From: Helena Curtis
Sent: 13 May 2016 12:18
To: horticulturedo
Cc: Heather Thomas; Phil & Heather Thomas; Charles Loxley
Subject: Arun District Council Horticultural Local Development Order LDO11

Follow Up Flag: Follow up
Flag Status: Flagged

LDO11 The Vinery

Although Arun District Council granted Fargro permission to move their site to the rural area of Poling - the company hasn’t completed the screening with earth bunds that were in their original plans and which were considered a necessary factor and must have been agreed as part of that permission.

Although there are trees planted, these will take a long time to grow sufficiently to screen the industrial buildings, so if now they are being given the option to expand on the units within their area we will want assurance that there would be no greater impact on the character of the landscape or the nuisance of noise or lighting.

Our concern is that this additional development plan will encroach further on the land already granted and could produce further light pollution which without the earth bund and sufficient planting has already caused a nuisance to Villagers living closest to this area. Ref LDO 2.6:

"..ensure that horticultural development does not adversely affect the character of the landscape or neighbouring urban environment, or introduce highway safety or nuisance issues (noise and lighting impacts) for neighbouring residential properties."

We ask that you bear in mind that the LDO proposal does indeed stay within the permitted area of the original area granted and that "No part of the development will be permitted within 5m of a public right of way".

*No part of the development will be permitted within 15m of existing hedge or tree planting on the unit boundary, or where landscape planting is required.

Regards,
Helena Curtis
We, the entire population of Poling, reject your application to apply LDO11 at the Vinery Site.

This LDO is located outside of the ADC Designated Horticultural Sector which is Westergate, Eastergate and Barnham.

The ADC, having supported Fargro Ltd to move from Wick Depot to the Vinery Site in 2013 (with their £7.5 Million Bonus), which is now over 9 miles away from the Horticultural Sector on the basis of employment support for local people, ADC is now encouraging Fargro Ltd to abandon the environment objectives which they outlined in great detail when they put their planning application forward in 2011.

The ADC DMI emerging local plan DEV3 2003 and 03Feb 2016 are "assumed" to be taken forward in this application and it does not meet ADC Stated Accepted Policy because it does not ensure that horticultural development does not adversely affect the character of the Landscape or neighbourhood environment or introduce any additional Highway Safety issues onto the A27, in all respects this LDO Fails to meet ADC Policy or protect the Residents of Poling.

The LDO apparently has the support of DEFRA can anybody explain what that might be? and why?

ADC have used a very dishonest map of the site of the proposed LDO at the Vinery,
Dear Sir,

My comments are on the attached form for your consideration.

Yours faithfully,

Heather Thomas
HORTICULTURE
DRAFT LOCAL DEVELOPMENT ORDER
(HORTICULTURE LDO)

7 April – 13 May 2016

CONSULTATION: RESPONSE FORM

Please return your completed representation form to Arun District Council
By 5pm on Friday, 13 May 2016

This form has two parts:

PART A - Personal Details

All responses will be publicly available alongside your name, company name (if applicable), and your client’s name/company (if applicable).

If you submit a response, your contact details will be used to notify you of the subsequent stages in the preparation of the HORTICULTURE LDO.

PART B – Your Response

Please respond with reference to each section of the draft HORTICULTURE LDO as appropriate. It would also be useful if you could identify any changes considered necessary to resolve the issues that you have identified. Please add continuation sheets as necessary.

Please access the response form at www.arun.gov.uk/ldo. Your responses should be returned to horticultureldo@arun.gov.uk or to Horticulture Local Development Order, Management Support, Planning Services, Arun Civic Centre, Maltravers Road, Littlehampton, West Sussex, BN17 5LF

A guidance note to explain what this consultation is about is attached to this form.
1.

If you wish to make general comments on any aspects of the HORTICULTURE LDO, please set out your comments below specifying which paragraph, section or page your comments relate to.

Land at The Vinery

Poling LDO ref: LDO11: The Vinery
When the LDO document was drafted, the area had provisional planning permission for a horticultural storage and distribution centre. Local residents objected, on the grounds that it was the wrong thing in the wrong place, being outside the Vineries, which was already used for more commercial purposes, and effectively screened from the village. Planning consent was granted nonetheless. The building has now been constructed, and extensive planting undertaken to screen the buildings as required by the original planning. The landscaping has been very well done, and the planting is well thought-out. It will, of course take a long time to be a really effective screen.
The owners appointed someone to liaise and address concerns as they arose. One of the most invasive aspects is the light pollution, which can be seen from a distance, and affects wildlife as well as residents in the wider area. Our liaison person worked hard on this, and it took some time to get the timers working properly, and to have the lights angled in such a way as to limit the spread (also a condition of the planning).
The area of land covered by the proposed LDO was deliberately excluded from the main site of the original planning application, so that it made a buffer with additional screening between the development and the village. If the site is now extended by way of an LDO, all the problems described above will rear their ugly heads again, with additional impact on surrounding properties. Because of the lie of the land, the fact that there is a field between the area covered by the proposed LDO and the nearest properties does nothing at all to mitigate the situation; just as with the main development.
The fact that strict planning conditions were imposed was key to mitigating some of the worst effects of the main development. If the additional land is subject to an LDO, it will automatically get permission, subjecting local residents and wildlife to more light pollution. This is totally unnecessary, as Fargro already has an enormous site, which must be more than enough for their present and future needs.
This site should be struck from the list of possible LDOs.
Please set out the changes you consider necessary to resolve the issues you have identified above. Please explain why these changes will make the HORTICULTURE LDO more useful.

It will be helpful if you are able to put forward your suggested revised wording of any part of the HORTICULTURE LDO. Please refer each specific section, paragraph, table, plan or appendix as appropriate.

Please be as clear as possible.
We, the entire population of Poling, reject your application to apply LDO11 at the Vinery Site.
This LDO is located outside of the ADC Designated Horticultural Sector which is Westergate, Eastergate and Barnham.
The ADC, having supported Fargro Ltd to move from Wick Depot to the Vinery Site in 2013 (with their £7.5 Million Bonus), which is now over 9 miles away from the Horticultural Sector on the basis of employment support for local people, ADC is now encouraging Fargro Ltd to abandon the environment objectives which they outlined in great detail when they put their planning application forward in 2011.
The ADC DMI emerging local plan DEV3 2003 and 03Feb 2016 are "assumed" to be taken forward in this application and it does not meet ADC Stated Accepted Policy because it does not ensure that horticultural development does not adversely affect the character of the Landscape or neighbourhood environment or introduce any additional Highway Safety issues onto the A27, in all respects this LDO Fails to meet ADC Policy or protect the Residents of Poling.
The LDO apparently has the support of DEFRA can anybody explain what that might be? and why?
ADC have used a very dishonest map of the site of the proposed LDO at the Vinery, although drawn Jan 2016 it does not show existing polytunnels as seen from the A27 east side or the new telecoms mast or indeed the mighty Fargro Ltd Warehouses, of course the Public Footpath is also omitted presumably ADC has "Artistic Licence".