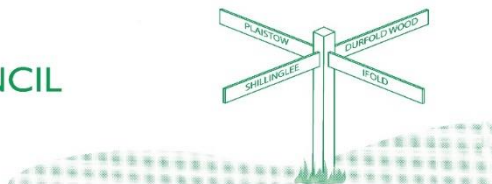


PLAISTOW AND IFOLD PARISH COUNCIL



25th June 2020

Mr Derek Price
Planning Officer
Chichester District Council
East Pallant House
1 East Pallant
Chichester
PO19 1TY

Dear Mr Price,

Re: 20/01225/FUL | Proposed change of use of land and buildings from agricultural storage to B8 use, associated with the operation of a forestry and tree surgery business, the temporary siting of a mobile home for a period of 3 years, siting of septic tank and replacement gates. | Oxencroft Ifold Bridge Lane Ifold Loxwood RH14 0UJ

Plaistow and Ifold Parish Council's Planning and Open Spaces Committee considered the above application at a meeting on 24th June.

The Parish Council considered all matters pertaining to the application and OBJECTS to all aspects of the application; namely the proposed change of use of land and buildings from agricultural storage to B8 use, associated with the operation of a forestry and tree surgery business; the temporary siting of a mobile home for a period of 3 years; the siting of septic tank and replacement gates.

In particular, the site does not benefit from an appropriate public highway structure, or network. Oxencroft does not have safe and convenient access to an adopted road. All access roads to the site are through the Ifold estate; these roads are privately owned and are Public Rights of Way (PRoW) by virtue of being footpaths and/or bridleways only.

Please refer to the enclosed maps for further detail.

In addition, WSCC's iMap is a useful tool which shows the PRoW numbers and classifications: <http://www2.westsussex.gov.uk/lvmaps/imap.html> (please select PRoW under map features shown by way of a 'pin' icon).

The Parish Council is concerned for the safety of vulnerable users of these highways, such as children and other pedestrians and equestrian use. Additionally, the Parish Council understands that there are outstanding vehicular access issues between the applicant and Ifold Estates Limited, which need further clarification.

The Applicant refers to Policy EE2 of the Parish Council's draft Neighbourhood Plan (currently awaiting a re-run of Regulation 16 Public Consultation, which was interrupted in March/April 2020 by the pandemic). Policy EE2 specifically recognises the poor road network servicing the Parish and states at page 50, paragraph 7.12:

*Existing businesses should be supported and encouraged in order to advance the local economy and support inward investment. Small scale business growth will be supported, provided there is no conflict with the protection and maintenance of the rural character of the Parish. **There are no A or B roads within the Parish with the road network consisting of many C or D class roads, unclassified country lanes and private roads which are unsuitable for large volumes of heavy vehicles.***

Bold emphasis added for the purposes of this letter.

The Parish Council respectfully submits that the application does not provide sufficient information and detail regarding the numbers and types of equipment and vehicles to be stored on the site and/or access the site. The applicant's business website states an impressive fleet of machinery and heavy-duty equipment. The Parish Council respectfully requests that the Planning Officer completely satisfies themselves as to the full extent of the proposed use of the site, associated with the operation of a forestry and tree surgery business.

The Parish Council heard representations from residents and understands that there are already numerous concerns regarding the activities currently being undertaken on the site, including the volume of vehicle movement to and from the site; the size of the vehicles accessing the site and the damage this is doing to the private road structure; and noise and pollution from the site. The Parish Council notes the extraordinary number of objections already submitted to the Local Planning Authority regarding this application.

The Parish Council is concerned that there will be a loss of amenity to residents from the proposed use of the site.

Policy EE2 of the Parish Council's draft Neighbourhood Plan states at page 50:

*Proposals enabling small-scale business development through the use of redundant agricultural buildings and other facilities to encourage small enterprises will be supported, provided there is **no conflict with the other policies of the development plan and there is no significant loss of amenity to residential areas from noise, lighting and vehicle movements, in particular heavy goods vehicles which have adverse impact on the countryside.***

*Proposals to encourage the development of activities which require a rural location will be supported, provided there is no conflict with the other policies of the development plan and that **this does not result in inappropriate development of buildings, structures and uses which would impact adversely on the countryside or there is a loss of agricultural land.***

Bold emphasis added for the purposes of this letter.

The Parish Council notes that the site is outside the Ifold Settlement Boundary and is therefore concerned that approval to situate a mobile home on the land for the purposes of human habitation, even for a temporary period, will set a negative precedent. The Parish Council respectfully submits that the applicants have not provided sufficient justification to warrant the need to live on site and that there are other residential and/or site security options available.

The Parish Council does not support the loss of agricultural land in the countryside as set out in Policy EE2 of the draft Neighbourhood Plan.

In the event that the Local Planning Authority are minded to approve this application, the Parish Council respectfully requests that the Planning Officer fully satisfies themselves that the proposals do not require a travel plan and transport statement/assessment as per paragraph 111 of the NPPF. In any event, the Parish Council asks that specific conditions are included which restricts operating times in a residential area; restricts the size and weight (including loaded weight) of vehicle stored at the site and accessing the site and restricts the number of vehicle movements each day. The Parish Council asks that such conditions are correctly formulated based on accurate information regarding the structure and nature of the roads, their foundations and the maximum weight they can manage and frequency of movement.

Yours sincerely



Catherine Nutting

Clerk & RFO to Plaistow and Ifold Parish Council

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