

Loxwood Parish Council

Future Housing in Loxwood

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- Latest submission of CDC Local Plan published on the 3rd February for 6 week consultation
- Consultation ends on 17 March
- CDC will submit Plan together with public comments on Plan to the Planning Inspectorate for an independent examination
- Plan allocates 220 houses for Loxwood in Policy A15
- Loxwood is now a strategic site in the Plan –see next slide
- Effective date for agreed planning applications 1/4/21- consents prior to this date not included in allocation
- Windfall Development of 6 houses or less also not included

Total Houses over plan period: (2019-2039)

- 220 (Plan housing allocation), 17 carried forward from current NP, (Farm Close), 24 (Land South of Loxwood Farm Place) 50 (Thakeham) **Total = 311**

Policy A15 Loxwood

Land will be allocated for development in the revised Loxwood Neighbourhood Plan for a minimum of 220 dwellings and supporting facilities and infrastructure.

The relevant allocation policies and site assessment/selection process will be expected to address the following requirements:

1. To be masterplanned and designed to provide for a high-quality form of development, in accordance with the National Design Guide and any design code or guidance adopted or approved which is relevant to the site;
2. Subject to local evidence of need, provide appropriate specialist housing needs (such as for older people or self/custom build) either in accordance with needs already established or those identified as part of the process of producing a Neighbourhood Plan;
3. Ensure that the new development is designed and laid out in order to form a sustainable extension to an existing settlement of Loxwood, and is well integrated with neighbouring areas, providing good access to key facilities and sustainable forms of transport;
4. Ensure that the development is well integrated with its surroundings and successfully mitigates the impacts on the wider landscape character, protects existing important landscape features and key views, including any determined through the process of preparing the revised Neighbourhood Plan;
5. Ensure that development avoids harm to protected species and existing important habitats features and facilitates the achievement of biodiversity net gain, and facilitates the creation of high levels of habitat connectivity within the site and to the wider green infrastructure network within the parish. This includes the provision of appropriate buffers as necessary in relation to important habitats which are being retained and/or created;
6. Provide safe and suitable access points for all users and facilitate the requisite contributions for off-site highway improvements, which will include promoting sustainable transport options, including improvements to bus services;
7. Facilitate improved sustainable travel modes, and new improved cycle and pedestrian routes;
8. Ensure that allocations and policies accord with the sequential approach to flood risk, and that development will be safe for its lifetime, taking account of climate change impacts, as per the requirements set out in national policy and having due regard to the council's latest Strategic Flood Risk Assessment;
9. The development/s will need to be phased in such a manner as to ensure that sufficient wastewater disposal capacity is available to accommodate the requirements resulting from development/s and to ensure that water neutrality can be achieved;
10. Provide for infrastructure and community facilities in accordance with the most recent Infrastructure Delivery Plan.

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So How did we get here-1

- CDC Preferred Approach Local Plan published December 2018- policy S5 allocated 125 houses to Loxwood
- December 2018- parish meeting agreed to revise Neighbourhood Plan (NP)
- Steering Group set up consisting of residents and parish councillors
- Call for sites -January 2020
- Village Questionnaire- 373 valid responses – June 2020
- Responses to questionnaire used to allocate sites
- September 2020- Parish meeting to present allocated sites and revised policies to parish
- Land West of Guildford Road , Land South of Loxwood Farm Place, Loxwood House, Land Rear of Blackhall, Farm Close
- One year of hard work!!
- Revised NP submitted to CDC on Jan 2021 for Regulation 14 consultation
- Water Neutrality has held revised NP

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So How did we get here-2

- CDC letter dated Jan 2022- CDC 5 growth scenarios for Loxwood being studied varying from 95 to 322 houses
- CDC could not meet government housing numbers in North of 638/per annum due to A27 constraints
- Solution- more houses in North of district
- Study completion promised for Easter with further consultation on numbers
- This did not happen!
- LPC via Gareth Evans repeatedly chased response
- January 2023 - CDC told LPC revised allocation 220 houses!!
- Policy A15 tells LPC it will allocate houses by a NP.
- Again No consultation!!

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Way Forward-1

- NP housing policies will require substantial change
- Whole process would have to be repeated including referendum
- A15 Policy has 10 objectives which NP would have to meet including a Housing Needs Survey and Master Plan
- Current made NP runs to 2029 - CIL at 25 % still payable until then
- Water Neutrality will hold up all development – 5 years?
- No appetite in LPC to create another NP
- Who will chair Steering Group?
- Government encourages parish councils to develop NP's- wasted effort by Steering Group and LPC
- No new NP- CDC would allocate sites and housing – not parish
- Would not benefit from new policies in revised NP currently on hold at CDC

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Risks going forward

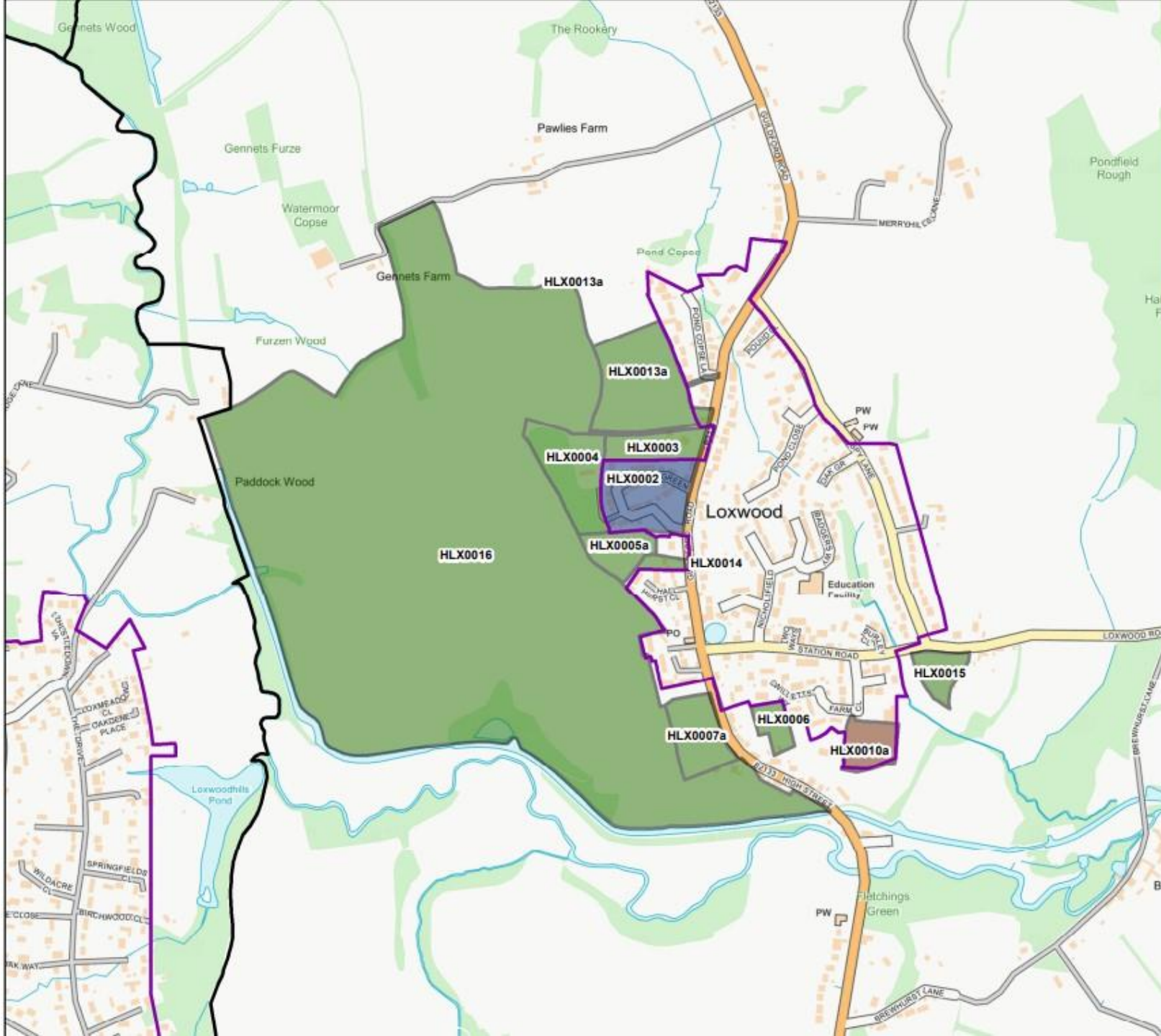
- CDC don't have 5 year housing supply- Open season for developers
- Inspector may throw out CDC Plan as it does not meet governments housing target
- Developers will argue that they have housing sites to make up housing numbers
- Current planning application for 600 houses at Crouchland's Farm site (Rickmans Lane)
- CDC Housing and Economic Land Availability Assessment (HELAA) for Loxwood - see slide- has one site which could accommodate up to 1000 houses

Questions

Does the parish agree it is worth creating a new NP? YES/NO

If Yes

Is there anyone who would be willing to chair a Steering Group and create a new NP?



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How to object to the Local Plan

Any objection has to be based on:

1. Is the Plan Sound
2. Is the Plan legally compliant
3. Duty to co-operate

Plan is not Sound

- CDC did not consult on revised housing numbers in North of the district
- Allocation of 220 houses plus a further 91 houses on already allocated sites is not sustainable in rural Loxwood
- CDC Sustainability Appraisal is weak in its justification for allocation of 220 houses
- Transport infrastructure non existent, lack of sewerage capacity, school, shops to support large increase in housing
- All comments made on Local Plan will be submitted to the planning inspector for review
- LPC will put a copy of this presentation together with objection comments on the web site

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How to submit an objection

- Objections/support for the Plan have to be made through the CDC web site
- Go to <https://chichester.oc2.uk/document/45>
- Click on blue symbol to the left of the text
- Either log on or create an account
- Follow the prompts
- Recommend comment on Policy A15 which can be found in Chapter 10 Strategic and Area Based Policies
- Please fee free to comment on any part of the Plan

Thank you for your patience