



Housing developments in Loxwood

Most people are aware of the two developments arising from the last Chichester District Council (CDC) local plan and the Loxwood Neighbourhood Plan (LNP). The nursery site is clear to all and the Farm Close site is still being negotiated between the developer and CDC. However many residents will also be aware of the possibilities for more houses being allocated to the village and some have received a flyer from Thakeham Homes through the mail describing a potential development to the west of Pond Copse Lane.

The following information will give a view of what is happening and indicate the actions necessary in the near future.

Background

The current LNP was approved in 2014 at the same time as the CDC Local Plan. Following a residents' poll, the LNP identified the two suitable sites, from the 5 proposed by CDC, to build the allocation of 60 houses (excluding small developments) over the next 15 years. This was similar to the expansion of Loxwood seen over the previous 15 years and both Wisborough Green and Kirdford received similar allocations.

Current Situation

CDC has to review its Local Plan after 5 years (2019) as this was a condition of the Inspector at Public Enquiry. Central Government requires more houses and therefore CDC has had to supply a significant uplift in its housing numbers. As a result, CDC published a request for sites earlier in the year and has now published the Housing and Economic Land Availability Assessment (HELAA) which identifies potential development sites throughout the district. This can be viewed online at:

www.chichester.gov.uk/article/29759/Housing-and-Economic-Land-Availability-Assessment

Sites identified in the HELAA for Loxwood could accommodate approximately 150 further homes. (see attached map). No new sites were identified in Kirdford or Plaistow and only one in Wisborough Green. The Thakeham Homes site is identified in the HELAA and is a proposal for 50 houses.

As the new CDC Local plan becomes more defined, so the existing LNP housing policies become less substantive and Loxwood becomes vulnerable to uncontrolled development. The existing LNP policies have previously prevented an unallocated development in High Street.

The development of any sites identified is still subject to planning approval.

What next?

The CDC Local Plan revised draft will be published on the 13 December for an 8 week consultation and it is expected that Loxwood will be allocated a significant increase in houses.

The question becomes should the LNP be updated to reflect the CDC new housing numbers and allocate new sites or not update the LNP and risk uncontrolled development with developers rather than the residents of Loxwood choosing the sites to develop. Loxwood PC is to hold a Public Meeting to discuss what options the village has regarding the LNP and agree the way forward. The meeting date is at the time of printing still to be confirmed.

Any new proposed developments (including the Thakeham Homes site) would currently be refused by the PC as they fall outside the current LNP which is still valid in the short term

Chichester District Council Housing and Economic Land Assessment Availability map for Loxwood

