

Loxwood Neighbourhood Plan Steering Group

Public Consultation

Choice of sites for development 2025 - 2039

Where are we now?

At the Public Meeting of Loxwood Parish Council in February 2023, Chichester District Council's emerging Local Plan 2021 – 2039 was presented to the Loxwood residents.

The plan requires development of a minimum of 220 new homes in Loxwood up to the end of the plan period in 2039.

It was the overwhelming view of the meeting that the village should prepare a new Neighbourhood Plan in step with the adoption of the Local Plan – now expected sometime in the second half of 2025.

Accordingly, a Steering Group has been set up consisting of Parish Councillors and volunteers from the community.

Progress so far

A planning consultancy, LUC, has been engaged to support the Steering Group.

Taking account of developments that have gone ahead since the 220 homes number was set in 2023, the current number required of the Parish is now 188.

A 'Call for Sites' was issued in September 2024 and 13 sites were put forward by developers or land owners.

These sites have been assessed by the consultants according to standard sustainability criteria. These assessments can be viewed in full on the LPC website.

Four sites (J,K,L and M on the maps) were rejected prior to the full assessment because they are clearly separate from the settlement boundary.

Potentially sustainable sites

This leaves 9 sites that were assessed for their potential sustainability as development allocations.

For each of these sites a map and summary of pros and cons is displayed around the hall.

All development is constrained by two main infrastructure issues:

Water Neutrality

Sewerage processing

In the Local Plan it is proposed that delivery of further housing in Loxwood should occur towards the end of the plan period from 2035.

Next steps

The next stage is for Loxwood residents to express their preferences for the sites for development.

Following this presentation every Loxwood resident will receive a questionnaire in the post and will be asked to order the sites according to their preference.

Of course you may not want any new developments, however, this is not really an option since if we do not make the choice CDC will have to take over and make the decision for us.

Selection Criteria

In selecting the preferred sites residents should consider a number of criteria including:

- Location – does the site fit naturally into the existing village layout?
- Is the site well screened from existing homes?
- Does the site provide valuable community benefits such as green space and play areas?
- Is there good walking access to village services – shops, school, doctor's surgery, etc?
- Flood risk?

What's Next?

The next stage then is for Loxwood residents to express their preferences for the sites for development and every Loxwood resident will receive a questionnaire in the post and will be asked to order the sites according to their preference.

The Neighbourhood Plan Steering Group will then use the residents' input to decide which sites are proposed for allocation in the new draft Neighbourhood Plan.

Apart from housing sites the new Neighbourhood Plan, we will set out the updated vision for Loxwood's future and other planning policies.

We will have more housing developments whether we agree with them or not and on the positive side this will bring a substantial amount of money to the village.

What you want in the village.

As well as indicating their site preferences residents will be asked what new and improved facilities, they would like to see in Loxwood, such as:

- A Children's Nursery
- Active Play site – like the site at Knowle Park in Cranleigh
- Public Green Space – for picnics, play etc.
- Active travel – all weather walking and cycling paths
- Allotments
- ????????????

Please raise any questions you have with the Steering Group members in the Hall.