



# Loxwood Parish Council

PO Box 1094, Horsham. RH12 9YS

Clerk: Mrs Jane Bromley

Tel: 07845 642880 email: [clerk@loxwood-pc.gov.uk](mailto:clerk@loxwood-pc.gov.uk)

## Loxwood Neighbourhood Plan Steering Group Communication

4th December 2024

Dear Resident,

### **Choice of development sites proposed for Loxwood following a call for sites**

You will have received recently a Public Consultation document from Martin Grant Homes for proposals for development of Land at Loxwood Place. Many of you will have responded. The site proposers may well intend to submit a planning application for the development described and their consultation is a necessary part of that. This should not deter the Parish from completing the Neighbourhood Plan Review supported by Chichester District Council (CDC). Indeed, having an up-to-date Neighbourhood Plan which allocates sites chosen by the community gives a lot stronger protection against speculative planning applications. However, it is not possible to stop planning applications coming forward in the meantime and more such consultations may come forward before the Neighbourhood Plan Review is "Made".

Whilst your comments might reflect the lack of infrastructure to support development and perhaps a comment that Loxwood is not a service village, the District Council is aware, and has included provision for this, when calculating the housing number in their Local Plan for the Parish of Loxwood. The District Council consider Loxwood to be a service village as it has a doctors' surgery, school and shop. Surrounding parishes with facilities along these lines such as Wisborough Green and Plaistow and Ifold are also classified as service villages.

A housing requirement for Loxwood, imposed on it by Central Government, is proposed under the Chichester emerging Local Plan to ensure the District Council meets its housing need. This figure is 220 dwellings, of which some sites have already come forward whilst the Local Plan was progressing, thereby reducing the requirement to 188 dwellings. It is worth mentioning that all numbers stated are a minimum requirement.

Loxwood Parish Council undertook a Call for Sites in the summer, requesting those with land available for development present it for assessment to enable Loxwood to meet its housing requirement.

The Call for Sites has brought forward 13 sites, four of which could be removed from assessment due to distance from the village centre and so lack of sustainability. The remaining 9 sites continue along the assessment process, one part of which is for residents



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to comment with their views about the issues and opportunities relating to the sites and with their preference regarding which site(s) should be allocated.

As part of the Neighbourhood Plan Review process the Parish Council advertised for members from the community to become Neighbourhood Plan Steering Group members. The Neighbourhood Plan is primarily a community led plan and should not be developed solely by parish councillors. It is the Steering Group that now progresses the Plan.

To enable residents to be fully informed concerning all sites, the Steering Group will present the sites to residents. The details of these presentations are set out below.

Saturday 11<sup>th</sup> January 2025, 10am to midday, North Hall

Saturday 18<sup>th</sup> January 2025, 2pm to 4pm, North Hall

Following the presentation and availability of documents to review at the event, residents will receive a letter from the Steering Group enclosing a questionnaire regarding site preference. The letter will also contain the Steering Group preference with reasons why it considers those to be the most appropriate sites for allocation. All documents will be available on the Parish Council website. A return envelope will be provided for anyone wishing to submit a paper return.

This is a very important stage of producing the Neighbourhood Plan and the Steering Group would like as many residents as possible to give their views and state their preferences. The details of this will feed into choices the Steering Group make for the Draft Plan Review. The Draft Plan will be consulted upon with the sites chosen included, and so there will be another chance to comment on housing as well as other Policies that will make up the Plan Review.

We look forward to seeing you at either of the events and please look out for the further letter from the Steering Group after the two presentations in January 2025.

**Loxwood Neighbourhood Plan Steering Group**