



Loxwood Parish Council
PO Box 1094, Horsham. RH12 9YS
Clerk: Mrs Jane Bromley
Tel: 07845 642880 email: clerk@loxwood-pc.gov.uk

Correspondence from the Loxwood Neighbourhood Plan Steering Group

Dear Resident,

January 2025

Choice of development sites proposed for Loxwood following a call for sites

Deadline for return- Friday 21st February 2025

The emerging Chichester District Council (CDC) Local Plan 2025 – 2039 has allocated a minimum of 220 houses for the Parish of Loxwood. As 32 dwellings have been approved since the start of the plan period the minimum number of additional homes required now stands at 188.

At the Public Meeting of Loxwood Parish Council on 20th February 2023 it was the overwhelming view of attendees that Loxwood should contest the numbers but also prepare a new Neighbourhood Plan. Since then, a Neighbourhood Plan Steering Group has been formed and work is underway on the plan.

This number was significantly larger than the 125 previously indicated and at the Local Plan Examination on Thursday 10th October 2024 representation was made by Loxwood Parish Council highlighting the high numbers of housing expected for a semi-rural village. However, Loxwood has an obligation to propose site allocations for at least 188 homes and wait to see if the number is reduced following the outcome of the Local Examination.

Accordingly, a 'Call for Sites' was issued in June 24 and 13 sites have been put forward by developers or land owners.

The Loxwood Parish Council has employed a consultancy, LUC, to advise the Neighbourhood Plan Steering Group and to assess the sustainability of the sites against a number of sustainability criteria. The individual sustainability assessments can be viewed on the Parish Council web site.

This assessment has identified that 9 of the sites could be suitable for development (although some have more significant issues than others). The 9 sites are shown on the enclosed map. The remaining four sites are located in the countryside, remote from the settlement boundary of Loxwood village and thus would not represent sustainable policy compliant options for development.

Loxwood Residents have had the opportunity to attend two Public Consultation meetings in North Hall on the 11th and 18th January 2025. There, they have been able to view a presentation showing the potentially viable development sites.

One of the potentially suitable sites, Land at Headfoldswood Farm, has capacity for more than the 188 dwellings required, however, it is anticipated that only part of the site would be developed in the plan period (up to 2039). This would be on the eastern part of the site closest to the village and the number allocated would be reduced with additional green space for the village.



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The nine sites are as follows:

	Site Name	Indicative Number of Dwellings
A	Land at Headfoldswood Farm	188 – 220 dwellings (part of site)
	Pros: Could deliver a wide range of housing and recreation/community facilities/open space. Well located at village centre with good pedestrian access to village services.	Cons: Scale of development could create congestion issues. At present a lack of screening to NW of site
B	Loxwood House	35 – 45 dwellings
	Pros: Well-located to access village services on foot; site is well screened.	Cons: Limited potential to deliver community facilities; may need to fell a number of trees.
C	Hawthorn Cottage	19 – 25 dwellings
	Pros: Well-screened; no significant constraints.	Cons: None.
D	The Wharf	20 – 22 dwellings (part of site)
	Pros: Contiguous with settlement boundary.	Cons: Potential issues with safe vehicular access; limited pedestrian access to village; visual impact on views from Canal path.
E	Land at Little Farm	35 – 37 dwellings
	Pros: Site is well screened or adjacent to existing housing.	Cons: Tree preservation orders would split the developable area of the site in two. Relatively poorly located for access to village services.
F	Land north east of Mellow	5 dwellings
	Pros: No significant constraints.	Cons: Very limited contribution to meeting housing needs; no wider community benefits.
G	Land south of Loxwood Road - North	15 – 39 dwellings (part of site)
	Pros: Site is well screened on most sides.	Cons: Likely impact on a highly sensitive landscape; poorly located to access village services on foot; potential vehicular access issues.



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H	Land south of Loxwood Road - South	51 – 66 dwellings (part of site)
	Pros: Site is well screened; could deliver a wide range of housing.	Cons: Some impact on a highly sensitive landscape; potential vehicular access issues; much of the site has high chance of surface water flooding.

I	Pawlies Farm	40 dwellings
	Could provide a range of housing types and tenures.	Cons: Well outside the settlement boundary. At present no screening from open countryside to North and West. Relatively poor pedestrian access to village facilities.

All of these sites have been carefully considered by the Steering Group to assess the most appropriate sites for development. The criteria used include:

- Maintenance of the village’s geographic integrity centred around the new shop and school.
- Maintenance of the village’s character and appearance.
- Landscape sensitivity and screening from open countryside.
- Ability to facilitate active travel.
- The site’s ability to provide open space, recreational and community facilities.
- The site’s ability to deliver suitable affordable housing.

On this basis sites A), B) and C) in the above list are considered the most appropriate for future development.

There is now the opportunity for Loxwood’s residents to express their preferences for location of future development and therefore, using this questionnaire, the Steering Group would like you to rank each site in your order of preference, putting 1 to 9 against your preferences in the boxes on the questionnaire.

Please put 1 against your most preferred choice, then 2 against the next choice down to 9 for the least preferred.

The results of the questionnaire will be published as soon as possible after the deadline. However, it is possible that events may overtake this process and sites may come forward before the Local Plan is adopted. While any such applications will be resisted by the Parish Council, in the event that CDC are unable to demonstrate a 5-year housing supply, then the National Planning Policy Framework (NPPF) requires CDC to approve such applications as long as they are considered sustainable. In this event the Steering Group will have no option but to adjust the actual site number allocations while taking account of the resident’s preferences.

Loxwood Neighbourhood Plan Steering Group