

Chichester District Council
1 East Pallant
Chichester
PO19 1TY

31st January 2019

Dear Sirs

Chichester District Council Revised Local Plan Preferred Approach Consultation December 2018

I wish to formally OBJECT to the proposed Policy S5 of Chichester Local Plan Review 2035 preferred approach, allocating an additional 125 houses to Loxwood, in addition to the 60 already allocated in the made Neighbourhood Plan, for the following reasons;

1 Soundness of the plan

- Southern Water have advised that the Loxwood sewage infrastructure has no more capacity and furthermore has no plans to upgrade it, in its 2020 to 2025 spending plans. The Nursery site which is still under construction, has holding tanks that have to be emptied by tanker.
- Loxwood has no viable public transportation system. One bus a day is the risible provision.
- Loxwood has no employment opportunities. Residents need cars to commute to work outside the parish.
- Parts of the village are subject to fluvial and surface water flooding.
- There is little local demand for open market housing from the village.

125 new homes does not meet the sustainability tests, as defined by the draft local plan and therefore can not be considered to be sound, as defined by the NPPF.

2 Process

- The allocation of 125 homes to Loxwood has been driven by developers proposing new sites, in response to a call from CDC. The neighbouring parishes of Kirdford and Plaistow/Ifold, have not been allocated any new homes. In the existing local plan all were allocated the same number of 60, appropriate to the existing settlement sizes.
- No parish consultation has taken place and no effort has been made to share the new housing burden across the parishes, all of whom are defined as "service villages" by CDC.

CDC has not followed national planning guidance in developing its draft local plan. A desktop exercise to establish the potential of suitable sites should have been undertaken prior to allocating 125 homes to Loxwood. Furthermore, it is contrary to its own Local Plan Review 2035 preferred approach document which advocates community engagement.

Yours faithfully

Fiona Gibbons