

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

Date
28th January 2019

Dear Sir / Madam,

Re:- Local Plan (125 Houses in Loxwood)

I am writing to object to the proposed allocation of 125 houses in Loxwood, West Sussex.

Soundness of the plan

Any plan which is submitted needs to be considered sound (as defined in the NPPF) and I conclude that having an additional 125 houses built does not meet the criteria of sustainability defined in the local plan.

This conclusion is based upon the following, that the local plan should seek to deliver sustainable development:-

- Environmental Constraints – avoiding areas at risk of flooding, environmental designations should be protected, quality of the landscape, the historic environment and settlement characteristics.
- The capacity of the infrastructure and its constraints, i.e. wastewater treatment, roads and transport.
- The local water utility provider “Southern Water” have stated that the capacity in Loxwood for sewage has been reached, i.e. the current infrastructure is at maximum capacity already. Further, no provisions / budget in years Southern Waters 2020 – 2025 plan is made to increase this capacity.
- Parts of Loxwood are already prone to surface and fluvial flooding.
- The pattern and demand for housing and employment in the area.
- Employment in Loxwood should be considered minimal and most people would have to commute to work.
- There is only one bus a day in Loxwood (which runs outside of the major core hours for working).
- Local demand for housing is minimal, the majority of houses being sold to people moving in from other areas.
- Building site availability and any necessary phasing.

The Planning Process

CDC has not followed the nation guidance for planning and development in relation to Loxwood.

I have concluded this based upon CDC’s approach which was:-

- CDC issued a call for potential development sites, developers aware of this requirement in the Loxwood locale put forward a number of sites upon which some 125 houses have been proposed. Wisborough Green has been allocated 25 houses, whereas Kirdford, Plaistow and Ifold have been allocated no new

houses. i.e. this process seems to have been driven by developers seeing an opportunity. Guidelines state that a desktop study should be carried out by District Council and then a subsequent consultation should have taken place.

- In the existing plan Loxwood, Kirdford and Wisborough Green were allocated 60 houses each. There have been no parish consultations on any site allocations and there seems no effort made to ensure that the burden of housing should be shared across these 3 parishes (defined by CDC as "Service Villages").

I look forward to your response.

Yours faithfully

Jonathan Harden