



# Loxwood Parish Council Neighbourhood Plan Steering Group Parish Questionnaire

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

**Deadline for return – 26th June 2020**

Dear Resident,

Loxwood Parish Council needs your help.

The emerging Chichester District Council (CDC) Local Plan Review allocates a further 125 houses for the parish of Loxwood.

We presented CDC's proposals to Residents of the parish at a public meeting in North Hall on the 9 December 2018. At that meeting, which was attended by over 125 people, residents voted unanimously to update the Loxwood Neighbourhood Plan in order to take account of this new allocation whilst, at the same time, vigorously objecting to the number of additional houses. The rationale to this dual approach was to "plan for the worst and hope for the best" and also to ensure that it is you, the residents, who decide where future development in the parish should take place, not the developers. Details of the presentation given at that meeting can be found on the Loxwood Parish Council web site under the Neighbourhood Plan page.

Since that meeting, work has been going on apace to revise the Neighbourhood Plan and to make the case to CDC, at every opportunity, that Loxwood does not need a further 125 houses.

The draft CDC Local Plan Review process has fallen well behind schedule and is now not expected to be completed until well into 2021. The first round of consultations has been completed and we wait to see whether all our objections will have convinced CDC to modify the allocation for Loxwood.

However, on the basis that Loxwood will have to accommodate some, if not all, of the additional housing, the Neighbourhood Plan Steering Group (Steering Group) issued a "Call for Sites" to find out which sites were available for development. Ten sites were put forward by developers or land owners. It is now for the residents of Loxwood to give their views on where the additional housing should be allocated. For reference the 10 sites are shown on the attached maps (*full colour versions of these maps are available on the Parish Council web site under Neighbourhood Plan along with this communication*).

The Steering Group have assessed all the sites using a rigorous site assessment procedure developed by "Locality", a government sponsored non-profit making charitable organisation (*see here for further information - <https://neighbourhoodplanning.org/>*). This process has identified that 8 of the sites are suitable for development. The remaining two sites, Loxwood Farm and Loxwood Garage, are located in the countryside, remote from the settlement boundary of Loxwood village and thus would not be policy compliant for large scale development in the rural countryside.

The eight sites are as follows:

1	Land to the West of Guildford Road	50 Houses
2	Hawthorn Cottage	10 Houses
3	Loxwood House	30 - 40 Houses
4	Land to the rear of Blackhall	26 Houses
5	Woolspinners	5 Houses
6	Land South of Loxwood Farm Place	22 Houses
7	The Wharf	22 Houses
8	Orchard House	10 Houses

All of these sites have been carefully assessed by the Steering Group using the Locality assessment process. Numbers 1 to 5 from the above list have the benefit of concentrating development to the West of the village, adjacent to Nursery Green and would balance the developed area of the village on either side of the B2133.

Ultimately, the location of future development is a decision for residents of the parish and therefore, using this questionnaire, the Steering Group would like you to rank each site in your order of preference, putting 1 to 8 in the boxes on the questionnaire sheet against your preferences.

Should the draft CDC Local Plan be revised during the final consultation and allocates less than 125 houses to Loxwood, then the Steering Group would reflect this in the Revised Neighbourhood Plan taking into account the results of Resident's preferences from this questionnaire.

The results of the questionnaire will be published as soon as possible after the deadline. However, it is possible that events may overtake this process, as developers for two of the above sites have already submitted planning applications. These have both been refused by CDC as being non-compliant with the current Neighbourhood and Chichester Local Plans. However, these decisions can and are being appealed and, if CDC cannot demonstrate a current 5-year housing supply, then the National Planning Policy Framework (NPPF) legislation requires CDC to approve such applications as long as they are considered sustainable. In this event the Steering Group will have their hands tied as to certain choices of sites and will therefore place any sites granted approval in this manner to the top of the preference list, The Steering Group will then allocate additional sites to accommodate the required number of houses from the remaining sites, taking into account the residents' preferences derived from the results of this questionnaire.

Signed: Tony Colling

Chair Loxwood Neighbourhood Plan Steering Group