



16th January 2026

Mr Calum Thomas
Senior Planning Officer
Chichester District Council
Sent via email: cthomas@Chichester.gov.uk

Dear Mr Thomas

Re: 22/02346/OUT Foxbridge Golf Club Foxbridge Lane Plaistow West Sussex RH14 0LB

Outline application for a wellbeing and leisure development comprising up to 121 holiday units; the construction of a spa with accommodation of up to 50 bedrooms; the conversion of the former clubhouse into a restaurant and farm shop; the formation of a new vehicular access from Foxbridge Lane, new internal roads, footpaths, cycle routes and car parking areas; the construction of a concierge building and new hard and soft landscaping, including the formation of new ponds. All matters reserved except for means of access.

The Parish Council **objects** to the above application for a large-scale hotel and holiday accommodation development on the former Foxbridge Golf Course.

To further support its objection, the Parish Council submits attached:

- A document "Consolidated Parish Council Objections and Evidence"
- A document "Deficiencies and Failures in the Assessment of the Bats at Foxbridge". Please can you ensure this document is seen by the relevant Officer at Natural England.

In addition to many Appeals referenced in the previous representations Plaistow and Ifold Parish Council believes the recent Crouchlands Farm residential, appeals APP/L3815/W/24/3344538, 3133237 and 3134445 dated 28 November 2024, have relevance when considering the Foxbridge application and particularly the Landscape Character.

The Foxbridge application site is located at its closest point less than **160 m** from the Crouchlands appeal site to which the Inspector, Mr Guy Davies, made the following observations:

37. "the landscape is representative of the low weald it has remained largely unchanged from at least the 18th century, and quite possibly from mediaeval times when the field system was assarted from the forests that covered much of the weald. It does therefore have historic interest. While it may not be valued in the sense of how that term is used in the framework it is clearly valued by local residents and those who enjoy its recreational qualities. It is of intrinsic character and beauty and because of its historic integrity and tranquillity is sensitive to change.

38. The proposed development would make extensive changes to the immediate landscape. It would introduce domestic scaled residential development in a form and density that would be alien to the present scatter of farmsteads or loose, knit, small villages in the area..... these buildings and their associated infrastructure would be seen as a suburban form of development at odds with the rural character of the landscape.

39. *In terms of character affects even after planting had matured there would be a continuing high or medium high adverse impact on the rural character of the area in particular the narrow enclosed lanes and tracks, the small-scale intimate pastoral landscape and local landscape tranquillity".*

The Inspector concludes:

42. *"My conclusion is that, notwithstanding the relatively limited medium and long-distance views of the sites, the development would have a significant impact on the local landscape adversely affecting its qualities including the enclosed lanes and tracks, intimate scale and tranquillity, and that those adverse impacts would persist irrespective of any mitigating planting and landscaping. It would as a result conflict with Policies 25, 33, 40, 45, 47 and 48 of the Local Plan, which seek to conserve and enhance the rural character of the area, the quality of its landscape and the natural and historic environment".*

Whilst the Parish Council acknowledges that the new plan policies have changed there remains the requirement to conserve and enhance the rural character of the area, the quality of its landscape and the natural and environment. Therefore, the Parish Council believes the inspectors conclusion to be pertinent to this Foxbridge application.

Yours sincerely



Jane Bromley

Clerk & RFO of Plaistow and Ifold Parish Council

Enc: Consolidated Parish Council Objections and Evidence.

Deficiencies and Failures in the Assessment of the Bats at Foxbridge.

CC. email: dcplanning@chichester.gov.uk;

CDC Planning Development Manager Jeremy Bushell. Chichester District Councillors: Charles Todhunter and Gareth Evans. MP Andrew Griffith.