

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

5th February 10th 2019

Objection to new draft CDC Local Plan

Dear Sir,

I am writing to object to the new draft Chichester District Council Local Plan which you have put out for a first consultation phase. In particular, I am concerned about the proposed allocation of a further 125 houses to the parish of Loxwood through neighbourhood planning.

When we moved to Loxwood 4 years ago I was aware of the Loxwood Neighbourhood Plan which included the two sites agreed for development of a further 60 houses in the village over the next 15 years. I was willing to accept this level of development when moving to Loxwood. However, you are now proposing a further allocation of 125 houses for the period 2019 to 2035 in the new draft CDC Local Plan. If this proposal is implemented it will more than double the rate of expansion of the village.

I do not consider that this increased level of development for Loxwood is justified for the following reasons:

1. Loxwood does not have any viable public transport systems. There is no easy access to a railway station and there is only one bus a day to Guildford.
2. There are no employment opportunities in Loxwood, so residents have to commute to work by road.
3. There is only a primary school in Loxwood, so older children either catch a school bus or are driven to secondary schools.
4. There is little local demand for open market housing in Loxwood. Most houses are bought by people moving from elsewhere. People who are economically active and move to the village will be encouraged to commute by car thereby increasing environmental impact.
5. The most sustainable approach would be to prioritise developments on brown field sites in towns and cities with easy access to public transport, employment and schools.

Finally, I note that Loxwood has been allocated the lion's share of further houses in the local area. Wisborough Green has been allocated a further 25 houses and Kirdford, Plaistow and Ifold have not been allocated any new houses at all. Whilst I struggle to see the justification for this approach

and consider a more even distribution of further developments would reduce the overall impact, I also consider that the arguments provided above for Loxwood regarding environmental impact and sustainability apply to these villages.

Dr Denis K Cook CEng, PhD, MSc, BSc.