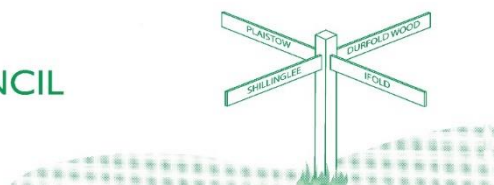


PLAISTOW AND IFOLD PARISH COUNCIL



11th February 2021

Ms Vicki Baker
Planning Officer
Chichester District Council
East Pallant House
1 East Pallant
Chichester
PO19 1TY

Dear Ms Baker,

Re: 21/00077/FUL | New entrance gate at Oxencroft (retrospective). | Oxencroft Ifold Bridge Lane Ifold Loxwood RH14 0UJ

The Parish Council considered the above application at its Planning and Open Spaces Committee meeting on 9th February 2021.

The Parish Council OBJECTS in the strongest terms to this retrospective application.

The imposing gates are out of keeping in the rural area and fall outside of the settlement boundary for Ifold.

The access is immediately adjacent to bridleway number 3615 and the 28-foot-wide opening is disproportionate to all other entrance points in the surrounding area.

The Parish Council is genuinely concerned that should permission be granted it could set a dangerous precedent for other inappropriate development within the Parish, which is harmful to the countryside, neighbouring visual amenity and street scene.

Whilst Ifold Estate Limited (IEL) is a separate entity to the Parish Council, the Council supports IEL's objection in relation to the development encroaching onto land not in Oxencroft's ownership.

The Parish Council respectfully draws the Planning Officer's attention to the site plan as presented, which does not accurately reflect what is currently on the site. The Parish Council respectfully requests that this is further investigated by Enforcement and that the Planning Officer does due diligence and informs themselves of the accurate current situation.

The Parish Council is disappointed and unimpressed with the underhand tactics of the applicants in the face of such concern and unease within the local community. The Parish Council does not like to

see planning and/or enforcement processes being undermined and flouted in such an obvious manner.

The original application was withdrawn by the applicants prior to a final decision and then, almost immediately, work started on site and we are now presented with a retrospective application. Should the Local Planning Authority grant retrospective permission, serious questions need to be asked regarding the usefulness and necessity of planning processes and procedures and the precedent this will set for the future, not only in this area, but in general.

Yours sincerely



Catherine Nutting

Clerk & RFO to Plaistow and Ifold Parish Council

cc. District Councillors Gareth Evans and Janet Duncton