



Loxwood Parish Council

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CDC Planning Officer Calum Thomas
Chichester District Council
By email: cthomas@chichester.gov.uk

5th February 2026

Dear Calum Thomas

22/02346/OUT Foxbridge Golf Club Foxbridge Lane Plaistow 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

Object The Parish Council cannot help but draw comparisons with the Crouchlands Planning application recently dismissed at appeal reference APP/L3815/W/24/3344538

The location is inherently unsustainable and cannot be made sustainable through mitigation

- The Appeal Inspector found that isolated countryside sites cannot be made sustainable even with extensive mitigation such as bus services, on-site facilities or improved rights of way.
- The Foxbridge site shares the same characteristics: remote, car-dependent, and lacking safe or attractive walking/cycling routes.
- Any proposed travel plans or mitigation measures cannot overcome this fundamental policy conflict.

The proposal conflicts with the Local Plan spatial strategy

- The Crouchlands decision confirmed that development not requiring a countryside location, and not meeting essential local needs, is contrary to the spatial strategy.
- The Foxbridge scheme introduces a large commercial leisure use into open countryside without justification this conflicts with Policy S1 6(c).

Significant harm to tranquillity, rural character and historic landscape

- The Inspector recognised the Low Weald landscape as tranquil, historically intact and highly sensitive to change.
- The Foxbridge site shares these qualities.
- A well-used lodge and spa resort would introduce continuous activity, noise and movement, causing unavoidable and unmitigable harm to rural character and is contrary to policy NE2 (3)

Resort-style development is alien to the Low Weald

- The Inspector rejected “village” or suburban-style layouts as incompatible with the dispersed farmstead pattern of the area.
- The Foxbridge proposal—clusters of lodges, internal roads, parking courts and leisure buildings—replicates the same inappropriate typology.

The proposals are contrary to Policies P17 and E8 of the CDC Local Plan.

Outline status does not remove the need to assess fundamental harms

- The Crouchlands decision confirmed that impacts arising from scale, intensity and principle must be assessed at outline stage.

- The Foxbridge application cannot defer key issues such as sustainability, landscape harm and traffic impacts to reserved matters. Or else a S106 legal agreement should be published for consultation along with the outline proposals.

Mitigation cannot substitute for avoidance where site constraints exist

- The Appeal Inspector emphasised that national policy requires avoidance of risks (e.g., flooding) before mitigation.
- Reliance on future engineering solutions or unspecified mitigation is not a sound basis for approval.
- The same principle applies to Foxbridge's environmental and infrastructure constraints.

Benefits do not outweigh the harms

- Even substantial benefits at Crouchlands did not outweigh the fundamental harms.
- The Foxbridge scheme's claimed tourism or economic benefits are generic and do not overcome the clear conflicts with sustainability, landscape and spatial strategy policies.

Overall Argument

The Crouchlands Farm appeal decision—issued for a site in the same landscape and policy context—establishes clear principles directly applicable to Foxbridge. It confirms that:

- isolated countryside sites cannot be made sustainable;
- tranquillity and rural character attract significant weight;
- intensive, resort-style development is inappropriate in the Low Weald;
- outline applications must demonstrate acceptability in principle.

On this basis, the Foxbridge Golf Club proposal should be refused.

Yours faithfully

J Bromley

Jane Bromley
Clerk, Loxwood Parish Council

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