



Loxwood Parish Council

c/o Foxways Pinkhurst Lane, Slinfold, Horsham West Sussex RH13 0QR

Clerk: Jane Bromley

Tel: 01403 791323 email: clerk@loxwood-pc.gov.uk

Mrs J Bell
Planning Officer
Chichester District Council
By email
jbelle@chichester.gov.uk

5th November 2020

Dear Mrs Bell

LX/20/01977/FUL Land West of Guildford Road Loxwood West Sussex
27 no. residential dwellings comprising 19 market units and 8 affordable residential units; a single retail unit, on-site parking and turning, hard and soft landscaping together with sustainable drainage system and alterations to a public right of way.

The amended plans had reduced density by three houses and included very small green spaces. The Committee has previously commented the density was too high and the amended density is still high at 25 houses/hectare. The average density over the last 10 years for this area is 18.5/hectare. The Made NP Policy 9 states
“The density of any new development should be in character with the local surrounding area, respect the semi-rural nature of the parish and be designed to give an impression of spaciousness with uniform houses and plots being avoided.” The amended plans do not conform with this Policy.

The Committee previously commented that car parking was inadequate for retail and residential purposes. WSCC have responded to the revised plans and calculated what they require. According to WSCC, allocated residential parking is 13 spaces short and retail 9 spaces short. Total short of 22 spaces overall. WSCC are asking CDC to require the applicant to resubmit revised plans. Loxwood Parish Council agree with this comment as the result of lack of parking will create a temptation for cars to be parked on the existing retail area, within Nursery Green or along the B2133.

No detail on sewerage disposal. Southern Water has responded in standard format not taking into account the issues in Loxwood. As per the Thakeham Homes development (20/01481/FUL), the issue of sewerage disposal should be the subject of a planning condition which requires that Southern Water satisfactorily upgrade the infrastructure prior to the occupation of the first house/retail unit.

The applicants flood report does not adequately detail the proposed method of draining the site. The Executive Summary of the report states the following s

Ground investigation undertaken at the site confirm the underlying soils to be cohesive in nature and therefore unsuitable for infiltration as a means of disposing surface water runoff generated by the development.

Surface water from the development will therefore discharge to the existing land drainage ditch immediately beyond the south-western boundary of the site as currently via overland flows.

It is assumed that the ditch connects to the culverted watercourse north of the site. Further site investigation is required to confirm the ditch outfall.

Loxwood Parish Councils drainage consultant has investigated the drainage ditches to the South West of the site and found that the ditches do not have any outfall. See attached sketch. It is, therefore not clear how the site will be drained. CDC's own drainage engineer, Dom Healy has expressed the same concern and has suggested a planning condition which requires the drainage strategy be approved by CDC prior to the commencement of the development. LPC supports this approach and will send our consultants sketch to Dom Healy under separate cover.

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WSSC has recognised the Loxwood NP Traffic Calming Policy and have suggested £15K be condition to allow for another VAS. The Parish has a high number of VASs and the Parish Council does not feel this is an appropriate response to their Traffic Calming Policy in this area and would welcome the chance to discuss this with the site proposer and CDC before planning permission is granted.

The Committee discussed the issues and RESOLVED support in principle for the development of the site but they have concerns with this application due to the sewerage connection, drainage, car parking and density issues as detailed above. The retail outlet was supported on the site.

Yours sincerely,

J Bromley

Jane Bromley
Clerk to Loxwood Parish Council