



12th October 2022

FAO: Jeremy Bushell
Planning Officer
Chichester District Council

By email: jbushell@chichester.gov.uk

Dear Mr. Bushell,

Re: 22/01726/FUL | Erection of 32 no. residential dwellings with associated access, infrastructure, drainage, and landscape works. | Land At Little Farm Pond Copse Lane Loxwood Billingshurst West Sussex RH14 0XF

Plaistow and Ifold Parish Council objects to the above referred to planning application for the following reasons: -

1. The Parish Council is aware that the foul sewerage infrastructure in Loxwood is unable to cope with current demand, including from new development within the Parish of Plaistow and Ifold. Southern Water have not undertaken the necessary works required to support the increased development in the area. Consequently, for example, the Stonewater development within Loxwood is not connected to the public sewer and discharges its foul water into storage tanks, which are subsequently emptied by lorry. This application must be considered in conjunction with all the other major planning applications being considered at this time, which will likewise put additional pressure on the capacity of the Loxwood Water Treatment Works such as at Crouchlands Farm (22/01735/FULEIA) and Foxbridge (22/02346/OUT). This application cannot be considered in isolation.
2. Recently, Loxwood village has lost vital community services such as its Post Office, which closed on 17th August 2022 and shop, which closed on 25th September. Consequently, Loxwood no longer provides a range of basic facilities required to be considered a Service Village, as outlined in paragraph 5.1 of the CLP. Loxwood can no longer be considered a 'sustainable location' for development. Due to the rural nature of the area, the poor bus service within Loxwood itself and the surrounding villages, and the limited basic facilities offered in neighbouring villages, residents must use private cars and travel some distance to access basic facilities such as shops and employment.

As such, this development conflicts with Policy 8 of the CLP, which requires the Local Planning Authority to "ensure that new development is well located and designed to minimise the need for travel, encourages the use of sustainable modes of travel as an alternative to the private

car...” Likewise, Policy 39 requires that *“Development is located and designed to minimise additional traffic generation and movement and should not create or add to problems of safety, congestion, air quality, or other damage to the environment”*. It is also a requirement that *“The proposal encourages development that can be accessed by sustainable modes of transport”*.

In accordance with NPPF para 110 *“in assessing sites that may be allocated for development in plans, or specific applications for development, it should be ensured that: a) appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location”*.

Loxwood village is already adversely affected by significant amounts of traffic from surrounding villages travelling through the village centre to access the A281. The issue is compounded by the levels of unsustainable development in the whole area. Loxwood residents are already concerned about traffic speed and safety through their village and further development will exacerbate the problem.

3. Plaistow and Ifold Parish Council supports Loxwood Parish Council’s request that their made and revised (Reg 14) Neighbourhood Plans are respected and implemented by the Local Planning Authority.

Yours sincerely



Catherine Nutting

