



Loxwood Parish Council

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

Clerk: Jane Bromley

Tel: 01403 791323 email: clerk@loxwoodpc.co.uk

14th January 2019

Reference:- Planning Application **LX/17/02370/FUL AMENDED PLANS (Dec 18)-** :
Land South of Loxwood Surgery, Farm Close, Loxwood, West Sussex,
Proposal: Erection of 19 dwellings and associated works, including car parking, hard and soft landscaping together with community green and informal community parkland.

Dear Chichester District Council Planning Officer,

This letter is in addition to the Loxwood Parish Council (LPC) letter dated 12th February 2018 and is sent in response to the applicants re submission of Plans and documents posted on the Chichester District Council (CDC) website between the dates of the 17th and 18th December 2018..

1. LPC continues to support the principle of development on this site, as it is an allocated site within the Loxwood Neighbourhood Plan (LNP) policy 4 but as a result of the non-compliance with other relevant LNP policies, LPC **OBJECTS** to this application.
2. LPC fully supported the previous planning application LX/13/02025/FUL on this site which was for 17 dwellings and the transfer of ownership to LPC of the Community Parkland as defined within the application and the LNP together with a commuted sum of £85,000 to provide for upkeep and maintenance of the Community Parkland over a 35 year period. They also support the reduced Affordable Housing allocation down to 6 from 8 reflected in the current application. A copy of the S106 agreement for the previous planning application LX/13/02025/FUL is attached reflecting the transfer of ownership of the Parkland to LPC and the commuted sum of £85,000 for maintenance of the Parkland. This must be carried forward to any new permitted development on this site.
3. The current planning application (LX/17/02370/FUL) as revised by the latest submissions **does not comply** with the following LNP policies.
The reduction of the roof pitch from 55 to 45 degrees and the other changes incorporated with this revised application are welcome but the layout of the development still has the majority of the dwellings appearing long and narrow with the short elevation facing into the development. . The developer claims that there are precedents already in the village. However the examples found are sited within areas of mixed dwelling design and add to the interest of the development and are in the minority. The result in a very unattractive development and is not compliant with Local Neighbourhood Plan (LNP) policy 9, 10 (d) and (j) A reduction in the number of dwellings on site would allow more extra space per dwelling for this anomaly to be corrected and further wide fronted units included in the proposal.
4. The developer in their previous submission have stated that the reason for increasing the number of dwellings from 17 to 19 and a reduction of the affordable element from 8 to 6 was to make the site financial viable. At that time, Southern Water requested a sum of £ 500,000 under section 98 of the Water Act to upgrade the local sewer system. In the North Gate Viability Study, it was stated that this seriously undermines the viability of the site. In April 2018, Ofwat introduced a new charging scheme for the

water industry which required a one off connection charge for new developments which could not take into account previous deficiencies in the network. As a result, the 2018 to 2019 Southern Water charge for new sewer connections for developments under 20 houses is £550 per dwelling. The developer has a right to connect under this scheme and this reduces the cost payable by the developer from £500,000 to £10,450. This significantly increases the viability of the 17 houses proposed under the previous permitted planning application LX/13/2025/FUL. LPC would fully support a new planning application for 17 houses as per the previous application with the same house design and layout with 6 affordable houses.

5. The Parish Council still maintain that the garages with timber cladding and flat roofs does not sit well alongside brick houses and does not meet the intent LNP policy 10(j)

For and on behalf of Loxwood Parish Council

J Bromley

Jane Bromley
Clerk to Loxwood Parish Council