

# **Loxwood Neighbourhood Plan Steering Group**

## **Progress Update 01.09.25**

### **Loxwood Neighbourhood Plan 2025 – 2039 Inception**

The present Neighbourhood Plan 2015 – 2029 was made in 2015. Following proposals from CDC for an additional 125 dwellings in Loxwood work was progressed in 2019 on an updated plan. This revised plan was submitted to CDC for Regulation 15 assessment in December 2020 but this process was not completed and in the light of further changes to the emerging Chichester Local Plan work on this version was suspended.

The now adopted CDC Local Plan (LP) requires an increase to 220 homes in Loxwood up to 2039. Representations were made to CDC and the examiner as the PC believed that the number of dwellings was excessive. However, although the PC's representations were listened to sympathetically, the examiner was not prepared to reduce the numbers. However, CDC agreed that the actual additional number required should be 188, this takes account of two developments already in progress or completed at Blackhall (27) and the Mellow (5)

At a public meeting of the Parish in February 2023 it was clear that the village community wanted a new revised plan to be prepared. Accordingly a Steering Group was set up in May 2024.

The PC undertook a call for sites in June and July 2024. Altogether 13 sites were proposed. Four of these were rejected due to remoteness from the village settlement. The remaining 9 sites were reviewed by the LNPSG and presented to Loxwood Residents for consultation on their preferences for development sites.

Two public meetings were held in North Hall in January 2024 where the various sites were presented to the village residents – about 80 attended each meeting.

Two questionnaires were then sent to all Loxwood Parish residents, a total of about 660. One requested feedback on residents development sites preferences. The other requested feedback on what new and improved facilities residents would like to see in the village,

Progress on the NP up to sending out the questionnaires is summarised on the Loxwood PC website with copies of questionnaires and presentation material:

<https://www.loxwood-pc.gov.uk/neighbourhood-plan.html>

**The following sections cover analysis of residents questionnaire responses and the LNPSG decision of site allocation.**

### **Public Consultation – Resident’s Questionnaires**

Following the presentations at North Hall two questionnaires were sent to all Loxwood residents. In the first, residents were asked to put their choices for development sites in preference order. In the second residents were asked to indicate how they would like any CIL funds that come to Loxwood to be used to enhance facilities in the village. About 660 homes in the village received questionnaires.

### **Development Sites Questionnaire**

A total of 308 responses to the Development Sites questionnaire were returned and all of these have now been collated. The Steering Group will now engage in meetings with the proposers of the sites that have had the most support from residents. This will allow an assessment of the extent to which the village resident’s priorities (as expressed in the ‘Improvements Questionnaire’) can be addressed and supported in the context of the proposed developments and allow further examination of the potential sustainability of the site.

## Development Sites Questionnaire

The table below summarises the results of the development sites questionnaire as at the end of the closing date for responses, 21.02.25.

Site	Homes	Score	Rank	1	2	3	4	5	6	7	8	9	10
A Headfoldswood Farm	>188	1639	3	125	7	19	11	13	8	12	19	88	6
B Loxwood House	35	2049	2	30	124	62	24	11	22	9	16	7	3
C Hawthorn Cottage	19	2050	1	64	62	82	30	19	14	16	7	11	3
D The Wharf	20	1237	7	3	12	19	55	58	36	30	47	33	15
E Little Farm	35	1498	4	8	30	49	63	33	33	21	43	19	9
F NE of Mellow	8	1444	5	17	9	36	46	65	49	36	24	14	12
G S of Loxwood Road Nth	20	1249	6	14	19	18	15	47	53	70	38	22	12
H S of Loxwood Road Sth	55	1145	8	15	23	12	21	20	43	61	61	39	13
I Pawlies Farm	40	1088	9	27	17	4	27	27	31	33	32	97	13

Residents were asked to rank the nine sites that have been identified as potentially sustainable for development. They were asked to enter '1' for their first choice down to '9' for their least preferred site. The number of residents choosing each site as first choice is shown in the table above in the column headed '1'. With second choices in column '2' and so on down to ninth in column '9'. Some residents returned rankings for less than all nine (i.e. 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> choices only) and these 'null' returns are included in the column headed '10'. Overall 308 questionnaires were returned.

To score the results nine points were allocated to each first choice down to one point for the ninth choice and zero where no preference was made. This gives the score for each site.

Sites B, Loxwood House and C, Hawthorn Cottage, are clearly the most preferred and sites with nearly equal scores. Site A, Headfoldswood Farm is a clear third over 140 points ahead of site E, Little Farm.

An alternative view of the responses is to only consider first, second and third choices. This is not the way we said we would evaluate the responses, but it does make it even clearer what the residents prefer.

First three only														
Site	Homes	Score	Rank	1	2	3	4	5	6	7	8	9	10	
A	Headfoldswood Farm	>188	<b>408</b>	<b>1</b>	125	7	19	11	13	8	12	19	88	6
B	Loxwood House	35	<b>400</b>	<b>2</b>	30	124	62	24	11	22	9	16	7	3
C	Hawthorn Cottage	19	<b>398</b>	<b>3</b>	64	62	82	30	19	14	16	7	11	3
D	The Wharf	20	<b>52</b>	<b>9</b>	3	12	19	55	58	36	30	47	33	15
E	Little Farm	35	<b>133</b>	<b>4</b>	8	30	49	63	33	33	21	43	19	9
F	NE of Mellow	8	<b>105</b>	<b>6</b>	17	9	36	46	65	49	36	24	14	12
G	S of Loxwood Road Nth	20	<b>98</b>	<b>8</b>	14	19	18	15	47	53	70	38	22	12
H	S of Loxwood Road Sth	55	<b>103</b>	<b>7</b>	15	23	12	21	20	43	61	61	39	13
I	Pawlies Farm	40	<b>119</b>	<b>5</b>	27	17	4	27	27	31	33	32	97	13

## Village Improvements Questionnaire

In this questionnaire residents were asked to put a tick in a box for those possible improvements that they favoured. They were also invited to comment on the reasons they ticked the box and to suggest other areas for improvement. The results have been recorded in a spreadsheet and are summarised below. Where it was clear that the result returned represented two residents, two ticks were recorded in the tally spreadsheet. On this basis 208 responses were recorded.

In the upper part of the table the results for the suggested areas for improvement are shown and below the additional items that were most frequently mentioned.

Improvement	No of Ticks	Rank
Allotments	62	<b>7</b>
Biodiversity	71	<b>4</b>
Active Play Area	76	<b>2</b>
Active Travel	61	<b>8</b>
Bridleways improved	72	<b>3</b>
Multi use sports area	59	<b>10</b>
New / updated play area	60	<b>9</b>
Community energy projects	39	<b>11</b>
New village gateways	24	<b>13</b>
Nursery	69	<b>5</b>
Open space	69	<b>5</b>
Improved bus shelters	24	<b>13</b>
War memorial	27	<b>12</b>
Wey and Arun towpath improvements	98	<b>1</b>

Bus service	80
Pavements	16
Traffic Calming	36
Sewerage Treatment Upgrade	14

While in some cases it was clear what was meant by the suggested item (e.g. Allotments, Nursery, Active Play Area), in other cases it was less clear. In particular 'Active Travel' was linked through the comments to a desire for a better bus service.

Overall 'Wey and Arun towpath improvements' had the most support – 98 ticks. Residents commented that the path was unusable much of the time for walking and dog walking due to mud. In a similar context, there was also strong support for general bridleway improvements (72 ticks).

An Active Play Area had a high level of support – 76 ticks

Biodiversity (71 ticks) had substantial support.

A Children's Nursery and Open Space also had a high level of support – 69 ticks.

Allotments had substantial support with 62 ticks.

Other areas with strong support include, Updated / New play area (60 ticks) and Multi Use Sports Area (59 ticks).

In the additional comments a regular bus service and traffic calming were mentioned frequently.

Overall in terms of new and improved facilities there is a high level of support for:

In terms of facilities wanted there was a high level of support for:

- Bridleway improvements / Active Travel
- Active Play area
- Open Green space / Biodiversity
- A Children's Nursery
- Allotments
- Multi Use Sports Area

## **Local Green Spaces Consultation**

In addition to the consultations outlined above a consultation was also conducted on Local Green Spaces. A request for views was posted up on the LPC web site and also via social media.

The agents for the site beside the GP Surgery – ‘Land South of Loxwood Farm Close’ – have responded to confirm that in any plan to develop the site, they will maintain their commitment to provision of ‘Green Space’ on the site as set out in the existing made Local Plan. Note that this site is carried forward from the existing Neighbourhood Plan and remains allocated for development of 17 houses.

## **Neighbourhood Plan – Potential Site Allocations**

Once all of the feedback from the presentations and questionnaires had been collated meetings were held with the promoters of the sites likely to be allocated for development in the revised Neighbourhood Plan. This has allowed the Steering Group to explore options for delivery of the residents’ village improvement priorities.

Details of the questionnaire returns and feedback from our meetings with site proposers are currently under review.

## **Next Steps**

The next steps are under discussion with our planning consultants.