: Fri, 2 Nov 2012 13:15

Dear Mr Carey,

We mail following the meeting/presentation at the Vinery site on Tuesday.

We will be writing separately at a later stage, but thought it appropriate just to put down a few preliminary markers. You will understand that you have been working on this matter for some time, apparently with Arun DC, the HA, and even WSCC (not us though). We who live here, however, and the rest of Poling have only just been informed and need some time to assess just what it is that Fargro and Mr Coleman wish to inflict on us this time.

1. We are implacably opposed to this proposal in principle or at all. It is totally and completely, unnecessary, unsuitable and unwelcome. We will expand on this a bit.
2. The land is outside the fenced Vineries site and comprises, I think, Grade 1 agricultural land, although at present it is occupied by horses for grazing. It is right in the middle of the countryside and in what amounts to a Strategic Gap.
3. The land forms part of what used to be called "white land", that is to say, land where the existing uses should remain undisturbed, save in exceptional circumstances. I understand that the situation has not changed, even if the wording of the designation has changed. Whatever else might be said about this proposal, by any stretch of the most fertile imagination, it cannot be said to be exceptional.
4. The noise, disturbance and visual impact can only be mitigated to some extent by landscaping and other methods. This is open land and sound travels. For example, the reversing beepers of plant are extremely intrusive, indeed as they are supposed to be, for safety reasons.
5. Fargro's representative said that "Fargro had to move from the Toddington site". This is not true, which he later conceded. It might have to move now because it has entered into some sort of contract of sale or option. Fargro had the choice to move, stay or whatever. The suggestion that a move could be enforced by a CPO is almost certainly fanciful to say the least. Fargro chose to sell out for housing, and doubtless has collected or will collect a very large sum of money for so doing.
6. Fargro's representative said that 20 or so sites had been looked at, that that this was the *only* site that was suitable. A number of spurious and doubtful excuses and reasons for this were given. Shortly after saying that, he conceded that such a statement was also untrue. The second untruth. The real reason, which he then gave, was that other sites, one on Ford Industrial Estate for example were "too expensive". The Vineries site, therefore, is not the only suitable site at all, but it is the site that Fargro wants to, not can, afford. By moving, Fargro will cash in at Toddington; move to a "cheap" location; build a new facility; and will probably have money over to pay out to its shareholders. It is necessary and helpful for a little bit of frankness to enter into these matters. It helps in the making of a proper assessment of the proposal, and is very much something that will form part of any approach to Arun DC and others.
7. The access to the A 27 is grossly inadequate and the proposal for the improvement is, frankly risible, at least it would be if it were not so serious. The HA will probably, once again, fail in its duty to the travelling public when dealing with this site, but you never know.

We hope to be able to write to you again next week.

Please be good enough to acknowledge safe receipt of this mail, so that we know that we are indeed in contact.

Thank you.

Yours sincerely,

APPENDIX 7 – OTHER CORRESPONDENCE

22nd March 2013.

S Carey Esq.,
Curtin & Co.,
299 Oxford Street,
London W1C 2DZ.

Dear Mr Carey,

Re: Fargro's relocation proposals.

In this matter I am writing as Assistant to the Chairman of our Parish Meeting, Bryan Curtis.

I have before me a copy of your letter to one of the residents at the Vineries, offering to bring them up to speed on Fargro's plans. I cannot understand why the residents of the rest of the Parish of Poling did not also get the courtesy of the letter. Please explain. The report, though, is only half a report and so full of spin that it cannot go unanswered.

In your second paragraph you refer to overwhelming support from "those living closest to the site". Does this class of people include anyone living to the West or South of the site, who also live very close to the site, and may well be "closest"? In fact, who does it include?

Please let me know how many responded, and provide copies of the replies to your exhibition comment sheet, omitting, if you wish, names and addresses of genuine respondents. Do you know if they are owner-occupiers who have a financial interest in their properties, or tenants, who do not? How many are tenants of or licensees from Mr Coleman, directly or indirectly? There was a suggestion at one time that some buyers/tenants may well have entered into covenants or other obligations preventing them from objecting to proposals on the land owned by Mr Coleman. Even assuming that such exist, I do not have any further detail, neither do I have any idea if any such would be enforceable, and, if so, how.

Their main downside in any event is extra traffic and the noise from the site and its use, because some of them would barely be able to see the site or any buildings.

As to the commercial occupiers, why on earth should they worry one way or the other if there was further commercial development? I understand that they are either tenants or licensees, either directly or indirectly from Mr Coleman. They too might well have signed up not to object to any proposals, and in any event are hardly likely to oppose their own Landlord now are they? They have no residential or serious financial interest in their units. That is partly the point of such places.

I would welcome please a copy of the allegedly supportive responses you have received from local Councillors and Angmering Council. As to Save Angmering Village, and indeed the PC, I am aware that they have some serious development problems within the Village to deal with, and of course only part of the site is with the Parish of Angmering. The rest is in Poling. Additionally the site is at the far Northwest of the Parish of Angmering, and some 4 kms (2 miles) from the centre of Angmering as the crow flies. It hardly impinges physically, and I suggest that the Decoy woods will screen most of the Village from sight of any buildings.

Nevertheless, I would be very surprised if these people/bodies were happy just to see an area of open country on their doorstep seriously compromised for no good reason whatsoever. Angmering has suffered quite enough already. If this development is allowed on high quality grade 1 agricultural land and in open countryside, surely nothing is sacrosanct. The residents of this area will have been led into the beginnings of a catastrophe of nightmarish proportion. What sort of legacy is that for our children and grandchildren?

Why on earth is it considered necessary to build a commercial warehouse distribution centre on high quality grade 1 agricultural land at all? There is a world food shortage that is expected to get very much worse, so how can it be sensible to take such land as this out of production, particularly when there is more than ample land for a development like this at the West end of the existing Vineries site, and a huge area to the North of the existing storage units up to the A 27? Mr Coleman has withdrawn the land at the West end from consideration for use as a compost, but says, allegedly, that is "unavailable" for Fargro. What then has he in mind for this land?

Even if, genuinely, this land is unavailable, there are more than enough land or units in the wider area for this type of development on existing industrial/commercial estates. Large parts of Ford Aerodrome remain undeveloped for some unfathomable reason, and there are always units available. That is not the only one either, it would seem.

It is very important for us to know just what is the genuine level of support, if any, for this proposal. Expressions like "well-received" and "general support", are meaningless without context, and knowing just what was asked; of whom, and in what form.

The glaring omission in your update, however, is of course your complete, and if I may say, cynical failure even to mention the part of Poling to the west of the site or its residents – those in the front line; who live here, and who will be most prejudiced in the unfortunate event that this proposal is ever allowed to get off the ground. Some of us are only a few hundred yards, if that, from the site, not 2 miles or so, like Angmering Village.

Not a word about the fact that Poling is an ancient settlement with its Church, going back to before the Norman Conquest, and a number of Listed Buildings dating from the 12th Century onwards, all of which would be under threat.

You do not mention the total and vociferous opposition expressed at the meeting in the Church, from all those present. I do not know how many people at the Church meeting completed your comment sheet, but, I would be amazed if there was anything other than a total rejection. Again, however, please let me have copies of the sheets, omitting names and addresses if you like, provided of course that only genuine Poling responses are included, whatever they say.

I hazard that the temptation on your part may be to file this letter or even bin it, and do no more, but I hope that you will resist this disrespectful action. I imagine that you will need to put all those things I have requested into the public domain at some stage, probably when and if you make the application, so perhaps the sooner the better.

You will see that I have copied in the MP Nick Herbert; our Councillors; Angmering PC and Save Angmering Village so that they can consider the contents of your letter and this response, and comment if they so wish. The National Park clearly have an interest because any development will be visible from the Park, and it will also obstruct the view of the Park from land to the South of the A 27.

I look forward to hearing from you.

Yours sincerely,

Philip Thomas.

Cc: Nick Herbert Esq. MP.

Cllr. P Bicknell.
Cllr. D Wensley.
Angmering Parish Council.
Save Angmering Village.
South Downs National Park.
Bryan Curtis – Chairman Poling Parish Meeting

Mr Phillip Thomas
Assistant to the Chairman of Poling Parish Meeting
Peckhams
Poling
Arundel
West Sussex
BN18 9PT

26th March 2013

Dear Mr Thomas,

Re: Fargo's Relocation Proposals

I am in receipt of your letter dated 22nd March, in which you raised a number of issues relating to Fargo's proposed relocation to land to the south of The Vinery.

You make reference to my letter to residents in the terraces at the Vinery but also make reference to a report. I am unclear as to the report to which you refer, as none was enclosed. The letter did direct recipients to a presentation on the Fargo website and this is the same presentation made to the meeting in Poling Church on 21st November.

Regarding the reference to the people living closest to the site this refers to those living in the four terraces. Given that they all live within 150m of the area proposed for development and share road access I believe my description to be accurate and the vehicle access details contained in the presentation of particular interest to them. There are no other residents within 450m of the proposed site, hence the use of the term 'closest' in the letter.

Representatives from a majority of the houses in the terraces attended the exhibition in which, alongside other issues, vehicle access to the site and the terraces was discussed. Those who signed in, some did not, represented eight addresses out of the seventeen residents on the Vinery site. Some residents returned several times to discuss different elements of the proposals. Two feedback forms were returned supporting the proposals. Other residents expressed verbal satisfaction with the proposals and welcomed the junction improvements being considered. As to the tenure of the individual properties, it did not occur to me to ask those attending whether they were tenants, freeholders or leaseholders. Nor did I ask whether they had a mortgage on their property or enquire as to any covenants relating to their homes. No forms objecting to the proposals were received.

The consultation with the commercial occupiers of the Vinery was designed to determine whether the proposals would have a negative impact on their operations. One loading / access issue was raised and arrangements to overcome the concern have been discussed. During the exhibition day for the commercial tenants, nine local residents also attended and identified themselves as "Poling residents," including yourself and Mrs Thomas. Four feedback forms were returned from this exhibition with three from businesses at the Vinery. Of these two were supportive and one was "supportive with reservations," raising concerns about vehicle access. The fourth was from Mrs Thomas, opposing the plans.

You appear to question the following section of my letter, *"In addition we have briefed a number of other local people in Angmering including local councillors, the Parish Council and Save Angmering Village (SAV). From the responses given the plans seem to be well received."*



All of these individuals and organisations have been offered, or provided with, detailed briefings on Fargo's proposals and none have raised issues of concern. Several have either expressed support or indicated they did not have any concerns.

You assert that the land in question is Grade 1 agricultural land. In fact the land is indeterminate and has been used as rough pasture. In addition, the application site is all in Angmering.

Many of your other comments were covered at the Poling parish meeting on Wednesday 21st November. These include the availability, cost and suitability of other sites, including other parts of the Vinery, as investigated by Fargo's team of professional consultants. I cannot comment on behalf of local landowners as to why individual sites are, or are not, available on the market.

You asked about feedback forms from the Poling meeting. There were five from four different addresses and signed on behalf of seven people (your form included only your name but the enclosed copy of an unreceived and incorrectly addressed email was signed by both yourself and Mrs Thomas so I counted it as being from two people). One returned form was in favour.

I have noted that you have copied your letter to a number of local individuals and organisations. I will of course do the same.

Yours sincerely,

Steve Carey
Consultant

C.C. Nick Herbert MP
Cllr P Bicknell
Cllr D Wensley
Angmering Parish Council
Save Angmering Village
South Downs National Park
Bryan Curtis, Chairman of Poling Parish Meeting

299 Oxford Street | London | W1C 2DZ
T +44 (0)207 399 2280 E info@curtinandco.com W www.curtinandco.com

3rd April 2013.

S Carey Esq.,
Curtin & Co.,
299 Oxford Street,
London W1C 2DZ.

Dear Mr Carey,

Re: Fargo's relocation proposals.

Thank you for your letter of 26th March 2013, the contents of which I have noted. It seems to me that there is little point in constant repetition of our respective positions here, so I will restrict this letter accordingly.

The "report" I referred to was merely a shorthand way of describing your letter to the residents, rather than constantly referring to a letter bringing "you up to speed etc".

As to the proximity of residents to the site, I believe that some residents living at the top of Poling Street may well in fact be within your 450 metre zone, but either way, proximity to the site is only one element of our objections. As I mentioned, some of the residents at the Vineries to the East of the site would probably not be able to see the buildings at all, although they could be affected by noise and traffic movements.

Conversely, this huge building and the development would be highly visible generally to the part of the Village of Poling to the South and West of the site, and of course in particular to those whose houses actually have a view in that direction. Some of the photographs in your presentation clearly recognised and anticipated this panoramic view because they were taken from the particularly affected directions – South and West. Additionally, as the land to the South is flat, open and relatively lower than the site, Poling will also suffer from noise. Reversing beepers are a particular worry in this regard.

This area of land, in open countryside, is high quality agricultural land capable of producing, annually, some 30 + tons of wheat, for example. The fact that your Client has allowed the land to become "rough pasture" for the grazing of horses is immaterial, but probably deliberate. It could quickly be ploughed and sown thereby regaining its productive capability. It has always been designated as Grade 1 agricultural land on official documentation. I am unaware of any recent change in this designation.

You are absolutely correct in saying that the site falls wholly within the Parish of Angmering. I apologise for my error. The Vineries site is split between Angmering and Poling, but the dividing line is towards the West end of the presently developed site. The whole of the Vineries, however, has always formed part of the Village of Poling if not the Parish. Some of the residents attend our social gatherings and of course the postal address is Poling. Also, it is Poling, not Angmering, that will feel fully the adverse and prejudicial effects of any development, not Angmering, even if, "technically", the site is in Angmering Parish.

Yours sincerely,

Philip Thomas.



Mr Philip Thomas
Assistant to the Chairman of Poling Parish Meeting
Peckhams
Poling
Arundel
West Sussex
BN18 9PT

11th April 2013

Dear Mr Thomas,

Re: Fargo's Relocation Proposals

Thank you for your letter dated 3rd April. My apologies for the delay in responding but I was out of the office for a few days and only received it on my return.

I take your point about reiterating our respective positions and have instead sought to respond to the three issues you raised.

I do not dispute that the proposed building will be visible from a small number of properties in Poling. That is why, as you correctly identified in your letter, particular care has been taken by Fargo's project team to assess any visual impact and prepare landscaping proposals in mitigation.

In relation to concerns about noise, especially "reversing beepers", this issue has been previously raised and Fargo has given an undertaking to ensure that this specific issue of concern is addressed in the noise assessment report, which will be submitted in support of the planning application.

You raised the question of the agricultural quality of the site and the fact that I described it as having been used as "rough pasture". As indicated in my previous letter the land is actually indeterminate. However, irrespective of its designation, there is no longer an automatic presumption against development of agricultural grade 1 land and in this case the parcel is clearly attached to the industrial site and has little current agricultural value.

Thank you once again for your comments and I hope the above has helped clarify Fargo's position.

Yours sincerely,

Steve Carey
Consultant

C.C. Nick Herbert MP
Cllr P Bicknell
Cllr D Wensley
Angmering Parish Council
Save Angmering Village
South Downs National Park
Bryan Curtis, Chairman of Poling Parish Meeting

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Email from Sue Ware following Fargro Presentation to Save Angmering Village Group

“We thank Curtin & Co for presenting their plans to SAV, and from the details provided at the presentation this looks like a sound application to support local employment.”

Email from Nigel Draffan following Fargro Presentation to Angmering Park Estate

Dear Paul,

I equally enjoyed meeting you all and learning about your proposals.

Your preparatory homework has given me a thoroughly comprehensive and professional overview and provided there are no nasty covenants that need to be addressed, I am entirely happy to recommend to the Family and their Trustees that no objection should be raised to the scheme as currently drafted.

I very much appreciated your courtesy call and wish you well with the application.

All the best

Nigel

Nigel Draffan

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