



Loxwood Parish Council

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Clerk: Jane Bromley

Joanne Prichard
Chichester District Council Planning Officer
Chichester District Council

28th August 2025

By email: Joanne.prichard@chichester.gov.uk; dcplanning@chichester.gov.uk

Dear Joanne Prichard

[LX/25/01686/OUT](#) - Land At Loxwood Farm Place, High Street, Loxwood.
Outline planning application (with all matters reserved except for access) for a mixed-use site accommodating 223 new homes, Class E uses and supporting infrastructure.

Objection: Loxwood Parish Council Planning Committee objects to the outline planning application for a mixed-use development at Loxwood Farm Place, proposing 223 new homes, Class E uses, and associated infrastructure.

The proposal is not compliant with both the recently “made” **Chichester Local Plan** and the **Loxwood Neighbourhood Plan (LNP)** and raises serious concerns about sustainability, infrastructure, and local democracy.

The Planning Committee acknowledges and appreciates that Martin Grant Homes has engaged positively with the Parish Council’s Neighbourhood Plan Steering Group and has made efforts to reflect the wishes of local residents in their proposals. However, despite this collaboration, the Planning Committee must **strongly object** to this current application, based on the following planning grounds:

1. Conflict with Spatial Strategy and Settlement Boundaries (Policies S1, S2, H1 – Chichester Local Plan)

The proposed site lies **outside the defined Loxwood settlement boundary** and was not allocated through the made **Loxwood Neighbourhood Plan (2015)**. Allocations are being finalised for the revised LNP (2025), which is well progressed in its review.

- **Policy S1** directs development through the Local Plan, Site Allocations DPD, and Neighbourhood Plans.
- **Policy S2** restricts development outside settlement boundaries unless specifically allocated.
- **Policy H1** supports housing delivery through Neighbourhood Plans in accordance with strategic allocations. This application does not align with these principles whilst the Loxwood Neighbourhood Plan is still in the process of being reviewed.

2. Development in the Countryside (Policy NE10 – Chichester Local Plan)

The site is located in open countryside, where development should be compatible with a countryside location. It should not prejudice viable agricultural operations.

3. Wastewater Infrastructure (Policy NE16 – Chichester Local Plan)

In the application for nearby Hawthorne Cottage, Southern Water has confirmed that **Loxwood Wastewater Treatment Works (WwTW)** only has remaining capacity for **approximately 100 dwellings**.

- The sewer network suffers from **surface water infiltration**, leading to frequent discharges into the **River Lox**.
- In 2024, the WwTW storm overflow spilled **191 times for 2,089 hours**, and the Loxwood pumping station overflowed **57 times for 800 hours**.
- **Policy NE16 (a)** requires development to demonstrate that it has no adverse impact on the quality of water bodies. Without concrete, funded improvement plans from Southern Water, this proposed development cannot demonstrate this.
- **Policy NE16 (d)** requires development to be phased in line with **delivery and operation** of infrastructure improvements, which are not currently planned or started for Loxwood.
- In a recent **Environmental Information Regulations Request for Information** to Southern Water they confirmed that *“A project is currently in the design phase to reduce the number of spills from the settled storm overflow point. This initiative is led by the Clean Rivers and Seas team and is scheduled for completion **by 2032 (subject to change)**. A separate project aims to increase the treatment works’ capacity to handle higher flow volumes, with completion expected **by 2030**. At present, there are no confirmed programmed works specifically targeting reinforcement or surface water infiltration reduction in Loxwood for the current Asset Management Period (AMP)”*

Development proposals in Loxwood should clearly not come forward before these projects are delivered.

4. Infrastructure and Density Concerns (Policy P3 – Chichester Local Plan)

- The proposed number of 223 homes does not reflect the capacity of surrounding infrastructure
- **Policy P3** requires that *particular attention* is given to infrastructure capacity, which has not been adequately addressed.

5. Employment Uses Outside Settlement Boundary (Policy E2 – Chichester Local Plan)

Whilst the inclusion of Class E uses such as a nursery and café is welcomed, **Policy E2** states that new employment sites should be located **within settlement boundaries**. As already pointed out, this site is currently outside of the settlement boundary. A revised settlement boundary will be produced as part of the emerging Neighbourhood Plan.

6. Transport and Accessibility Issues (Policy T1 – Chichester Local Plan)

The proposal does not sufficiently minimise car dependency or enable access to sustainable transport.

- The **community bus service** is currently proposed **only** for residents of the development, which limits its viability and broader community benefit.
- **Policy T1** encourages inclusive and sustainable transport solutions, which this application fails to deliver.

7. Conflict with Policy A15 – Chichester Local Plan

Policy A15 outlines the requirements for development in Loxwood.

This application conflicts with the following aspects of the policy:

- The application proposes 223 dwellings. However, the requirement for Loxwood is currently **188 dwellings**.
32 dwellings have been approved since 1 April 2021 (27 at Land at Blackhall Meadows and 5 at Land South West of Willetts Way).
- Providing safe and suitable access points for all users, promoting sustainable transport options, including improvements to bus services (current proposals benefit **only** the residents of the development, not all Loxwood residents)
- Facilitating improved sustainable travel modes and new improved cycle and pedestrian routes. These improvements are lacking in the current proposal.
- Development/s will need to be phased in such a manner as to ensure that sufficient wastewater disposal capacity is available to accommodate the requirements resulting from development/s. As outlined in point 3 above, this application is running far ahead of Southern Water’s proposed improvements and is **premature**.

8. Loxwood Neighbourhood Plan (2013–2029)

- **Policy 2 – Settlement Boundary:** Requires development to be within the settlement boundary or comply with Policy 12 and CDC Policies for Development in the countryside. This proposal is outside the current boundary which has yet to be revised for the emerging NP.
- **Policy 8 – Sewage Network:** Requires developments to demonstrate adequate capacity in the sewage network and avoid increasing flood risk or pollution. The known issues at Loxwood WwTW and frequent storm overflows show this requirement is not met.
- **Policy 10 – Built Environment :** Requires development to respect the built environment, including scale, layout, and materials. This will be applicable to any future reserved matters application.
- **Policy 16 – Traffic Calming Contributions** Requires new development to contribute to traffic calming measures. The application does not include commitment to contribute to the Parish Council’s traffic calming plans.

Conclusion

This application is premature, unsustainable, and in conflict with multiple policies in both the Chichester Local Plan and the Loxwood Neighbourhood Plan. It places undue pressure on Loxwood’s limited infrastructure and undermines the principles of plan-led development and local control.

Loxwood Parish Council respectfully urges Chichester District Council to refuse this application.

Yours sincerely

J Bromley

Jane Bromley
Clerk Loxwood Parish Council