

6 February 2019

Planning Policy,  
Chichester District Council,  
East Pallant House  
Chichester,  
West Sussex  
PO19 1TY

Dear Sirs,

CDC Local Plan - Loxwood

I write in connection with the proposal contained in the Draft CDC Local Plan to allocate a further 125 new houses to Loxwood in the period to 2035. This is in addition to the 60 already contained in the current Local Plan.

Loxwood has already seen significant development in recent years. The local infrastructure is insufficient to support the proposed development. Loxwood has no meaningful public transport and very limited local employment opportunities. Furthermore, the majority of houses built in the village recently are not being used to satisfy local demand but are being purchased by people moving into the area. The consequences of the above are obvious, with car journeys being the only way for people to travel. The road network is incapable of supporting the proposed level of development.

Furthermore, the sewage system servicing the village is already at capacity and Southern Water has not earmarked spending on the infrastructure in its planned spending through to 2025. Indeed, recent development in the village has required the installation of sewage tanks which require emptying by tanker, which in turn increases road traffic volumes.

Given the above I cannot see how the proposal to build an additional 125 new houses in Loxwood meets the required test on sustainability.

In addition to the above, it is my understanding that national planning guidance requires district councils to consult parish councils over site selection and allocation. No such consultation has taken place with Loxwood Parish Council and therefore CDC does not appear to have followed national guidance in putting together its Draft Local Plan.

Yours Faithfully

John Lane