

Chichester District Council
Planning Policy Unit
East Pallant House
Chichester PO19 1TY

Draft Chichester District Council (CDC) Local Plan

I want to object to Draft CDC Local Plan and its proposal to allocate 125 houses to Loxwood village. I am extremely disappointed that CDC has not drafted a plan that is sound and sustainable and secondly that it hasn't followed national planning guidelines.

1. The Draft CDC plan is not sound and sustainable.

125 additional houses for Loxwood will overwhelm this small village community and it's difficult to see how this allocation meets the National Planning Policy Framework on sustainable development you are required to follow.

- Loxwood has limited demand for incremental housing for its existing community. New houses in the village are generally bought by people moving into the village from elsewhere. As there is no employment locally, this just increases the dormitory status of the village and increases vehicle movements. I do understand that CDC has a huge target for incremental housing, but it should be focusing on building it in areas that have local demand for more housing and local employment opportunities.
- Loxwood Sewage infrastructure is at full capacity. This has been confirmed by Southern Water. They have no plans to update or increase this capacity. The present development area in Loxwood, the Nursery site has had to have sewage holding tanks installed and if capacity is unavailable at the sewage works these will have to be emptied by tanker. A far from satisfactory solution with the risk of the system overflowing and spilling into the environment if something goes wrong.
- Loxwood has no public transport infrastructure. People can only commute to and from work by car and the feeder roads around the village are already very busy at peak periods.
- Loxwood has areas that are prone to fluvial flooding and surface water flooding. This has been a significant issue in recent years and we are concerned that incremental development in this area will reduce soakaway capacity and concentrate more water in the flood prone areas.

- 125 incremental homes will increase the size of the village by around 40%. This is a significant change and will change the character of the village turning Loxwood from the small intimate village we love into a large dormitory community.

2. CDC has not followed national planning guidance in developing its draft Local Plan.

- CDC is required to carry out studies of potential housing sites across the entire district and then consult. This hasn't happened. Instead you have just taken note of any developers already proposing building sites and based your draft on this. No local studies on alternatives across all the northern villages have been completed. This is not right. Just because developers have targeted Loxwood for potential development doesn't make this the right solution! We should look at other options.
- In the present Local Plan each village was allocated the same number of houses – 60 each. Not this time. No effort has been made to share the extra housing across all the service villages – Loxwood, Kirdford, Plaistow/Ifold and Wisborough Green. This seems extremely unfair and unsound.

Yours faithfully,

Caroline Spencer