



Loxwood Parish Council

email: Clerk@loxwood-pc.gov.uk

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
Sites put forward will be subject to a site assessment procedure to ascertain suitability.
This template should be returned by the 17th January 2020

Site name: *Loxwood Farm*

Site address: *Loxwood Farm, Brewhurst Lane, Loxwood*

Ownership(s): *ANNETTE GARDNER & WILLIAM JACKSON*

Site Proposer and relationship to owner:

THE SITE OWNERS (NO MORTGAGE)

Is the site under an option agreement? *No.*

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:

SITE & LOCATION PLANS ATTACHED.



Loxwood Parish Council

email: Clerk@loxwood-pc.gov.uk

www.loxwood-pc.gov.uk

Site area in hectares:

3.6 HECTARES.

Proposed number of houses:

SUBJECT TO ADVICE & AGREEMENT.

When is the site available for development:

NOW, IMMEDIATELY.

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:

NONE ANTICIPATED.

Any special circumstances to promote use of site for housing:

SEE ATTACHED TYPED SHEET.

LAND AT LOXWOOD FARM, BREWHURST LANE, LOXWOOD

1. The land is not in a Conservation Area, AONB, or SSI or in the South Downs National Park. There are no public footpaths crossing the site, nor overhead power lines. The main site is not subject to any flooding or poor drainage issues experienced elsewhere in the village.
2. The site is in a private lane (Brewhurst Lane), connected to main services, foul and surface water drainage, electricity and broadband. It also forms part of the 'garden area' of our existing home as endorsed by several independent Statutory Declarations from long-standing village residents and supported by a recent successful case law hearing by our planning barrister in the High Court.
3. Brewhurst Lane was originally the main thoroughfare of the village, in ancient times.
4. It is sited in a highly 'sustainable' location, within 150 metres of a bus stop, on the busy connecting road (B2133). Also within 300 metres of our local church, the Wey & Arun Canal, the local Grade II listed public house (The Onslow Arms) and within easy walking distance to the village post office and convenience store, the butchers and the hairdresser in the centre of the village and close by the local village school, the village community garden, the village hall and also Loxwood Sports Centre and grounds.
5. The proposed new family house or small scaled housing scheme is for Self/Custom build with very high eco-credentials to passiv house standards but in traditional design – which we hope will add exciting visual, environmental and upgrading interest to this important part of the village. It will be built in traditional oak frame with infill lime rendering, oak window frames and clay roof tiling, to match and blend with other historic oak framed housing in the Lane and also elsewhere within the village. Hopefully the scheme will set a new standard for both new design and build and will integrate well to add further credence to the Lane and its unique setting.
6. Both Government and PINS are very keen to see more community led high standard self-build housing, as confirmed very recently by several major 'game changing' consents in locations outside village settlement boundaries, yet close to a village settlement. Thus extending the village settlement boundaries.
7. Our neighbours along the length of Brewhurst Lane seem very willing to see such a high level of design and style of eco-friendly sustainable housing, rather than recent poor design, low standard box housing by developers, which is prevalent within the village.
8. The site is well screened and sheltered around its perimeter with existing historic 'on site' oak and poplar woodland areas, which will all be fully retained and left undisturbed as to blend the scheme into its own hidden established landscape setting.
9. Our Chichester Planning Consultants, we believe, are well known to your Parish Council and also CDC. Our architects are award winning architects and our builders are well known respected local builders, very capable of building sympathetically and to a high build traditional standard, to be proud of.