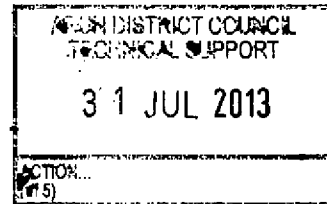


Fairplace,
Poling,
Near Arundel,
West Sussex
BN18 9PS



July 28th 2013

Dear Mr. Cronin,

A/74/13. Proposed planning application for distribution warehouse and covered storage, trade counter and associated offices for Fargro at The Vineries, Poling

I am writing to object to the above planning application and my objections are as follows.

1. Change of use of land.

This is a huge development planned to be built on open farmland in a rural location, and so will be out of keeping with the environment. This area is part of the upper coastal plain and Poling is the last coastal plain village left in West Sussex. Referring to West Sussex County Council Document Sheet SC12: Angmering Upper Coastal Plain. (See Appendix 1) *"This area forms a transition between the open coastal plain to the south and the wooded downs to the north, there are few urban influences in much of the area. As a result it retains a mostly undeveloped, rural character"*.

This development is on an industrial scale, and would only suit an industrial estate, not this rural setting.

2. Historic setting.

The same West Sussex County Council Document refers to the historic flint villages that cross the area, Poling is one of these. It is unique as it is the last undeveloped coastal plain village and it has many listed properties; there is a great sense of community and history here. This huge development will be out of keeping, not only aesthetically but size wise with this setting. With a proposed large urban development at Toddinton to the south of Poling, a large industrial development to the north east of the village is totally unacceptable.

3. Light pollution.

A development of this size will have to have many lights, security, street and other. I am aware the lighting will conform to the regulations and have minimum light escaping. However, this is a very sensitive area for wildlife. Many migratory birds pass through this environment, including the nightingale

(this is heard in the copse to the east of the proposed site) also bats and many moths are species affected by artificial lights and this could cause disturbance to their migratory and breeding patterns. Also the quality of night sky is already very poor, the golfing range in Rustington is a great pollutant and any extra lighting in the immediate vicinity would be detrimental to the enjoyment of the night sky.

4. Environmental issues.

The village and immediate environment consists of mainly gently undulating farmland enclosed by woods, field boundary trees and medium to large blocks of woodland, together with ditches, ponds and many village gardens. The variety of habitat sustains rich flora and fauna. There are too many species to list, but one or two do require special mention as they are on the endangered species list.

The water vole, an endangered species has been sighted living in a ditch in Poling this summer (2013)

Stag beetles, another endangered species have been recently sighted.

Barn Owls, a declining species are sighted hunting over the open farmland.

Great Crested Newts another endangered species are found in ponds in the village.

An Ecology Consultant compiled a survey for Fargo on the Great Crested Newt. This survey was very limited in its range. Appendix 1 shows a map of the location of the ponds surveyed for the report. There are at least two other ponds located in Poling that are the habitat of the Great Crested Newt; one of the ponds is at Fairplace, Poling, the second at Peckham's, Poling.

These species mentioned, and many more are regularly seen as residents or passing migrants in the countryside and gardens in and around Poling. My fear is that this huge, industrial building complex, together with the extra traffic movement, lighting, noise and disturbance of habitat will have a serious effect on these already threatened species.

5. Sense of wellbeing.

Poling village is my home; this site is a threat to my well being. Just the location, together with its light pollution, extra noise and visual impact will be detrimental to my quality of life. Fargo commented at their presentation; this site at The Vineries ticks all their boxes for suitability; however it certainly doesn't tick my box for my wellbeing.

6. Noise.

A huge complex planned to be built on flat open land, will certainly generate noise that will travel to the properties down Poling Street. The Design Statement refers to Poling Village as being remote and over half a mile away. To the contrary there are properties as close as 300 metres. The mitigation to provide sound barriers in the form of bunds seem totally inadequate. There appears to be no provision to erect sound proof fencing, only relying on a chain linked fence.

7. Visual Impact.

This proposed building is huge and the proposed screening shown in the Planning, Design and Access statement seems inadequate, as part of the screening is shown on land that is not part of the planning application, and the screening may be out of control of the applicants.

8. Traffic

The proposed new site will generate more traffic movement, and although the junction of the site with the A27 will be altered to accommodate this, I have a concern as the new layout seems to remove the cycle lane and pedestrian path.

9. Size of site.

In November 2012, Arun District Council refused planning permission to build more than 100 homes on a nursery site in Barnham as the 16 acre site was considered out of keeping with the area's semi-rural setting. The proposed Fargo site at The Vineries is approximately 11.5 acres and is planned to be built on a rural landscape.

10. Hours of Operation.

The Fargo Planning, Design and Access Statement page 29 Para 6.1 This only gives an indication that Fargo wish their lorries to leave the site at 06.00am thus increasing the operating hours of weekdays over the existing Vinery times, which I understand is 07.30 to 18.00. This gives no indication when the warehouse will open for business, when the lorries will be loaded and when the trade counter will be open. Only they wish the lorries to leave at 06.00 and return at 18.00.

To build this industrial development on this rural location is quite wrong. Kim Lesley, author of "A Sense of Place" Director of the West Sussex Parish Maps Project and West Sussex Records Office, refers to "Poling as a precious place, still in tune with its setting"

Please take my concerns into consideration when you make your decision and keep Poling a Precious Place.

Thank you

Yours sincerely

Lorraine Read

Cc Bryan Curtis, Poling Parish Chairman
Nick Herbert, M.P. for Arundel and the South Downs
Deborah Urquhart, West Sussex County Councillor
Paul Bicknell, Arun District Councillor
Dudley Wensley, Arun District Councillor



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Sheet SC12: Angmering Upper Coastal Plain

- [The West Sussex Landscape: Angmering Upper Coastal Plain - Land management guidelines](#)
- [Overall character and key characteristics](#)
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The West Sussex Landscape: Angmering Upper Coastal Plain - Land management guidelines

Regional Character Area - South Coast Plain

The area covered by the Sheet is derived from:

- Funtington to Highdown Coastal Plain Farmlands (D1) Landscape Character Area defined in the unpublished West Sussex Landscape Character Assessment (November 2003).

The guidelines should be read in conjunction with:

- County-wide Landscape Guidelines set out in [A Strategy for the West Sussex Landscape](#) (October 2005) published by West Sussex County Council.



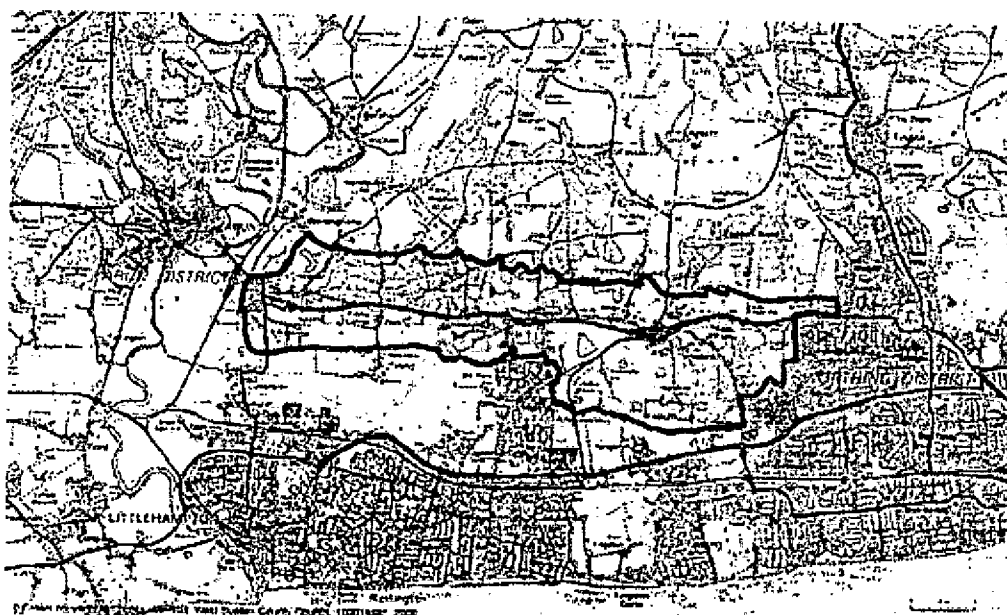
If you would like to print these guidelines in A3 format, you can [download the file here](#). (PDF, 2 pages, 1.1MB).

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Overall character and key characteristics

Overall character

This Character Area lies in the south of the County between Crossbush to the west and Highdown Hill in the east. It forms a transition between the open lower Coastal Plain to the south and the wooded downs to the north. Whilst the busy A27 trunk road cuts through the middle, there are few urban influences in much of the area. As a result it retains a mostly undeveloped, rural character.



Key Characteristics:

- Very gently undulating landform more intricate in the east, encompassing the distinctive landscape of Highdown Hill (an isolated chalk hill)
- Mainly gently undulating farmland enclosed by woods with frequent hedgerows
- Strong network of hedgerows, hedgerow trees and medium to large blocks of woodlands
- Pattern of small to medium-sized pastures and arable fields
- Intimate hidden wooded valleys containing narrow water bodies, notably at Hammerpot and Patching
- Wealth of historic landscape features including historic parklands, many ancient woodlands and earthworks
- A scattering of historic nucleated flint villages, hamlets and farmsteads dot the area accessed by rural lanes mostly linked by the A27 crossing the area east to west
- Apart from the busy A27, roads are mostly winding hedged or wooded lanes
- Pattern of small to medium-sized pastures and arable fields
- Criss-crossed by numerous rural tracks, byways and rights of way

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Historic features

- Highdown Hill has a late Bronze Age enclosure with an Anglo Saxon cemetery - Scheduled Ancient Monument (SAM) - in the middle
- Mix of small, medium and large-sized fields with mainly straight Parliamentary enclosure boundaries. Some earlier, irregular assarts
- Historic parkscapes at Batworth, Brookfield, Castle Goring and Highdown House as well as the edge of Angmering Park
- Ecclesden Mill and Ecclesden Manor and Dovecote
- Remains of St John's Priory at Poling Corner
- Scattered Iron Age and Roman earthworks
- Ancient tracks and byways



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Biodiversity

- Remnant semi-rural broadleaved woodlands, interconnecting hedgerows and track ways provide important habitats for wildlife
- Small area of chalk grassland at Highdown Hill which is a Site of Nature Conservation Importance (SNCI)
- A matrix of semi-natural and replanted ancient woodlands at Titnore (SNCI) and Goring Woods, Poling Copse (SNCI), Hammerpot Copse, Highdown Copse, Grooms Copse, Westlands Copse and Sailors Copse
- A few significant patches of unimproved or semi-improved neutral grassland and meadows
- Steep-sided stream valleys with narrow interlinking ponds such as at Hammerpot and Patching



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Change - Key issues

- Extension of coastal conurbation
- Potential development pressure from the extension of existing settlements to the south and east
- Decline in traditional woodland management

- Increased recreational activities, for example associated with horse-riding and golf courses
- Major existing road improvements along the A27 trunk road and the possibility of new ones
- Changes in farming practices

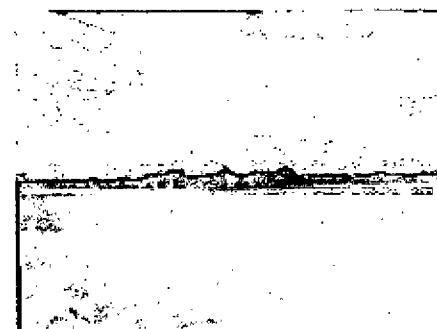


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Landscape and visual sensitivities

Key sensitivities are:

- Loss of undeveloped rural character of the area
 - Loss of extent and diversity of woodland cover, much of which is ancient woodland
 - Changes in farming practices leading to changes in field size, loss of hedgerows, and loss of chalk grassland
 - Loss of historic landscape features due to changes in land management practices and estate fragmentation
 - Changes to the scattered low key settlement pattern.
- Cumulative impact of small scale development either through inappropriate scale or unsympathetic design
- Inappropriate design and scale of road improvements. Apart from the main A27, roads are rural in character, often leading on to historic trackways and byways
 - Loss of rural quality of rights of way network of tracks and byways, through inappropriate development



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Land management guidelines

Maintain and enhance the historic character of the area including earthworks, historic field patterns and historic parks

Encourage strong design principles in felling and replanting woodlands and copses to ensure they are integrated into the landscape



Conserve and manage existing chalk grassland, clearing and managing scrub where necessary

Conserve and enhance the character and setting of small villages and hamlets

Ensure new large agricultural buildings are not obtrusive in the landscape

Plant and link hedgerow trees where areas have been cleared

Conserve and enhance the quiet rural qualities and environment of the small villages and rural road and lane network, encourage landscape restoration and woodland management and ensure that new development is well integrated within the landscape.

- Maintain and enhance the historic character of the area including earthworks, historic field patterns and historic parks
- Conserve and manage distinctive habitats including chalk grassland, stream sides, lakes, ponds and woodland especially those which are under pressure from development on the edges of settlements
- Conserve and enhance the character and setting of small villages and hamlets. Consider the cumulative impact on landscape character of small developments and land use change. Avoid the introduction of suburban styles and materials
- Ensure any new development, including any associated with the A27 trunk road, is well integrated into the wider landscape. Pay particular attention to edge of development. Use new woodland and hedgerow planting as appropriate
- Ensure that new large agricultural buildings are not obtrusive in the landscape. Avoid placing them on slopes from which they would be highly visible from long range views
- Retain small scale low key road networks. Conserve hedgerows, banks and road verges associated with existing track and byways to retain their significance in the landscape and their nature conservation importance
- Carry out a full assessment of existing woodland and tree cover. Encourage strong design principles in felling and replanting woodlands and copses to ensure they are integrated into the landscape
- Encourage sympathetic woodland management, and prioritise the restoration of neglected or damaged woodland, except where there is a nature conservation interest in managing the present created habitat
- Conserve, manage and enhance hedgerows. Plant and link hedgerow trees where areas have been cleared
- Plant and replant single tree features and copses throughout arable areas wherever they will create significant landscape features and can be accommodated

- Extend existing areas of woodland, reflecting the existing scale and structure of the landscape in their design, except where this conflicts with archaeological or nature conservation interests
- Conserve and manage chalk grassland, clearing and managing scrub where necessary in irregular shaped patches to avoid hard edges, and to provide habitat edges and shelter. Target Environmental Stewardship schemes to ensure retention of existing chalk downland and reversion of arable land

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that we can only slow tomorrow down and that is a bleak prospect for this lovely area. Other questions might be, where are all of these folk coming from and what the heck will they be doing when they get here, after the houses are built and the new stores fully staffed?

Nothing lasts forever and, sadly, some things do not work out the way we hope they would but some things are just too hard to take.

It sits there on my dining room table and I stare at it longingly, the last can! Possibly the last 200 gram can of Heinz Curry Beans in LA, baked beans soaking in that lovely orange, sultana-rich curry sauce.

The line has been discontinued. I wrote to Heinz but my protestations met with a luke warm response and the empty promise to pass my comments on to their marketing department.

I found the last two cans in Sainsbury's and foolishly, or rather unselfishly, gave one to an equally distraught friend. So, there they sit. Shall I eat them now or save them for a rainy day? I look out of my window and wouldn't you just know it? It's raining cats and dogs. Ah well, it's been good to know you, and, like I said, nothing lasts forever...

permission not to build on the site. others at the front of the site.

Arun councillor for East Preston, Ricky Bower, who is also the council's cabinet member for planning and infrastructure, described the sign at the rear as "monstrous". He accused Asda planning officials of being "arrogant" in the way they had designed the 11.25-acre site.

Mr Bower claimed the sign would infringe upon the natural beauty of the Ferring strategic

fending strategic gaps in the district for the last 10 to 15 years.

"To dismiss the concept of strategic gaps, to my mind, is totally unacceptable. It's something that has been sacrosanct in this council, not just here in Ferring but also in Climping."

No-one spoke in favour of the application.

Chairman of Ferring Parish Council, Carole Robertson, was one of three opposing the signs

"blight" on the neighbouring Ferring Country Centre.

"It has no discernible value as a directional or informational sign and serves no purpose for meaningful signage or legitimate advertising," she said.

"It's facing open countryside, so any passing wood pigeons would obviously be tempted into an Asda."

"It's detrimental to the enjoyment of the rural landscape

"Enough is enough. The intensification on this site has got to stop"
Ricky Bower

detriment of the local wildlife." Arun planning officer Cian Cronin said the authority had negotiated with Asda to reduce the size of its other advertising boards, something that the superstore had complied with.

He added that, to refuse all signs, councillors would need to show they were detrimental to the area's amenity and public safety.

Councillors reject proposals for 100-plus homes on nursery site

Plans to build more than 100 homes at a nursery site in Barnham have been thrown out by Arun councillors.

An outline application for up to 107 homes – 30 per cent of them "affordable" – on land currently occupied by nine greenhouses at Pollards Nursery, in Lake Lane, was refused planning permission by Arun's development control committee last Wednesday.

The 6.5 hectare (16-acre) site was considered to be out of keeping with the area's semi-rural setting, by planning officers and councillors.

Those opposing the scheme, including Barnham Parish Council and 13 people who wrote letters of objection,

claimed the inadequate infrastructure of Barnham – and Lake Lane in particular – was a cause for concern and that any additional housing in the area would simply exacerbate the already existing problem.

One of those speaking against the plan was Barnham parish councillor, Gerry Reeves. He told the committee it would be "pointless" to knock down the existing greenhouses and claimed that Lake Lane was susceptible to flooding due to its "unusual geology".

"It seems illogical to allow new homes in this area," Mr Reeves said.

"The concern is additional housing will result in increased damage to the environment on

the site."

However, Pierre Dowsett, the agent speaking on behalf of the developers, said the applicants had worked tirelessly to address the issue of flooding in the lane.

He added that the plans included two substantial water storage areas to ease drainage in the road.

Councillors Ricky Bower and Ray Steward suggested more homes would increase the flow of traffic along the "dangerous" stretch of Yapton Road, near the busy railway crossing at the eastern end of Lake Lane.

Jean Goad, Arun councillor for Barnham, also opposed the plans, saying that Lake Lane was "not fit for purpose".

NEWS IN BRIEF

Blaze in kitchen prompts advice

Firefighters were called to a kitchen blaze in Littlehampton, on Thursday. Officers attended the small fire at a house in Terminus Place, shortly after 3pm. The incident is believed to have an accident. Fire prevention advice was given.



Officers give safety advice following a kitchen blaze.

Catwalk antics aid cause

The glitz and glam of the catwalk helped one Littlehampton shop raise cash for a worthy cause. M&Co, in High Street, held a charity fashion show last Wednesday, raising almost £170 for St Barnabas House hospice, in Worthing. Around 30 people attended the evening, hosted at the shop. The next show is scheduled to take place in February, 2013, and will be supporting another good cause.