

**Re: Oxoncroft (in CDC planning portal as Oxencroft) on Ifold Bridge Lane, Ifold RH14 0UJ**

The management committee of Ifold Estates Ltd (residents association and owner of the private roads in Ifold) wishes to report multiple planning infringements at Oxoncroft. The majority of these have been reported to IEL by concerned residents in Ifold.

Note that there have been various planning applications for Oxoncroft, references below:

- A. There was an **UNSUCCESSFUL** planning application (20/01225/FUL) earlier in 2020 requesting i) residential use, ii) class B8 use, iii) large security gates. This application attracted an unprecedented level of public objection including the Parish Council. Derek Price could elaborate on CDC's opinion of the application.  
<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?keyVal=QAKGTERJES00&activeTab=summary>
- B. There was a **SUCCESSFUL** planning application in 2016 (16/02283/FUL) for an agricultural barn. The application requested B8 use but Parish Council (and others) objected strongly and the barn was allowed with a constraint for agricultural hay storage and associated implements only. No B8 use.  
<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?keyVal=O9Y46NERJ3I00&activeTab=summary>  
(See delegated decision sheet, requiring permissions for any additional lighting. Also note the the barn which was the subject of this 2016 application has now been removed and is only a hard-standing area.)
- C. There was a **SUCCESSFUL** notification of permitted development to claim B8 use for the small pole barn on the site.  
Reference redacted from CDC planning portal, but you may find this internally.
- D. Sales particulars, 2019:  
<https://www.batchellermunkhouse.com/wp-content/uploads/2019/06/bmorps-PUL190038.pdf>

When the 2020 application was failing, the applicants withdrew and chose instead to treat the planning system with complete contempt by continuing with their activities without permissions on the expectation that the enforcement process would be less resistant than the full planning process. The infringements include:

- 1) Residential use. A wooden chalet has been erected in Nov 2020 and the owners are now living on site. Note that the site has no residential permission and this was clear from the sales particulars when they bought the site in 2019.
- 2) Septic tanks have been installed, discharging in to a watercourse.
- 3) Extensive groundworks and concrete infill. Suspect for an additional static home as detailed in the 2020 planning application
- 4) Continuous industrial noise. Residents are reporting the drone of machines 7 days a week and late in to the evening.
- 5) Erection of large close-boarded gates and brick pillars adjacent to the highway (used by vehicles) which would NOT fall under GPDO and failed to received planning permission in the 2020 application.
- 6) High-power flood lights causing a nuisance to neighbours. Note that this was a specific condition of the 2016 application.
- 7) A large portion of the site beyond the extents of the pole-barn are being used for B8 storage.

There are additional civil issues such as trespass on to adjacent private land and broken covenants. IEL is taking legal action over these points.

Ultimately this land, as documented in the 2016 application, is agricultural land but being unlawfully converted in to residential use and with a massive intensification towards industrial scale business utilising plant machinery. Not only is this causing a loss of amenity to all residents in Ifold and particularly to the close-by neighbours, but also would set a very negative precedent if all the equestrian/agricultural plots outside the settlement boundary were to be abused in this way.

Management Committee, Ifold Estates Ltd