

LPC Planning Meeting

Planning application 25/01686/OUT

LPC Planning Meeting

- Introduction-ME
- Planning Application 25/01686/OUT seeks permission for 223 houses on land to the south and west of Loxwood
- Application includes a nursery/café, Biodiversity Net Gain area of 4.8 hectares, allotments, community orchard and community area
- Access will be from B2133 through another site owned by the applicant with has outline planning approval for 24 houses

Planning Context

- CDC Local Plan Made on the 15 August 2025 and policy A15 allocates 220 house to Loxwood
- The argument to prevent the allocation of 220 houses has been lost despite everyone's best endeavours
- The effective date for the allocation of the houses is 1/4/21
- Since 1/4/21, 32 houses have been built in Loxwood giving a remaining allocation of 188 over the Plan period

LPC Planning Meeting

- An application for 223 houses is thus 36 to many and thus the application does not comply with policy A15
- Policy A15 also states that “larger” developments must be Master-Planned
- LPC are producing a new Neighbourhood Plan and will have to allocate 188 houses
- Should the allocation be on multiple smaller sites or one large site?
- Multiple smaller sites will bring very little community benefit as don't have to be Master-Planned

LPC Planning Meeting

Recommendation to LPC

- Support in principle the allocation of policy A15 requirements on this site

BUT

- Object to the application on the basis of it does not comply with policy A15 as it is an over allocation of houses

Benefits of this approach

- Delay will give LPC time to finish Neighbourhood Plan and working with CDC to complete Master-Plan for site with better community benefits i.e Master-Plan is community led rather than developer led
- Phasing of development to allow time to bring forward infrastructure improvements
- My approach would be a new 200 place school for Loxwood on the site with an attached Special Needs Unit