

Loxwood Parish Council has a number of concerns regarding Policy A15 of the emerging CDC Local Plan.

Loxwood Parish Council was advised of an estimated housing allocation of 125 homes in 2021 upon which it based a Revised Neighbourhood Plan which has been consulted upon at Regulation 14. This consultation gave rise to a submission plan which was submitted to CDC at Regulation 15. The revised Neighbourhood Plan did not proceed beyond Regulation 15 to Regulation 16 as housing numbers could not be confirmed at that time by CDC due to the water neutrality issue.

CDC sent a letter to the north eastern parishes dated January 2022 laying out 5 scenarios for growth to be tested and evidence gathered. The results although promised for Easter 2022 were not forthcoming until January 2023 due to the problem of establishing a mitigation strategy for water neutrality.

The mitigation strategy for water neutrality relies heavily on investment by Southern Water. Southern Water in the past have neglected infrastructure in the district and have not set aside capital provision for such investment in their current 5- year infrastructure plan. They have accepted the mitigation strategy but Parishes have little confidence in delivery.

Loxwood Parish Council was surprised to be informed that the allocation of housing to their parish in the light of this water shortage for the area, was an additional 95 homes from what was envisaged before the realisation of the water neutrality issue. In addition, on top of the 220 homes to be found Loxwood Parish Council has suffered, in the interim, from speculative development amounting to 91 homes where planning was given permission before 1st April 2021 but outside of the Made Neighbourhood Plan due to a lack of five- year housing supply within the district.

Loxwood Parish Council ask that at Examination the 220 allocation be looked at in great detail for sustainability and that the Inspector satisfies him or herself that the allocation is sustainable due to not only the water neutrality constraints but also due to the lack of sewerage infrastructure that exists within the Parish and surrounding neighbours. Frequent inundation of the system releases sewerage into gardens. The speculative development which has arisen recently has returned to a cesspit solution for the removal of sewerage from these new homes. These developments have been unable to connect to the sewerage system over lack of capacity. Unbelievably Southern Water have no plans for an upgrade of the system in the near future despite this archaic situation.

Summary

At Examination the 220 allocation should be looked at in detail and the Inspector should be satisfied that the allocation is sustainable due to not only water neutrality constraints but also lack of capacity in the sewerage infrastructure within the Parish and surrounding area. Inundation of the system releases sewerage into gardens. The speculative development which has arisen has returned to a cesspit solution for the removal of sewerage from new homes. Extra Traffic feeding onto the B2133 is a concern where there is already a danger to pedestrians on narrow pavements through the village.

Changes to the Plan:

Policy A15 should be removed and Policies H2 and H3 amended to reflect an allocation of 125 houses

LPC have already produced a Revised Neighbourhood Plan which allocates 126 houses plus 17 carried forward from the Made Neighbourhood Plan giving 143 houses. It has reached Regulation 14

consultation stage and is based upon the Preferred Approach Local Plan consultation. The residents of the Parish and Loxwood Parish Council have satisfied themselves through evidence gathered that 126 homes is a sustainable allocation given the constraints that exist.

This approach will conserve all the hard work put in by Loxwood Parish Council in producing its Revised Neighbourhood Plan and restore the confidence that Loxwood residents have in the Neighbourhood Planning Process.