



## Loxwood Parish Council

email: [Clerk@loxwood-pc.gov.uk](mailto:Clerk@loxwood-pc.gov.uk)

[www.loxwood-pc.gov.uk](http://www.loxwood-pc.gov.uk)

# Loxwood Neighbourhood Plan Call for Sites Information Template

*Loxwood Parish Council Neighbourhood Plan Steering Group is preparing a revision to the existing Neighbourhood Plan and wishes to identify potential additional housing sites alongside those already identified in the Plan. If you have land available for development, the Steering Group would like to hear from you. Please download and complete this template and return it by post or email to: Jane Bromley, Clerk, Loxwood Parish Council, Foxways, Pinkhurst Lane, Slinfold, Horsham. RH13 0QR. [Clerk@loxwood-pc.gov.uk](mailto:Clerk@loxwood-pc.gov.uk)  
Sites put forward will be subject to a site assessment procedure to ascertain suitability.  
This template should be returned by the 17<sup>th</sup> January 2020*

Site name: Land West of Guildford Road

Site address: Land West of Guildford Road, Loxwood

Easting (x): 503816

Northing (y): 131864

Ownership(s): The site is owned by Mr and Mrs Moore; however, the site is under Option by Thakeham Homes Ltd.

Site Proposer and relationship to owner: Thakeham Homes Ltd have an Option agreement with Mr and Mrs Moore.

Is the site under an option agreement? Thakeham Homes Ltd have an option agreement over the site and are the sole promoters of the site.



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Site Plan: Provide a separate site and location plan at 1:1200 and 1:25000 scales respectively and include a red line around the boundary of the site: Please see attached plan for reference (Ref: T051\_P01\_Site Location Plan).

Site area in hectares: 2.9 hectares

Proposed number of houses: 50 homes (to include 15 affordable homes). Please see attached Site Layout Plan (Ref: T051\_P10).

When is the site available for development: The site is available immediately upon the grant of planning permission for residential development.

Are there any barriers to delivery of the site e.g. legal issues, contamination, covenants, public footpaths within the site, demolition of existing buildings, overhead power lines etc?

There are no barriers to the delivery of the site as outlined in the robust technical reports submitted as part of a planning application to Chichester District Council (CDC). A full suite of application documents can be found on the Council's website under application



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reference number: 19/01240/FUL. The application was refused on the 23<sup>rd</sup> September 2019.

Any special circumstances to promote use of site for housing:

The planning application (reference number: 19/01240/FUL) submitted by Thakeham Homes Ltd to CDC has been designed to reflect the landscape character and appearance of the area and includes materials which relate to their surroundings.

The proposed development would help to meet the changing needs of the locality by providing high quality homes in a mix which meets the needs of different groups in the community. The development of this site offers the opportunity to strengthen the vitality of Loxwood by offering the chance for local families to remain within the village and existing residents to 'right size'.

Furthermore, the site is located in an area where all services are understood to be readily available making this site suitable for residential development immediately. The site also has access to public transport, and a range of facilities in Loxwood making the site a sustainable location.