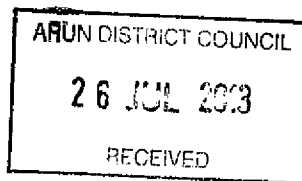


The Chief Planning Officer
Arun District Council
Maltravers Road
Littlehampton
West Sussex
BN17 5LF



Mr & Mrs Waygood
Harvest View
Poling Street
Poling
West Sussex
BN18 9PS

Reference: A/74/13

25/07/13

Dear Sir/Madam,

I write to clearly object to the intrusion into the countryside we should all deeply value, the Fargo development at the Vineries field.

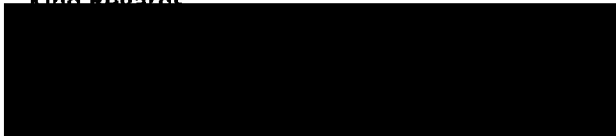
To even consider this blight on the landscape is sheer madness. To build here would be the thin end of the wedge, the first rung of the ladder for other developers to exploit.

We all live here for its quietness and beauty with outstanding views. This is an injustice to the local people and wildlife.

I need you to empathise here a little. Would you like it or any other planners? No of course not. There are plenty of better alternative sites with countless brown field areas to commercialise.

NO TO FARGRO'S

Kind Regards

A large black rectangular redaction box covering the signature area.

Mark & Sharon Waygood

FARGRO PLANNING APPLICATION
REFERENCE A / 74 / 13

ARUN DISTRICT COUNCIL

26 JUL 2013

RECEIVED

FOR THE KIND ATTENTION OF F.A.O. CIAN CRONIN,
PLANNING OFFICER, ARUN DISTRICT COUNCIL,
THE ARUN CIVIC CENTRE, MALTRAVERS ROAD,
LITTLEHAMPTON, BN17 5LF

AS A POLING RESIDENT I CANNOT REMAIN SILENT WHEN KNOWING OF THE ABOVE
PLANNING APPLICATION.

IN A FAST BECOMING RARE SMALL RURAL LIVING COMMUNITY AWARE OF INCREASING
BRICKS AND MORTAR IN LITTLEHAMPTON AREA, SUBSEQUENT CONGESTION AND
DEVELOPING LOCAL INDUSTRIAL ESTATES (e g Ford Lane) INCREASING OVER THE YEARS,
A STRONG NEED TO PRESERVE CERTAIN RURAL GEMS OF COUNTRYSIDE IS SURELY
WITHIN EVERYONE'S INTEREST AND RESPONSIBILITY?

BECAUSE OF THESE SCARY OBSERVATIONS, FOR ME THE ABOVE FARGRO APPLICATION
PRESENTS WITH THE FOLLOWING OBJECTIONS IN NO PARTICULAR ORDER OF PRIORITY,
AS EACH IS RELATED TO THE INDIVIDUAL CONCERNS.

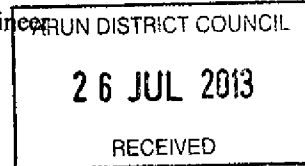
- TRAFFIC:-AS WELL AS INCREASE IN ADDITIONAL VEHICLES ALONG THIS
NOTORIOUSLY BUSY AND FAST PIECE OF A27 ROAD, BOTH 'HEALTH' AND 'SAFETY'
COULD BE BIG ISSUES. THERE HAVE BEEN ENOUGH ACCIDENTS ALREADY ALONG
THIS ROUTE.
- WHY COULD THE PROPOSED BUILDING NOT BE BUILT ON A BROWN FIELD SITE, OR
ON E.G FORD AERODROME, A PLOT ON A RECOGNISED INDUSTRIAL ESTATE, OR A
LESS INTRUSIVE PART OF THE COUNTRYSIDE?
- ON THE PROPOSED SITE OF FLAT AGRICULTURAL LAND ANY ADVERSE INCREASE
IN NOISE WILL TRAVEL.
- NEED TO PRESERVE THE NATURAL LANDSCAPE AND HISTORICAL SETTING OF
POLING AND SURROUNDINGS.
- A LOSS OF CURRENT COUNTRYSIDE VIEW FROM SOUTHERN ASPECT OF MY
PROPERTY. HOW MANY MORE GREENFIELD SITES ARE GOING TO BE AFFECTED?
- ENVIRONMENTAL CONSIDERATIONS MUST SURELY CONTINUE TO BE A PRIORITY.
THIS NEW DEVELOPMENT APPLICATION WOULD DOUBLE THE SIZE OF INDUSTRIAL
FOOTPRINT, WITH ADVERSE AFFECTS ON THE COUNTRYSIDE.

THANK YOU FOR YOUR KIND CONSIDERATION,


V.J WELLINGS

Frank Adams

Chartered Mechanical and Chartered Aeronautical Engineer



**Fargo planning Application
Reference A/74/13**

Dear Mr Cian Cronin,

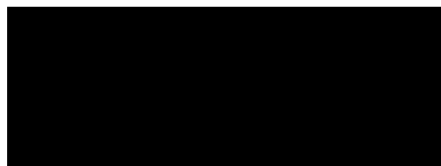
I wish to object to this planning on two grounds, suitability and technical.

Suitability, there is a strong moral objection to this proposal. Originally this site was for farming; mushroom growing. In the wisdom of the original owners they placed covenant protecting the site from change of use to, prevent industrialisation. This covenant was SOLD on to the current owners. Who now wish to change the use, not for the benefit of the community, but their own. This proposal is a creeping; ratcheting away from rural pursuits purely for profit, as the site will become higher value industrial land. This proposed development is also out of keeping with the historical setting of Poling village and West Sussex.

Technical, There will be additional commercial traffic, with all the attendant problems of more traffic on the A27. Environmental problems of additional noise, light pollution, drainage. Inevitably, there will be attempts to further develop the site with seemingly minor changes ratcheting up its use, to the further disadvantage to the community.

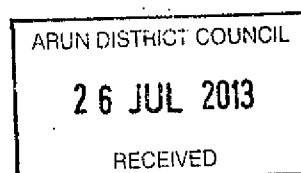
Yours sincerely Frank Adams

25/07/2013



Eur Ing. F.J.Adams C, Eng. F.I.Mech.E M.R.Ae.S F.R.S.A
South Barn Poling W.Sussex BN189PU

Peckhams
Poling
Arundel
West Sussex
BN18 9PT



25th July 2013

Dear Sir,

Re: Planning application ref: A/74/13

This application by Fargo is to construct a huge warehouse and distribution centre with a trade counter and offices on agricultural land south of the Vineries, Poling. I object to this application in the strongest terms for the following reasons:

1. It is against all the plans, both that of West Sussex County Council and Arun District Council to build on the countryside. The fact that the ADC plan has lapsed should not be used as an excuse to abandon all the principles on which it was based.
2. This is agricultural land, which will be lost forever, with the consequent effect on this country's ability to produce its own food. Whilst the area concerned is relatively small, it is enough to make a difference. More importantly, it would set a dangerous precedent. Fargo should use one of the many brownfield sites in the area for this facility. I do not accept the arguments propounded by the developers about their unsuitability for this purpose.
3. This is a small, rural village, and a very historic one. It should not be blighted by this commercial development which would ruin its whole character. It is totally inappropriate, out of scale with everything else, and would be an appalling blot on the landscape. There are a number of listed buildings in the village, some of which are in direct line of sight of the proposed building. Policy BH11 states that the settings of listed buildings should not be affected by development. We have recently applied to English Heritage to have the listing of our property changed from Grade II to Grade II* in light of the detailed history we have and in the hope that it might possibly help to protect us from this horrible development.
4. The movement of huge lorries on the site would cause significant noise from engines and reversing beepers. The noise would travel a long way on this flat plain, and disturb the peace of the countryside, not only for the residents, but also for the abundant wildlife.

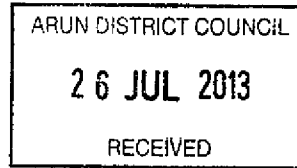
5. The traffic on the A27 causes lengthy traffic jams, particularly in the summer months; nothing has been done in decades to alleviate these. Opening up this additional commercial site in this location would make matters a great deal worse. I understand that Fargro sub-contract some of their distribution to Bleach of Lavant, who have gigantic lorries. Having them coming and going to this site, and using the crossover to turn right to travel east will make the A27 situation even more nightmarish than it already is.
6. The site will cause light pollution. This can be seen for miles, as we know to our cost, as we have the Rustington Golf Centre nearby. This light pollution would therefore not only affect the village, but also the South Downs National Park.

I hope that this unwanted application will be robustly rejected.

Yours faithfully,

A solid black rectangular box used to redact the signature of Heather Thomas.

Heather Thomas



Peckhams
Poling
Arundel
West Sussex
BN18 9PT

24th July 2013.

The Chief Planning Officer,
Arun DC.,
Arun Civic Centre,
Maltravers Road,
Littlehampton,
West Sussex.
BN17 5LF.

Planning Reference: A/74/13

Dear Sir,

Re: Land South of the Vineries, Poling and Fargo.

I am writing to register a serious and material objection to this application for permission to build a warehouse and distribution centre on land South of the Vineries site at Poling. It is wholly inappropriate, unwarranted, unwanted, speculative and opportunistic. The proposed buildings are huge – rising to 9 metres (about 30 feet) and with a massive footprint. The very fact that the application is liberally sprinkled with schemes to mitigate the adverse visual effect; noise; light pollution and so on, is clear evidence, if any were required, that this sort of development has no place whatsoever in this location. There is no *genuine* support for this monstrous proposal which is opposed both by Angmering PC and Poling Parish Meeting, amongst many others.

I think that it is essential for the Committee to visit the site and the Village prior to consideration of the Application, so that they can see for themselves the reality of what is proposed and the situation of the site vis-a-vis the Village and its residences. The Original Composter application was virtually nodded through by the WSCC planning Committee, and it transpired that only one of the 13 Committee members actually visited the site or maybe even knew where it was. The Chairman said that he had “popped in” on the way from Worthing to Chichester.

I wish firstly to deal with some matters that, whilst not strictly planning matters, do put a context on the whole application and its background. At the pre-application presentations at The Vineries, and Poling Parish Church towards the end of 2012, it was alleged:-

1. That Fargo *had* to move from their Toddington site and
2. That Fargo could not afford to move to a site wishing to charge a commercial price for the privilege.

As to point 1, I asked Dr Sopp if the truth of the matter was that Fargo had chosen to sell out for housing, doubtless for a huge sum of money. Dr Sopp agreed with me, and also agreed that they could have decided to sit tight and not sold out at all; and that the chances of any sort of compulsory purchase to push them out were slight. So at that time they did not *have* to move at all. Of course now that they have, allegedly, contracted to sell the land, they do *have* to move. There is

an important difference. It seems, therefore, that Fargo have contracted to sell their Toddington site before securing alternative accommodation. Somewhat extraordinary, assuming that it is true, and that an unconditional sale contract has in fact been signed. If not, then Fargo is safe where it is, and all this spin about "having to move" is just that – spin and nonsense.

Para 1.1 of the Assessment of Alternative Sites (AAS) tells us that Fargo has 2 years to relocate because of the sell-out for the Greencore Site. This is immaterial and irrelevant to the Vineries site application, which must fall on its lack of any merit whatsoever, or stand if any merit can be found. Any connection between the two sites in this context would be inappropriate and improper, and the fact that it seems that they are being connected is extremely worrying.

As to point 2, I asked Dr Sopp if the truth of the matter was that Fargo did not *want* to afford to move to a site charging a commercial price for the privilege. He agreed with this. That is different from not being *able* to afford to move to such a site. This is also somewhat at odds with the import of para 2.4 of the AAS telling us of an increase in turnover of 64% in the 4 years to 2011.

Also - "The past 3 years have seen record profits and the business has a strong business plan for further growth". So has nothing been put aside for future investment, bearing in mind the Greencore business has been ongoing for some time? With such an excellent track record is borrowing not possible, bearing in mind record low levels of rates of interest, and intense Government pressure on the Banks to lend to such companies as Fargo to fund further development and jobs, not that unemployment is an issue in Arun?

Also I am informed that, allegedly, the landowner, Mr Coleman was valuing this land at full industrial/commercial values about 18 months ago, and this is the price level Fargo say is beyond their means. So what is the deal now on the table? Is it of interest that Fargo pushes its agricultural/horticultural links, when all it does is supply goods and services to those industries and has an associated name? Any number of other firms also supply goods and services to those industries, but we are not expecting, for instance, an oil firm to open a depot any time soon.

These and other anomalies need further enquiry.

Fargo's latest words on the matter refer to the move being "cost neutral". This might possibly be the case in respect of finance. In essence though, the very heavy costs would be borne by the people of Poling; their local amenity and environment; anyone using the A 27 at this point, and of course the surrounding countryside and its residents. The Fargo management and its employees do not live here, and therefore will not have to experience all the horrors that a development like this imposes on those who do.

Both of these issues, however, could well have been designed to put pressure on the LPA to look favourably upon the application for the Vineries site. We have a local company and employer, shortly to be made homeless it would appear, albeit of its own volition, and unable to afford a commercial site for its activities, allegedly. Then up pops the Vineries to the rescue!

In my view it is not within the remit of, neither is it the function of the LPA either to assist local landowners to line their pockets, or to "rescue" the likes of Fargo from what they allege is a difficult situation. Fargo have no God-given right to be so accommodated, preferred or favoured, DEV 8 or no, if it means riding rough-shod over the residents of the area in general and this Village in particular, and vandalising the countryside and the environment. Fargo must be told to live within its own means – not ours in the broadest sense.

The position of Mr Coleman, the Landowner, is I suggest very clear. If he can get commercial use on this land, he is, effectively, doubling the size of his commercial estate at a stroke, with a commensurate increase in value from agricultural to commercial. As to the position of the vacant land inside the wire that Mr Coleman alleges is "unavailable", but which clearly has potential as recognised by the Applicants, I may deal with that separately, at a later stage.

Turning now to the AAS, the Applicants refer to Policy DEV 8 of the ADC Local Plan. The Local Plan has in fact "expired", and we have been advised by the Planning Officer on the case, that "old" Policies have far less weight than when the Plan was up and running, but cannot be discounted or ignored. So far as this application is concerned, I have the following observations:-

1. Clearly para (i) cannot be accepted at face value for the reasons stated above and others I suspect.
2. (ii) (a) will surely apply to all new developments. ADC will always require this.
3. (ii) (b). This application fails to meet any of the heads of this paragraph. There is no public transport at all serving the site, and the applicants have made great play of their alleged need to accommodate their employees. Hence the requirement for all the staff and other parking, because all visits to the site will have to be by road.
4. (ii) (c). Again this is a given these days, but of course the access is from the A 27 and the Highways Agency is the deciding body, not ADC. For good reason, one of which being the present parlous state of the A 27 and the traffic, I have no confidence whatsoever in the HA. The access is appalling.
5. (ii) (d). Patently this application fails this test completely. Were it otherwise, all the extensive provisions for screening and landscaping; the avoidance of light pollution, flooding, noise, etc etc would be unnecessary. After all, if an industrial unit is built on an industrial estate, it is not screened, because an industrial estate is the natural place for an industrial unit – unlike the Countryside, where it is definitely not.
6. (ii) (f). Again, patently this application fails the test again and completely. The occupiers of the other commercial units are hardly likely to be bothered by this proposed use or the buildings. They are enclosed nissen hut type buildings used for storage, mainly antique furniture, and there are a handful of other uses, again unlikely to be troubled at all. Why should they be? In general they either face the other way or are screened. Anyway, they do not live there.

The Residential units in Lillian Terrace are being further by-passed, but of course they, like us in Poling Village, will be prejudiced by the same things that will affect us. It is quite absurd to suggest that the amenity of nearby residents, and that includes us with direct line of sight and in the firing line for any noise passing over flat land from higher ground, will be protected.

The three “protections” are noted, but in the past where conditions have been imposed, down the line, Mr Coleman has applied for a variation or deletion and got them. How do the restrictions on subdivision or restriction of occupancy apply where there is, for example, a Receivership or Liquidation? How long are these supposed to last? Even a strong S.106 Agreement has its limitations and in any event needs monitoring and enforcement where necessary. These alleged protections are likely to be unsustainable in the long run, because nobody can anticipate all future eventualities.

The explanation refers to the “continued health of the local economy”. It is accepted by all in West Sussex, I suggest, that the main damage to the health of the local economy is the abysmal state of the infrastructure in general, and the A 27 around Worthing, Arundel and Chichester in particular. If this application is permitted it will only make matters a whole lot worse.

The Map Fig 1 on Page 6 of the AAS indeed shows a cluster of companies in the area, but how many nurseries have survived or will survive the house-builders? Certainly not those in the on the Greencore site, and many like it heading West? Areas of Angmering in Roundstone Lane are also under negotiation. It seems to me that if Fargro want to be centrally placed for their customers, they should move to the Horsham area, even if their 49 local employees, full-time, part-time or seasonal, like so many working people, have a commute. Why not?

Further Objections:-

1. I have already noted the limitations of the old Development Plan. That said, Policy Gen 3 states:

Outside the built up area, as defined on the Proposals Map, the countryside will be safeguarded for its own sake. Development will not be permitted unless: Note. None of the exceptions are relevant here.

Explanation:- 1(11) The District Council intends to continue to protect the natural environment by strictly controlling development in the countryside. Development will only be allowed in exceptional circumstances.

1(12) not relevant.

1(13) Subject to the requirements of DEV 8 in Section 3, the Council recognises that some commercial development outside the defined built-up area will be necessary to meet the needs of the local economy.

The main Policy is as clear as could be and must surely be paramount. Under no circumstances could this application fit the bill of "exceptional circumstances". I have already dealt with the DEV 8 exception which does not apply here.

2. This application is a Departure from the Development Plan, weakened though it is. What is the point of a Plan at all if a coach and horses can be driven through it at will? These Plans are developed at great expense and after careful consideration and consultation. To ignore them seems to me the height of folly,

3. This application affects a Public Right of Way. Accordingly, the applicants should make an application to WSCC for a variation order to enable the public at large to comment.

4. The Adopted West Sussex Structure Plan 2001-2016 (2005), Policy LOC 2:

"development within the countryside that does not require a countryside location should not be permitted unless the proposed use is appropriate in the countryside location and also makes use of existing previously-developed rural land".

This proposal is a clear departure from this Policy.

5. This land is what used to be called "white land", that is to say land where the existing uses should remain undisturbed, and whilst the description may have changed, the principle has not. In this case, the land is high quality Grade 1 agricultural land, according to WSCC. If this development is permitted, this land would be lost to agriculture for ever, with the consequent loss of food production, at a time when the World is running short of food. At UK government level concern has been expressed about such losses. As it is, the UK is only 65% self-sufficient in food production. And this is expected to decline all the time that greenfield sites are being swallowed up for development, whether commercial or residential. Whilst the land is currently used for grazing, it has been cultivated in recent times, and could very quickly revert back to productive farmland with the touch of the plough.

The precedent that would be set is also more than extremely worrying for this area.

In any event, I just don't believe that there are no suitable brownfield sites within, say, a 15 mile radius of Littlehampton. Such may not suit Mr Coleman and Fargro and the deal they wish to cement at the site, but that of course is the crux of the whole business.

6. No consideration has been given to PPS Policy BH 11 – Development affecting the setting of a Listed Building. There are at least 14 Listed Houses in Poling, one of which is Grade 1; and the pre-Conquest church is also listed Grade 1. One way or the other, all of these will be prejudiced – some seriously and some less so.

7. The site is within 100 metres of the National Park and can be seen from parts of it. This will have a detrimental effect on the Park for no good reason at all.

8. The A 27 right through from Lancing to West of Chichester is already seriously

overloaded and has been for years. Those of us who live here experience huge jams on the approaches to the Crossbush Lights, sometimes extending further back than the Vineries entrance. The extra traffic caused by any further development will merely add to the problem, and increase exponentially the likelihood of accidents. The suggestion by the Applicants that the strategic access or indeed the access generally is excellent is risible. The A 27 at this point is a dual carriageway, and traffic leaving the site wanting to head East will have to go West first, either to the Poling turnround, where there was a serious accident on 12th July 2013; or the crossroads – both about 300 yards away – or all the way to the lights – about 1.5 miles away.

Traffic heading to the site from the West has to go to the Patching flyover, some 2.3 miles to the East of the site, cross the flyover and then come all the way back. This is just not sustainable from an environmental viewpoint.

9. There will be a huge loss of amenity and enjoyment of our homes in the Village caused by the loss of the view and noise, both of which can only ever be partially mitigated at best. The well-being of residents will be severely prejudiced. The site is on slightly higher ground to the North of the Village and looks out over flat open land. Clearly the view will be ruined and the sounds and noise will travel as they did in the past when, for example, the extractor fans at the old mushroom farm were ventilating the sheds. As it is we can hear the A 27 and/or the A 259 depending on the wind direction, or indeed the lack of wind.

10. The letters of support so far provided have no relevance whatsoever. None of the supporters live anywhere near the site, and so will not be affected at all. They are from employees of the Company, who unsurprisingly support the proposal. Likewise, customers writing in support, do not live here or anywhere near here, and really have no interest to where the Company relocates. The letter of support from Angmering Park Estate, frankly, should be ignored. The Estate has no material interests South of the A 27; and none of the beneficiaries live anywhere likely to be affected at all. Also, in 2008 Mr Coleman and the Estate agreed a deal, allegedly with the payment of a large sum of money to the Estate, to vary or lift a restrictive covenant that would otherwise have prevented the construction of the composters, and indeed other intrusive uses like this one. I suggest that it is more than likely that as part of the deal, the Estate agreed not to oppose other developments or indeed, if requested, to support them. The Estate has been fatally compromised in this matter and its comments are irrelevant and of no interest.

I have lived and worked in this area for over 50 years, and in Poling for 40 of them, and during this time have been involved in any number of planning matters. I don't think that I have ever seen such a cynical, opportunistic and speculative application, except of course the application for the composters, again at the Vineries, where again Mr Coleman was the Applicant. It is wholly without merit for all the reasons I have mentioned and indeed many more. It is unwelcome and unwanted in this Village, in Angmering and more widely. If Localism and consultation are to have any meaning at all, and are to be anything other than convenient sound-bites, then this application will be roundly refused in the most robust way. It fails all relevant planning tests.

If notwithstanding the foregoing and the multitude of other material objections, your Council sees fit to approve this application, then I should like please to be consulted on the conditions which will need to be attached to any such consent.

Yours faithfully

P

PS I attach a piece of correspondence and various cuttings to be read in conjunction with the above. I have labelled them for ease of reference. You will see that we are not alone!