

SAVE OUR VILLAGE FROM OVERDEVELOPMENT ACT NOW TO PROTECT OUR RURAL COMMUNITY!

YOU CAN HELP PREVENT DEVELOPMENT OUTSIDE LOXWOOD'S LOCAL NEIGHBOURHOOD PLAN BY OBJECTING TO THIS CONSULTATION

Chichester Local Plan published on 3rd February 2023
Send your objections / submissions before 17th March 2023

- Chichester District Council has published its local plan.
- Every unique objection counts to help make sure this local plan is amended to tailor for local residents wishes.
- Use your own words to submit your objection by the 17th March 2023 .

Chichester District Council (CDC) have submitted their proposed local plan for consultation to local residents. The council recently voted in favour of the proposed local plan for consultation, although the local district Councillor Gareth Evans did not vote in favour of this plan. Under Policy A15 of this plan, CDC plan to allocate land for development for a minimum additional 220 dwellings in Loxwood on top of what has already been allocated. Loxwood Parish Council (LPC) have posted their own response to these plans on the parish website.

Why should you object?

The local plan proposes, for the period 2019-2039, a minimum 220 new homes on top of the 91 currently in development in Loxwood. This means a minimum 311 more houses for our village during this period.

CDC's Sustainability Appraisal makes a justification for the figure for Loxwood but their argument is weak. This is confirmed in their own report which states that there is limited opportunity for growth in Loxwood and any growth would have a negative impact on the village its residents and the surrounding area.

CDC informed LPC that they would undertake a study on growth scenarios for housing in Loxwood and share their findings in a consultation promised for Easter 2022. This did not happen, despite many chases by LPC and the local district councillor Gareth Evans.

CDC are unable to meet Government housing numbers due to A27 constraints. Their solution is to put more houses in the north of the district. This proposal can be

changed but the only way to ensure this is to make CDC understand why the Local Plan is inappropriate for the area.

CDC can only consider submissions that relate to a contravention of planning law or reflect failure in consultation.

If you want to save our villages from over-development then please submit an objection to this plan.

Every submission is counted individually, so the more the better. However it is important that they are not identical, so please use your own words.

Every adult over 18 in a household can object but they need to do this individually.

How to Object:

1. Go online using this link: - <https://chichester.oc2.uk/document/45> click on the blue symbol to see CDC's proposal and either log in or create an account and follow the prompts to make a submission.
OR IF UNABLE TO MAKE A SUBMISSION ONLINE
2. Send an no later than 17th March to your local councillors: - Gareth Evans (gbevans@chichester.gov.uk) and Janet Duncton (jduncton@chichester.gov.uk) and also CC in your local MP: - Gillian Keegan MP gillian.keegan.mp@parliament.uk ,

REASONS TO OBJECT

- Objections should relate to Policy A15 and sections 10.66 to 10.77, which can be found in Chapter 10 Strategic and Area Based Policies, this policy would have a direct impact on Loxwood.
- The Local Plan should comply with all other relevant requirements of the Planning and Compulsory Purchase Act 2004 and the Town and Country Planning (Local Planning) (England) Regulations 2012, as amended. It does not.
- The plan will not meet the CDC's Sustainability Appraisal report as when judged against other reasonable options, it does not help to achieve CDC's environmental, economic and social objectives for the following reasons: -
 - Lack of infrastructure (see below section on lack of infrastructure) and sustainability.
 - Does not meet environmental requirements (see below section on environment).
- CDC did not consult with LPC on revised housing numbers in the North of the district and although Government encourages parish councils to develop NP's, CDC ignored the NP submitted by LPC in 2018 and the revised NP in 2020 has not been able to progress due to water neutrality issues.
- The plan is not consistent with National Policy and will **NOT** enable the delivery of sustainable development in accordance with the policies in the National Planning Policy Framework.

Lack of Infrastructure

- Loxwood has ceased to qualify as a service village and is not in a sustainable location.
- There are no shops. The post office closed on 17th August and the village shop closed on the 25th September 2022.
- Inadequate transport - the Transport Statement is wrong in saying Loxwood is well served by transport links. There is a very limited bus service (just one bus per day only and only on four days a week).
- The closest train station is over 6 miles away with limited parking and no suitable buses to serve it from Loxwood.
- Extremely limited employment opportunities with no major conurbations with employment within 15-20 miles.
- The local school and surgery are at capacity and cannot sustain more housing.
- The village is served by one B-road with the rest being narrow country lanes, Transport infrastructure is limited.
- Lack of sewerage capacity in area. Southern Water have confirmed that there is no capacity in the sewage system. Despite Southern Water not carrying out any upgrades CDC now claim there is no issue with capacity. This is wrong. Foul sewage has to be emptied at the Nursery Green and Stonewater sites daily leading to increased HGV traffic and bad smells for local residents.
- Should sewage be connected to the public sewer, the risk of sewage backflow to properties in the village will increase as well as sewage overflow onto the Guildford Road and the river Lox creating a biohazard.
- There is no wastewater infrastructure to support the plans.
- Lack of water capacity as highlighted by Natural England and Southern Water.
- There is no infrastructure to support the number of houses proposed in the plan. There is no infrastructure to support the recently built houses already which has created unsustainable strain on the village.
- Lack of grid capacity. Power cuts are now increasing in the local area due to over development.

Inappropriate site and use

- Ground works from future development could increase the flood risk to properties within the village and release excess water into the river Lox. CDC has not considered the size of the current land drain and the affect new builds would have on the village. As per the requirements set out in national policy and having due regard to the council's latest Strategic Flood Risk Assessment these plans, if approved, would contravene those policies.
- There is no requirement to provide appropriate specialist housing needs (such as for older people or self/custom build) as this need has already established by the Stonewater site (which is struggling to fill the plots).
- The plan cannot integrate housing within the village surroundings or successfully mitigate any impacts on the wider landscape character, as has been shown by the Stonewater site and cannot protect existing important landscape features and key views as such the landscape and views of the village would be affected from numerous Public Rights of Way on the eastern side of the village and the paths to the west of the village.
- The plans would create inappropriate buffers and destroy existing ones in turn directly affecting and destroying important habitats which CDC says need to be retained.

- CDC cannot improve cycle routes as there are none to improve.
- The plans are not sensitive to the historic village setting in size or location and they do not enhance, protect or complement the natural environment or rural character of the village or surrounding area.
- The local Plan contradicts the Localism Act 2011 devolving power to local areas.
- Loxwood village sits within the countryside and any future development would eat into this.

Environment

- South Downs National Park will be affected by over development and will have an impact on water consumption within Sussex North Water supply zone on the Arun valley site. Loxwood also sits within 13.5km of the river Arun, which holds the multiple designations of Special Area of Conservation (SAC) and Species Protection Area (SPA).
- Loxwood sits within the bat Movement network and the buffer zones for The Mens and Ebernoe Common SACs. Chiddingfold forest is to the northwest and The SSSI Barberrry Bridge Pasture site is by the village. Any development would impact the local habitat which is critical for sustaining populations within the SAC.
- There are numerous hedgerows linking a number of ancient Woodlands which would be directly affected by the large number of new housing. Ancient hedgerow and woodland borders will be destroyed and severely affected.
- Over development of the village will destroy habitats for the local wildlife including over 79 international and nationally protected species that are known to live in the area including Great Crested Newts, Barbestelle Bats, Dormice, badgers, wood whites and other rare flora, invertebrates, amphibians, reptiles, mammals and birds on the Sussex notable bird list.
- The plan would potentially fall foul of the following government legislation: -
 - The Wildlife and Countryside Act 1981, Conservation of Species and Habitats regulations 2017 and the Natural Environment and Rural Communities act 2006
 - Protection of Badgers Act 1992
 - Hedgerow regulations 1997
- Loxwood is a historic village which sits within an area of outstanding natural beauty and includes numerous national Paths and bridleways as well as the Historic Wey and Arun Canal in close proximity.
- Goes against Natural England's policy on water neutrality and their other policies to protect the countryside.
- Any decision should be delayed until relevant stakeholders including (but not limited to), the Woodland Trust, Natural England, CPRE, Sussex Wildlife Trust, Sussex Bat group, Bat Conservation trust have been approached.

No benefit to the local Community

- There is limited public benefit with harm greater than the public benefit, derived from CDC's proposals, for the local community leading to the overdevelopment of the village.
- Public footpaths would be affected by the additional housing. The degradation of local footpaths will have an effect on the mental wellbeing of residents who use these paths.

Potential housing sites in Loxwood.

