

**From:** Helena Giudici  
**Sent:** 21 Apr 2021 15:24:02 +0000  
**To:** Emma Burle  
**Subject:** FW: Licensing Application 21/00294/LAPRE: Weyborne Ltd

---

**From:** Anthony Flower [REDACTED]  
**Sent:** 21 April 2021 16:15  
**To:** Helena Giudici  
**Cc:** Gillian Keegan  
**Subject:** Fwd: Licensing Application 21/00294/LAPRE: Weyborne Ltd

Begin forwarded message:

**From:** Anthony Flower [REDACTED]  
**Subject:** Fwd: Licensing Application 21/00294/LAPRE: Weyborne Ltd  
**Date:** 21 April 2021 at 16:11:00 BST  
**To:** [h.giudici@chichester.gov.uk](mailto:h.giudici@chichester.gov.uk)  
**Cc:** Gillian Keegan [REDACTED]

Begin forwarded message:

**From:** Anthony Flower [REDACTED]  
**Subject:** Licensing Application 21/00294/LAPRE: Weyborne Ltd  
**Date:** 21 April 2021 at 16:04:58 BST  
**To:** [h.giudici@chichester.gov.uk](mailto:h.giudici@chichester.gov.uk)  
**Cc:** Gillian Keegan [REDACTED]

Dear Helena

We spoke about this Application the other day. My understanding is that, if successful, this would create a Majestic style wholesale/retail outlet and distribution centre for alcohol, close to Black Down, and in the middle of the South Downs National Park, with no suitable access for vehicles; no regard for other residents in the locality; nor for the natural environment. Moreover, it would be open excessive hours, every day of the year. This is totally unacceptable, and I would like to register my serious concerns and opposition to the Application, which I have detailed below.

As many other residents have pointed out, Fernden Lane is an undulating, winding, unlit, single track road with infrequent passing places, and not suitable for large vehicles. It runs from the A 286 Midhurst Road to Quell Lane, around the Southern end of Black Down and close to the Temple of the Winds. There has been an increasing volume of traffic in recent years, particularly lorries, which has resulted in congestion, more noise

and pollution; and safety concerns. Parts of Fernden Lane are sunken, and many of the verges have already been chopped back by vehicles too large for the Lane. A lorry got stuck last year outside our own property, which resulted in trees having to be lopped before it could pass, which we were unhappy about. Cyclists, ramblers, horse riders and wildlife have also been adversely affected.

So in my view the Lane is already at over capacity from motorised vehicles, and any further increase should be avoided. This would seem likely if the Proposal gets the go ahead, as the Weyborne application talks of sales to pubs and restaurants, as well as presumably retail outlets, with the Premises open from 11.00 until 23.00, seven days a week. This implies significant trade, most likely via the A 286, which would adversely affect other residents in the Lane, not to mention wildlife. I note with interest that the issues of public safety and public nuisance have barely been addressed in the Application.

A further and critically important issue is access to the Barn. As far as I am aware, the only access is via a bridleway off Fernden Lane, which is narrow, steep and not made up - as befits a bridleway. My understanding is that bridleways are primarily for horse riding and walkers, and essential access to properties, so how can that purpose be reconciled with commercial distribution of alcohol? And apart from this, the Premises are to be open for passing trade, until 11.00 at night. This implies the need for lighting after dark along the bridleway, unless there is to be alternative access, and presumably some necessary signage. What about light pollution and the effect on wildlife and the environment? And what if, in the summer months, and especially after Covid restrictions, a group of people decide to purchase alcohol and have a party over the road on Black Down? No implications for public safety, public nuisance, wildfires or litter? And what about change of use from an agricultural barn?

We bought this house because of the desire for peace and quiet; fresh air quality; and to be part of an outstanding natural landscape - for which we paid a premium. Sadly, all these things now appear to be in decline. This Application falls down on Licensing Act 2003 requirements on a number of counts, not least public safety and public nuisance, and is completely inappropriate for an exceptionally beautiful location. It could also be the thin end of the wedge as once a license is granted, who knows what other activities it could lead to. I therefore request that it be rejected in its entirety.

Yours Sincerely

Anthony Flower  
Ardmore  
Fernden Lane  
GU27 3LA.

---

#### LEGAL DISCLAIMER

Communications on or through Chichester District Council's computer systems may be monitored or recorded to secure effective system operation and for other lawful purposes.