



## *Loxwood Neighbourhood Plan*

*2013 to 2029*

# YOUR PLAN FOR THE FUTURE OF LOXWOOD PARISH



**John Murray Family Butcher**



**Loxwood Primary  
and Junior School**

**Wey and Arun Canal**





## Executive Summary

*This Neighbourhood Plan sets out the vision, objectives and policies for the growth of the Parish of Loxwood over the period 2013 to 2029.*

*The Neighbourhood Plan has been drawn up by a Steering Group made up of parish councillors and local residents working under the auspices of Loxwood Parish Council.*

*The Neighbourhood Plan sets down a series of planning policies, which once adopted by means of a parish referendum, will form part of the Chichester District Development plan.*

*The policies are summarised as follows:*

- i. Housing allocation together with community benefit on defined housing sites.*
- ii. Definition of the Settlement Boundary for the village of Loxwood.*
- iii. Promotion of affordable housing for those with a defined local connection to the parish.*
- iv. Introduction of a street lighting policy.*
- v. Measures to address potential flood risk and sewerage problems.*
- vi. Development of a policy for the rural area which defines support for the expansion of existing businesses, agriculture and new business start-ups.*
- vii. Housing density, the built vernacular and house extensions are addressed in a way that seeks to protect the built heritage of the parish.*
- viii. A policy on traffic calming is introduced which sets out a strategy for dealing with speed through the village of Loxwood and with the identified safety risks for pedestrians.*
- ix. Internet and broadband connectivity is addressed seeking to make sure that any new development is configured to maximise the ability to connect to the local network.*
- x. The Wey and Arun Canal Trust vision of a through navigable route from the Wey to the Arun rivers is supported.*
- xi. New retail/business start-ups are supported provided it can be established that such new enterprises are viable, support the local economy and are not detrimental to the local environment.*
- xii. A green policy is introduced which seeks to ensure that any new housing and/or extension meet the highest standards of design and energy usage together with the use of green technologies.*

*The Steering Group now presents this Neighbourhood Plan to the residents, businesses and key stakeholders through an extensive consultation process. All comments and suggestions received as part of this consultation will be carefully considered and the Neighbourhood Plan amended accordingly.*

*The Neighbourhood Plan will then be submitted to Chichester District Council for further consultation and examination by an Independent Examiner.*

*Once it is deemed to comply with national legislation, a parish referendum will take place requiring a majority “yes” vote of all those participating in the referendum for it to be accepted.*

*The policies will be reviewed every 5 years and changed where necessary to keep them up to date.*

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## 1. Introduction

### Welcome to Loxwood Parish Council's proposal for a Neighbourhood Plan.

#### 1.1. What is a Neighbourhood Plan?

Neighbourhood Plans and Neighbourhood Development Orders were introduced by the 2011 Localism act. Neighbourhood Plans allow local communities to have a say in developing how their community will grow over a 15-year period. The Plan allows the community to choose where they want new homes, shops and offices to be built, to have their say on what those new buildings should look like, whilst at the same time, protecting the landscape and character of the parish.

1.2. The Neighbourhood Plan must be in general compliance with Chichester District Council (CDC) Local Plan policies, the National Planning Policy Framework, EU obligations and human rights requirements. The Neighbourhood Plan, once adopted, forms part of the CDC Development Plan. Its policies will work alongside, and where appropriate, replace the policies in the CDC Development Plan.

1.3. The Loxwood Neighbourhood Plan will be reviewed every 5 years to ensure compliance with national and local planning requirements and to reflect the changing needs of the local community.

1.4. The opportunity has also been taken to incorporate the Loxwood Village Design Statement (VDS) into the Neighbourhood Plan, thus obviating the need to update two separate documents.

1.5. The Neighbourhood Plan also incorporates many of the elements of the Community Led Plan (CLP) where this relates to the future development of the parish. The evidence base in support of this Neighbourhood Plan contains reference and support documentation including the Basic Conditions Statement and CLP. This can be found on the Loxwood Parish Council web site at: [http://www.loxwood.org/Community\\_Led\\_Plan.html](http://www.loxwood.org/Community_Led_Plan.html).

## 2. Background

2.1. The Loxwood Neighbourhood Plan has been compiled by a Steering Group comprising 4 parish council members and 5 local residents, working under the auspices of the Parish Council.

2.2. Work first started in 2011 on a Community Led Plan with a series of village workshops and open days in 2012, which sought the views of the community on a range of issues such as tourism, traffic, transport, housing, sport and leisure etc. The consultations were led by **The GlassHouse**, a firm of consultants who specialise in facilitating community engagement. The findings from the workshops, together with a copy of the consultant's report, can be found on the village web site under the Community Led Plan tab. ([http://www.loxwood.org/Community\\_Led\\_Plan.html](http://www.loxwood.org/Community_Led_Plan.html))

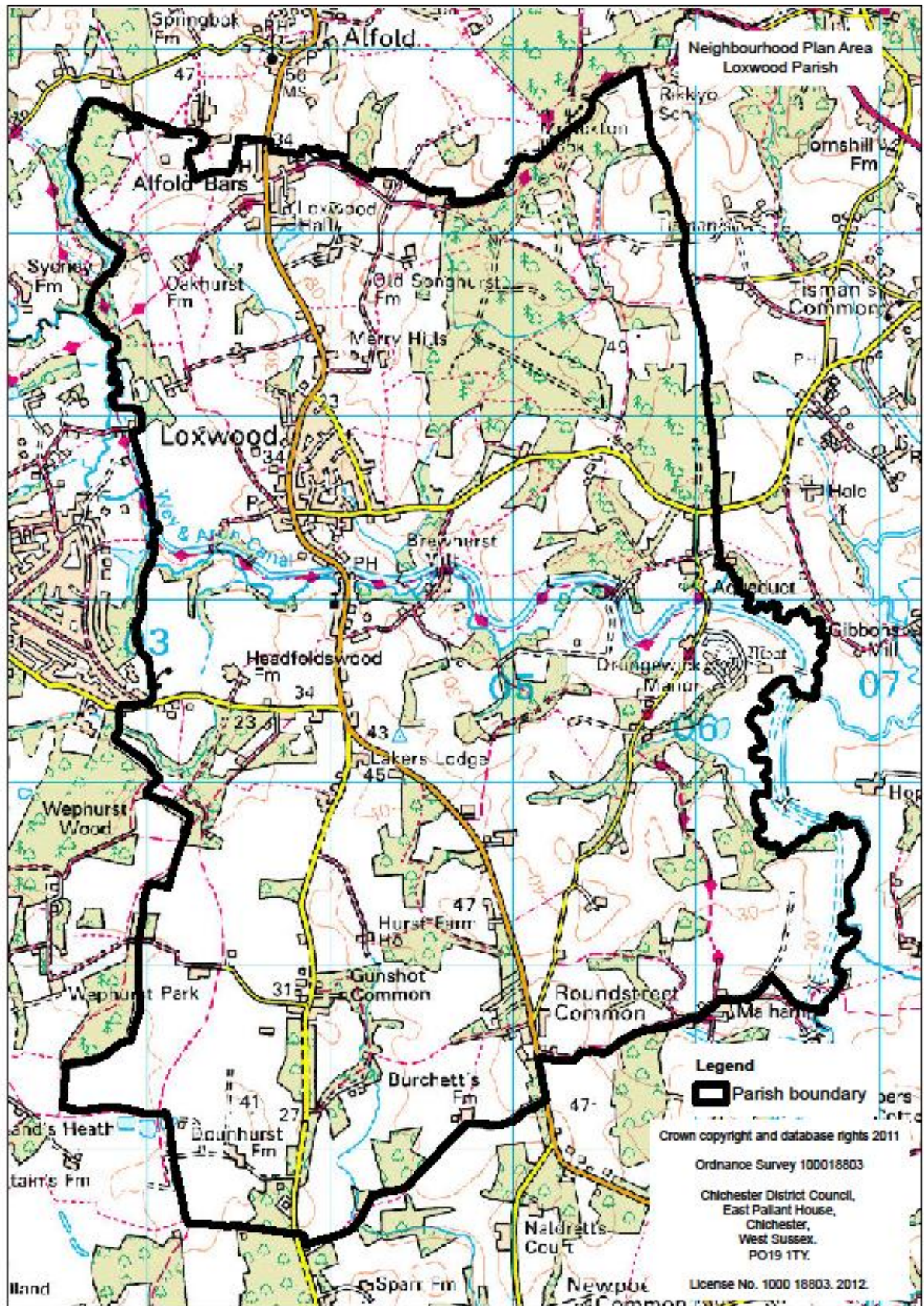
2.3. The success of the community engagement then allowed the Steering Group to formulate a comprehensive village survey, which was launched in September 2012. **Action in rural Sussex** (AiRS) was engaged to analyse the results of the survey and to produce a report. The results of the survey were fed back to the village at an Open Day in January 2013. The report together with the short, medium and long term actions stemming from the survey are also available on the village web site.

2.4. The first step in producing a Neighbourhood Plan is the establishment of the "Plan Area". This was agreed by CDC in March 2013. The Neighbourhood Plan policies will only apply to the Loxwood Parish Neighbourhood Plan Development Area. See figure 2 on page 5.

2.5. The housing, traffic, transport and infrastructure aspects of the survey were then carried forward into the evidence gathering phase of the Neighbourhood Plan. The comprehensive evidence base compiled by the Steering Group is available on the village web site and is in part contained within the Neighbourhood Plan document. The evidence base has been scrutinised by the consultants, **URS**, who have also provided advice on plan policy writing and on housing site allocations.

2.6. The draft Neighbourhood Plan will be subjected to extensive consultation within the parish and with key stakeholders. It is a plan for the future of Loxwood over the next 15 years. All respondents' views will be analysed and, where appropriate, be taken into account. For various reasons it will not be possible to incorporate everyone's wishes. A Consultation Summary of comments will be made available on the parish web site.





Loxwood Parish Neighbourhood Plan Development Area

Figure 2



### 3. Independent Examination

- 3.1. The Independent Examination will be carried out post full public consultation with the parish and key stakeholders.

### 4. Referendum

- 4.1. A Referendum as required by the Neighbourhood Planning Localism Act will be carried out following a successful Independent Examination.

### 5. Vision and Objectives

#### 5.1. Vision

During the Community Led Plan workshops, work was undertaken to establish a “Vision” for Loxwood parish. During these workshops, the past development of the parish was reviewed and likes and dislikes established. It was accepted by those who attended the workshops that, over the plan period, growth in terms of housing was inevitable and, indeed, would be essential if a thriving community was to be maintained.

A vision statement was thus established as follows:

*“To maintain Loxwood as a semi-rural parish, yet one which welcomes incremental change that will sustain and enhance its facilities and contribute to a greater sense of community and neighbourliness.”*

#### 5.2. Objectives

Analysis of the information and data gathered from the Neighbourhood Plan evidence base, the Community Led Plan workshops and the parish survey conducted in September 2012 has enabled the Steering Group to establish a set of objectives for the Plan period of 2013 to 2029. These objectives will be used to define the Plan policies.

The objectives are as follows:

- a. To promote sustainable housing development through limited and controlled growth on allocated sites in accordance with the Chichester District Council Local Plan and the National Planning Policy Framework.
- b. To ensure that the housing on the allocated sites provides an integrated mixture of open market housing and affordable housing to include the young and elderly.

- c. To ensure that the affordable housing element of new housing is prioritised for people with a defined local connection to the parish of Loxwood.
- d. To ensure any new housing and/or housing extensions reflect the established vernacular of the parish in terms of building styles and materials as defined in the Village Design Statement and this document.
- e. To establish a revised Settlement Boundary (SB) for the village of Loxwood.

(Note – the term Settlement Policy Area, or SPA, has been replaced by “Settlement Boundary” (SB) within Chichester District Council’s emerging Local Plan)

- f. To establish a parish rural housing policy for development outside the SB.
- g. To establish a safer environment for pedestrians and cyclists as well as motorists within the village of Loxwood.
- h. To ensure that the effectiveness of the surface water and sewage provisions are fit for purpose and are upgraded commensurate with any increase in demand.
- i. To promote the concept of a village centre with facilities for people to meet and relax together with the possible provision of further retail outlets, all provided as part of a mixed housing development in a central location.
- j. To ensure that all new developments within the parish are configured to optimise high-speed fibre optic broad band connectivity.
- k. To promote business activity within the parish and, if demand requires, establish home/work units.

### 6. The Parish of Loxwood

#### 6.1. Location

- a. Loxwood parish is located in the North East part of Chichester District (See Figure 1) adjacent to the border with Surrey. It lies outside the boundary of the South Downs National Park and is made up of the village of Loxwood together with the hamlets of Alfold Bars to the North and Roundstreet Common to the South. The parish



Figure 1



includes several local lanes such as Oakhurst Lane, Pigbush Lane, Brewhurst lane, Skiff Lane and Drungewick Lane.

- b. The B2133 runs through the village of Loxwood and acts as a “rat run” for commuters between the A281 and the A 272.



*Village Centre*

- c. The Wey and Arun canal runs East/West through the southern part of Loxwood.



*Wey & Arun Canal*

- d. Along with the parishes of Kirdford, Wisborough Green, Plaistow and Ifold together with a small part of Lynchmere parish, the parish of Loxwood forms part of the Plan Area (North) of the Chichester District Council Local Plan.
- e. Loxwood, along with the other parishes in Plan Area (North), is predominately of a rural nature and accessibility to services and facilities is a particular issue - with local residents having to travel

significant distances to access shops, employment and leisure facilities.

- f. The nearest secondary school is in Billingshurst, some 7 miles distant. Public transportation is extremely limited, with a local bus service providing a “once per day” service to Cranleigh, Godalming and Guildford and an infrequent service to Billingshurst once per day, three times a week.
- g. Travel by car provides the only viable means of transportation. The limited range of local services therefore play an important part in the daily lives of most local residents and this Neighbourhood Plan will seek to maintain and, where possible, enhance those local facilities.
- h. All of the Parish Councils in the Chichester District Council Plan Area (North) are committed to producing Neighbourhood Plans and it is the intention that all the parishes will ultimately collaborate to produce a “Cluster” Neighbourhood Plan which will address the common development themes for all the parishes.

## 6.2. History

- a. It is thought that there was a settlement at Loxwood during Anglo-Saxon times and the name of Loxwood is thought to have come from a Celtic or Saxon God called ‘Lokka’ or ‘Loxwa’.
- b. There are traces of an Anglo-Saxon drove road that connects the village with Wisborough Green and Amberley to the west of the B2133. Before the B2133 was built, this track would have been the main Guildford Road and part of it is still in use today as the bridleway behind Hall House and the Post Office.
- c. Originally the land surrounding Loxwood would have been a heavily wooded Oak forest which was partially cleared for farming.
- d. Whilst farming forms an important part of Loxwood’s past there have also been industrial connections. During the reign of Elizabeth 1<sup>st</sup>, John Carre, the Huguenot, had a glassmaking furnace at Loxwood and is buried in the nearby Alfold Church graveyard. As wood was the primary fuel, Loxwood and the surrounding areas would have been a good location for these furnaces and there is evidence of a number of them in the vicinity.
- e. The Wey and Arun canal runs through the village and was built following an Act of Parliament in 1813 backed by the 3<sup>rd</sup> Earl of Egremont of Petworth House. The canal joined the rivers Wey and Arun

making it possible to travel by boat from Littlehampton all the way to London. The canal was intended to carry munitions between London and Portsmouth, but it was completed too late to fulfil this task. However, at its peak in 1839, the canal carried a total of 23,000 tons of commercial goods. Unfortunately its success was short lived, with railways becoming established as the new form of transport and it officially closed in 1871.



*Wey & Arun Canal*

- f. Religion has been an important part of the village's history and Loxwood was originally part of the parish of Wisborough Green. One of the oldest recorded buildings is the Old Chapel built in 1404. This was built as a 'Chapel of Ease' so the residents of the village didn't have to make the walk to Wisborough Green and back each Sunday to attend church. Church Cottage in Station road may have been the original chapel before becoming the curate's house, when a brick build chapel was built in 1820. This was demolished eighty years later when Loxwood Church was opened in 1901.



*Loxwood Chapel*

- g. It's not possible to discuss the history of Loxwood without mentioning the Society of Dependents (also known as Cokelers). They were a small Christian sect founded by Sir John Sirgood in around 1850. The Dependents built their first chapel in Spy Lane

and this is still in use today as a religious meeting place, retaining many of the original fixtures and fittings of the time. They were a very industrious group and ran a number of businesses in the village including the Combination Stores which is now the building housing the local butchers and hairdressers in Guildford Road.



*John Murray Family Butchers*

- h. After the Second World War, Loxwood has continued to grow with new housing developments in Nicholsfield and a new school in 1967. There have been several later developments such as Farm Close, Willets Way and Loxwood Place Farm, with the most recent being the development of Hall Hurst Farm off Station Road.
- i.
- j. During this period Loxwood has also gained a doctors surgery, sports club, improvements and extensions to the school and an extensive extension and refurbishment of the village hall, North Hall, which was originally opened in 1937.
- k. The parish of Loxwood sits right at the top most right hand corner of Chichester District and is in fact nearer to Alfold parish in Waverley, Surrey, than the nearest Chichester parishes of Wisborough Green, Plaistow and Kirdford. Development in neighbouring Waverley district has a direct impact on Loxwood in terms of traffic, education and infrastructure.

### 6.3. Facilities

Loxwood is a thriving Parish and has the following community facilities:

- a. **Infant and Junior School** - consisting of 7 classes for age ranges 4 to 11 years, with a net capacity of 175 students. Occupancy level for the year 2012/13 was 99%. Most of the school buildings are of 1950's construction, built for a 25-year usage. The



buildings are now showing their age and are past their intended life span. They have been repaired, re-roofed and extended to their maximum capacity and there is little room for expansion to cope with the inevitable increase in the occupancy level due to the proposed new housing developments within the parish and neighbouring parishes within the catchment area.

- b. **Medical practice** - with four doctors and its own dispensary providing a range of medical facilities for the surrounding parishes.



*Loxwood Medical Centre*

- c. **Two pubs** - grade 2 listed Sir Roger Titchborne on the northern boundary of the parish and the Onslow Arms to the south of the village on the bank of the canal.



*Onslow Arms Public House*

- d. **Village Hall (North Hall)** - recently refurbished and extended to provide meeting rooms, a modern kitchen and bar area together with a children's play area and a recreational field.
- e. **Village shop and Post Office.** – These are deemed essential elements for a sustainable village community especially for the elderly.

- f. **Butchers and Hairdressers** - with commercial space above both premises.



*Hairdresser*

- g. **Car Servicing Garage** – well established within the heart of the village.
- h. **Church and Chapel**- C of E church, St John the Baptist, on Vicarage Hill with attached parish room. The church is part of a united benefice with St. Nicholas church at Alfold and the vicar attends both parish churches. The chapel is the Society of Dependents chapel in Spy Lane.



*North Hall*

- i. **Loxwood Sports Association** – situated half a mile south of the village centre with a bar, snooker room, squash court and football and cricket pitches.





*Loxwood Sports Association and Playing Fields*

## 7. Ancient Woodlands

- 7.1. Loxwood Parish features a number of ancient woodlands as defined by Natural England and these are shown in figure 3 overleaf.
- 7.2. Of particular interest are the two woodlands depicted within the village of Loxwood as these are either adjacent to or within the Neighbourhood Plan Settlement Boundary (SB).
- 7.3. An expanded view of these two woodlands is depicted in figure 4 and must be taken into account with respect to any further development.

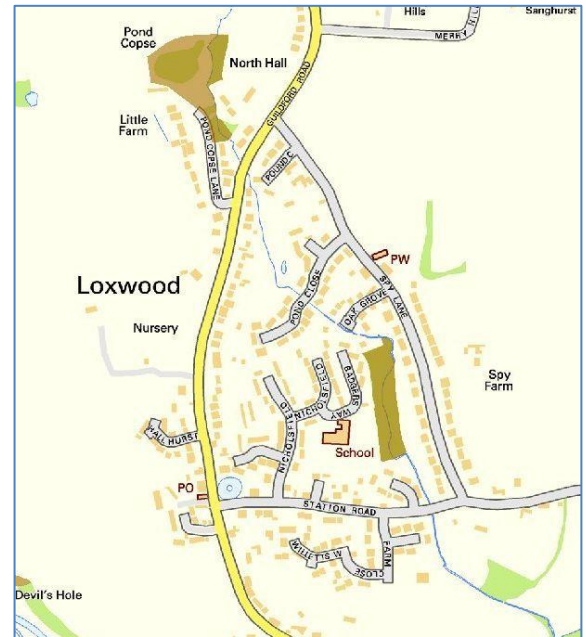
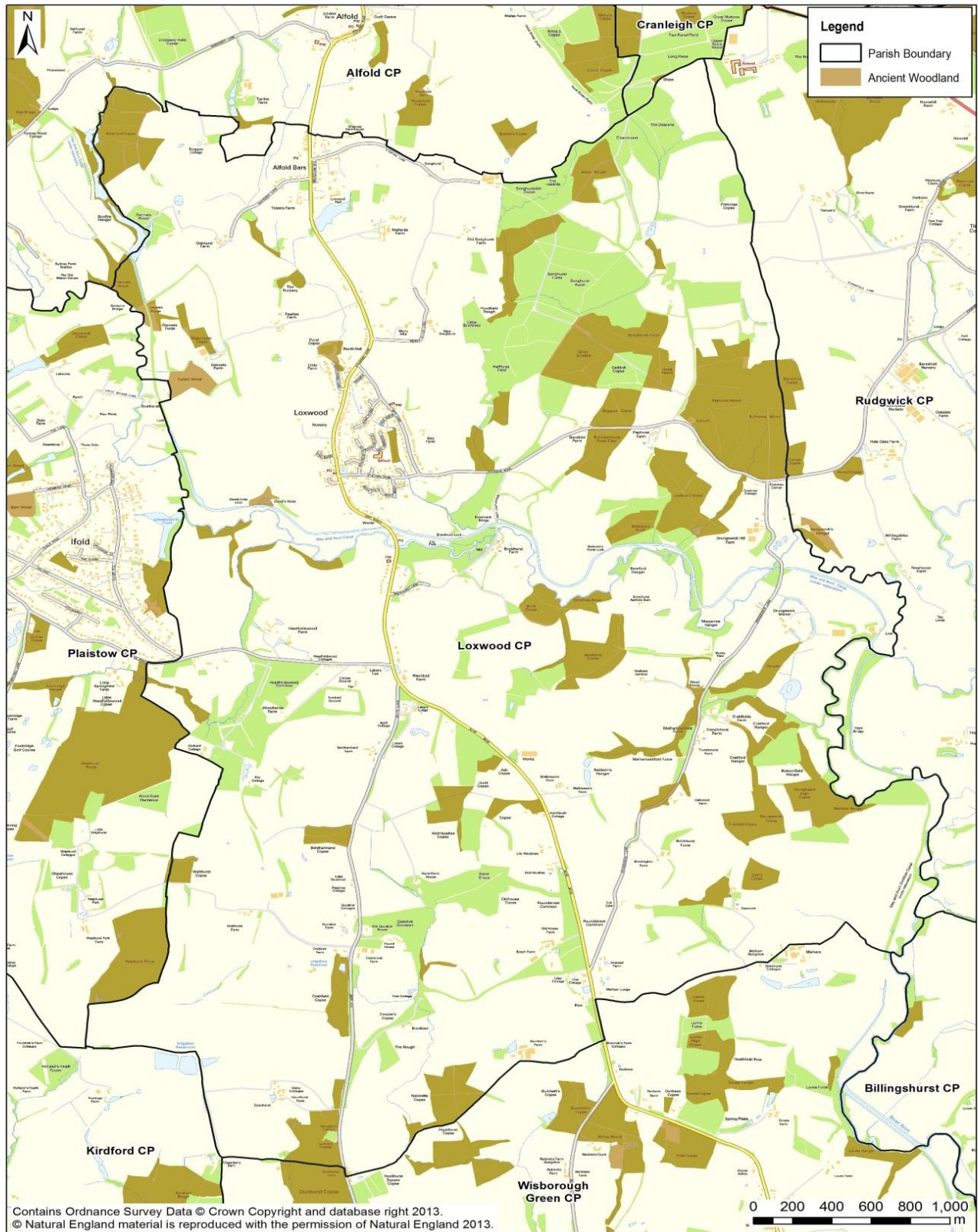


Figure 4



Ancient Woodland within and surrounding Loxwood Parish

Figure 3

## 8. Listed Buildings

- 8.1. The parish of Loxwood has 57 listed buildings with approximately half located within the village of Loxwood. The location and details of each listed building can be found on the English Heritage web site <http://www.english-heritage.org.uk>.
- 8.2. Many of these buildings reflect the built vernacular of the parish established over a period of 400 years and this Neighbourhood Plan will seek to protect this heritage.

## 9. Sites of Special Scientific Interest, Conservation Areas, Areas of Outstanding Natural Beauty and National Parks

The parish of Loxwood does not contain any Sites of Special Scientific Interest (SSIs), Conservation Areas (CAs) or Areas of Outstanding Natural Beauty (AONB) - nor is any part of the parish within the South Downs National Park.

## 10. Wey and Arun Canal

- 10.1. The Wey and Arun Canal was built in the early 19<sup>th</sup> century to provide an internal route for transporting munitions between London and Portsmouth during the war with France. This saved the journey through the Dover Straits running the gauntlet with the French Navy. Unfortunately the canal was completed in 1816, one year after the Battle of Waterloo.
- 10.2. The canal then had a limited commercial life, cut short by the coming of the railways and eventually closed in the 1873.
- 10.3. Restoration of the canal started in the 1970's with various sections being worked as land owner agreement was forthcoming. By the 1990's a sufficient length of canal had been restored in the Loxwood area to allow boat trips to be run for charter and pleasure cruises for the general public.
- 10.4. An office was established at Flitchfold Farm as a Canal Trust Headquarters and a wharf established on the canal by the Onslow Arms pub.

- 10.5. Money was raised to re-create an aqueduct across the flood plain at the eastern end of the canal close to Drungewick Lane in 2000.
- 10.6. By 2008 a new road bridge and lock were built to allow the canal under the B2133 and in 2012 a Wey and Arun Canal Visitor Centre was opened on the Onslow Wharf providing public information.



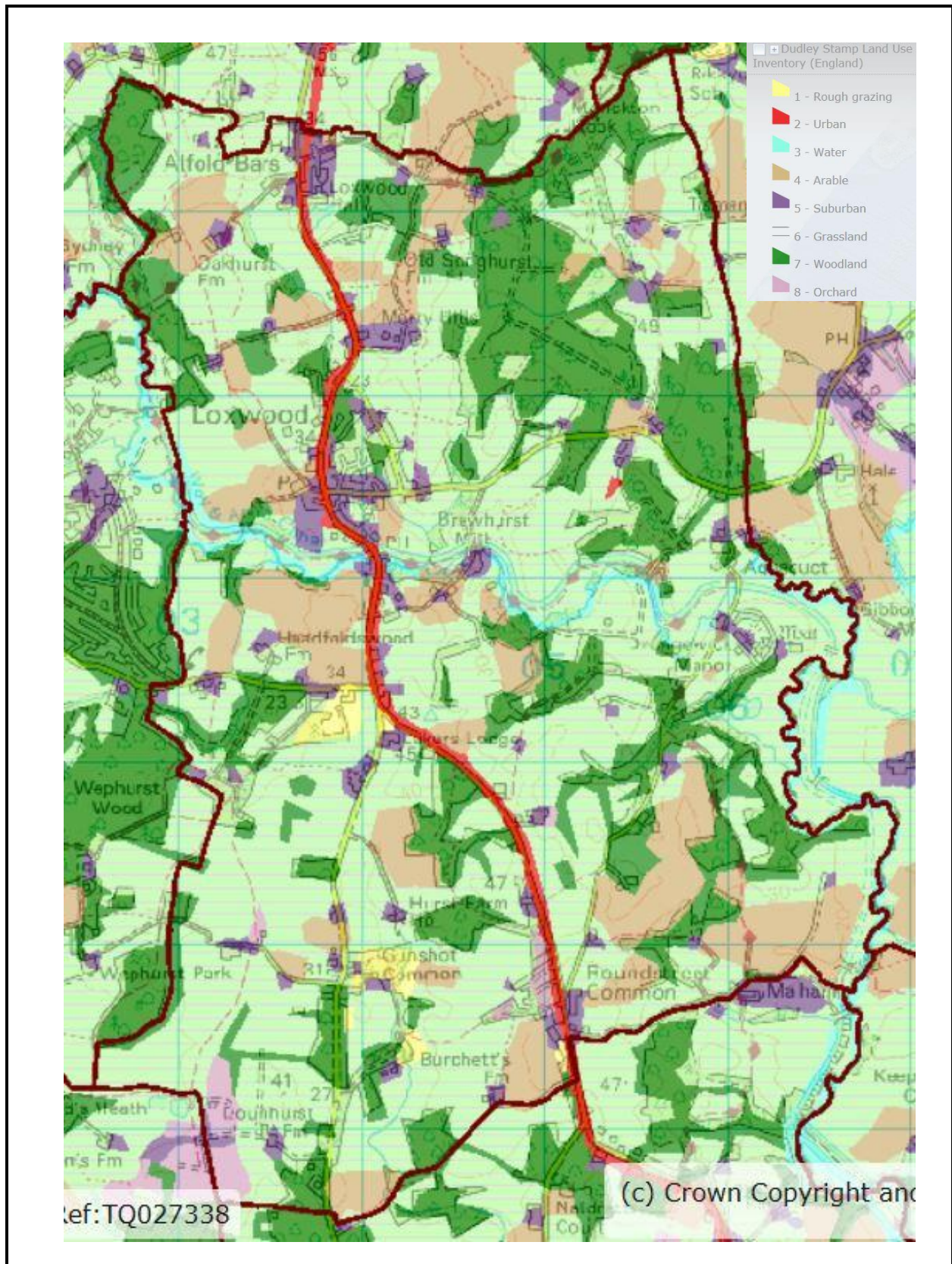
*Wey & Arun Canal Visitor Centre*

- 10.7. The canal restoration has progressed further north with the restoration of Devils Hole and Southland locks. Work recently commenced on Gennets Bridge Lock. This will be the last waterway construction in the Parish of Loxwood before the restoration moves into Surrey.
- 10.8. The parish will then have over 3.5 miles of navigable canal which provides a useful tourist attraction as well as a linear park for residents to walk, ride, cycle and exercise their dogs. Many local people assist with the Canal Trust's operations or find pleasure from the boat cruises and special events.
- 10.9. The Onslow Arms pub provides catering services to the boats and has recently developed the garden with picnic tables alongside the canal which attracts many people on fine days.

## 11. Farm Land Quality

- 11.1. Loxwood parish is located in the "Low Weald" and is characterised by a mix of pasture and medium to small-scale arable land. Land quality is depicted in figure 5.





Map of designated Land Quality – Source Chichester District Council  
Figure 5

## 12. Economy and Business

12.1. The parish of Loxwood is predominantly rural and has no large or medium scale industry other than farming. According to the Office of National Statistics (ONS) Census 2011 figures, the total number of residents in Loxwood of all ages is 1,827. This figure is likely to be higher as of 2013 with the inclusion of occupants of new developments within the parish. The last development in Loxwood was completed in 2011.

12.2. Based on the ONS Census figures for 2011, of the total number of people resident in Loxwood, 1,308 are between the ages of 16 and 74 (72%) and 917 (70%) of these are economically active. Those currently in employment number 885 (68%).

12.3. The remainder are not necessarily "out of work" as this group also includes those who are retired, people who are home based, e.g. Housewives/husbands and carers under the age of 74 and students aged 16 and over in full time education.

12.4. Although classified by the CDC Local Plan as a "Service Village", the vast majority of economically active adults work away from the village. "Service Villages" are defined as villages that either provide a reasonable range of basic facilities (e.g. primary school, convenience store and post office) to meet the everyday needs of local residents, or villages that provide fewer of these facilities but that have reasonable access to them in nearby settlements.

12.5. The few businesses that exist within the Parish are retail outlets or service based businesses e.g. -

Village convenience store, post office, butchers, public houses, hairdresser, beautician and sports injuries clinic, vehicle repair and servicing garage, car sales business, tree surgery, furniture design.

12.6. Many smaller businesses are home based such as:-

Physiotherapists, musicians, accountancy and book-keeping, landscaping, general building/handyman trades, painting and decorating, cleaning, graphic design, kitchen design, PR/marketing consultancy

12.7. There are two businesses within the manufacturing sector and these are:-

D G Clifton & Sons Cabinet Maker  
Skandia Hus Timber Structure manufacturer

These two manufacturing businesses are relatively small and both Skandia and DG Clifton operate from outside the Loxwood village boundary as defined in the Settlement Boundary (SB) towards the southern edge of the parish. Expansion of business for DG Clifton will result in them moving out of the parish into neighbouring Wisborough Green, where they can utilise larger premises.

12.8. In the current times of economic recession, more and more individuals are working from home with the result that some home base businesses could benefit from the provision of home/work premises, thus allowing a better environment for their businesses.

12.9. The result of this level of economic activity is that the majority of working people in the parish must travel outside the area to work. The Community Led Plan survey conducted in September 2012 indicated of those surveyed and in employment, 14 % worked in Loxwood, 28% worked over 10 miles away from their home with 19% working within West Sussex.

12.10. The bus services through Loxwood are limited to two routes and the service is extremely infrequent. Compass Bus Company Route 64/69 connect Loxwood to local villages and Horsham but run only on Tuesday (69) or Monday and Thursday (64) - once on each day in each direction. Compass Bus Service 42 runs only once per day through many neighbouring villages to Guildford, Surrey. The return bus timetable allows a maximum time in Guildford of one hour forty minutes. Thus, vehicular transport is essential for the economic well-being and sustainability of the parish. The 2011 census shows that only 6% of households had no car or van. This then indicates that all future developments of market and affordable houses within the parish should take account of the transport needs of the population with the provision of adequate parking facilities for cars/vans.

Chart 1 below indicates the method of transport to work indicated in the 2011 census.

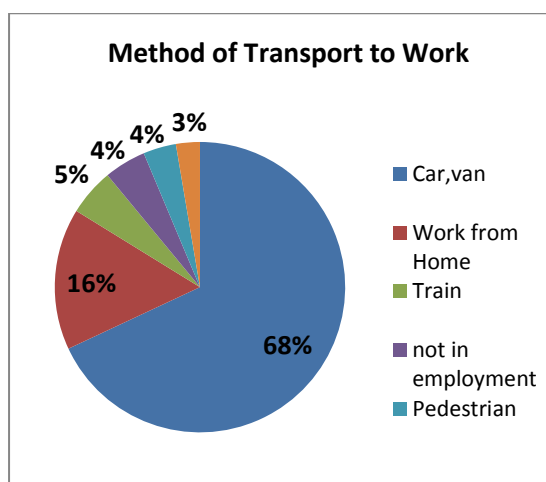


Chart 1

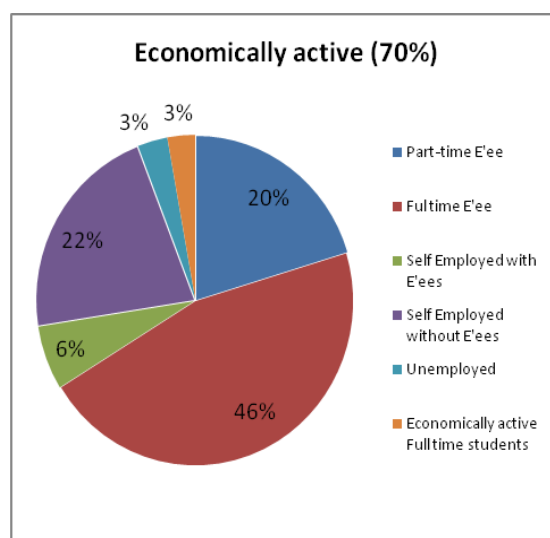


Chart 2

12.11. The 917 economically active adults within the parish work in occupations spanning 26 employment sectors. The largest occupational sectors are indicated below in descending order of the most people in those occupations.

<b>Employment Sector</b>	<b>No:</b>	<b>%</b>
Repair of Motor Vehicles and Motor Cycles	141	15.4%
Education	96	10.5%
Professional Scientific and Technical Services	90	9.8%
Construction	79	8.6%
Human Health and Social Work	73	8.0%
Manufacturing	57	6.2%
Financial and Insurance Activities	54	5.9%
Information and Communication	54	5.9%
Arts Entertainment and Recreation	53	5.8%
Administrative and Support Services activities	47	5.1%
Transport and Storage	39	4.3%

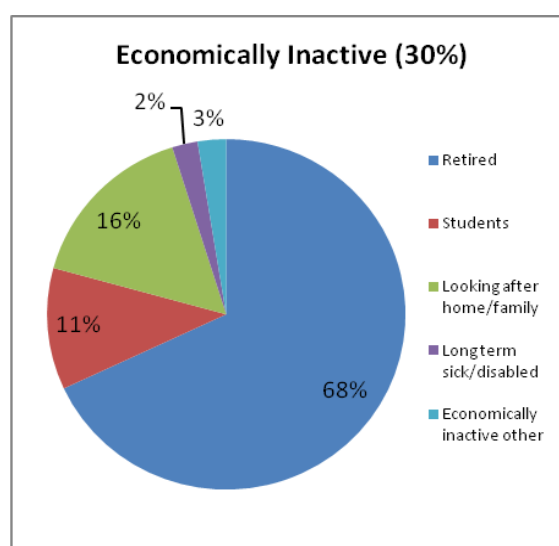


Chart 3

12.12. Of the residents of Loxwood Parish that are between the ages of 16 (below secondary school age) and 74 (above the age of compulsory retirement), the categories of employment or non-employment are summarised in charts 2 and 3 (source 2011 National Census).



### 13. Social Characteristics/Demographics

13.1. According to the 2011 National Census there were 1,827 people living in Loxwood Parish. The distribution is shown in Charts 4 and 5 below in 5 year age ranges and percentage of total.

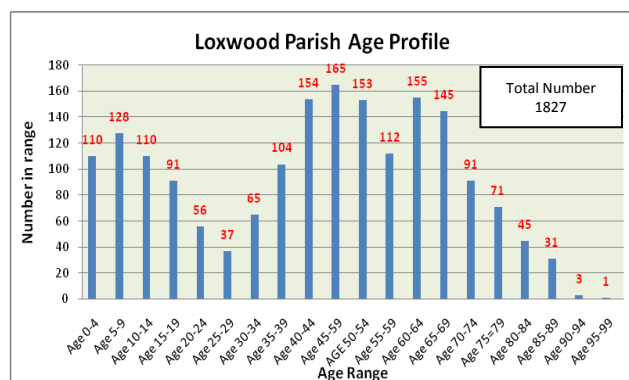


Chart 4

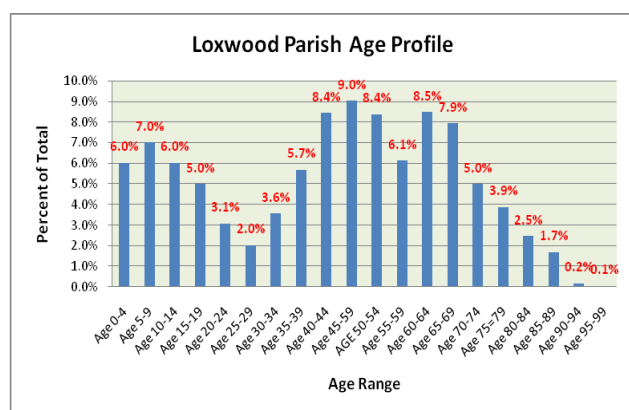


Chart 5

13.2. The data shows that over 21% of people are aged 65 or over and that there are a similar percentage of younger people under the age of 20 (26%). Only 8% of the population are between the ages of 20 and 30 which suggest that they find it difficult or do not wish to remain in the area and thus tend to move away.

13.3. The overall bias for the parish is an ageing population which presents issues over the next 15 year period of the Neighbourhood Plan, as another 23% of residents will achieve the age of 65 over this period. The government's plans to increase the normal retirement age from 2019 onwards will affect these figures slightly.

13.4. This will place an emphasis on the provision of new housing to meet the needs of the elderly in terms of downsizing, thus freeing up larger houses for sale or rent within the community.

13.5. In order to balance the age profile of residents within the parish, there is a need to provide lower cost housing for the 20 to 30 age group aimed at

families, couples and single persons to encourage them to remain within the village.

13.6. The Male /Female split of the population is as follows:-

Males	900	49.3%
Females	927	50.7%
All Residents	1827	100.0%

13.7. There are a total of 734 households within the parish. Of these 575 (78%) are occupied by families and 356 (49%) have one or more dependent children. The number of children per family is shown in Chart 6 below:-

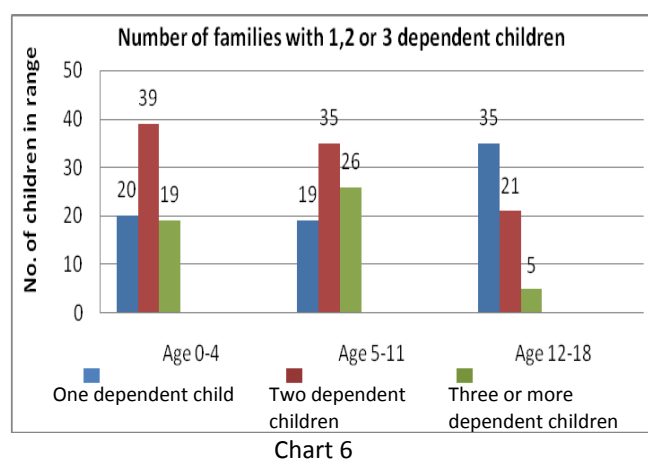


Chart 6

13.8. There are 155 (21%) single occupancy households within the parish with 89 (57%) of these occupied by persons over the age of 65.

The make-up of houses within the parish is as follows:-

Type of Dwelling	Number of Dwellings	People occupying	% of population
Detached house or bungalow	461	1198	66%
Semi-detached house or bungalow	153	378	21%
Terraced house or bungalow (inc. end of terrace)	61	156	8%
Flat maisonette or apartment	56	88	5%
Caravan or other mobile structure	3	7	-
Totals	734	1827	100%

13.9. The above statistics indicate that past development has favoured detached dwellings. However, future development within the parish needs to reflect the demographics shown above which should favour smaller and more affordable housing to accommodate young families. This will

thus offer the opportunity for them to remain within the parish. The household tenure indicated in the 2011 census was as follows:-

<b>Type of Tenure</b>	<b>% of households</b>
Owner Occupier	81%
Social rented	10%
Private Rented	5%
Other	3%

## 14. Sustainability Appraisal

14.1. Chichester CDC defines sustainable development as a need to create a society where everyone has a good quality of life while maintaining and enhancing environmental resources. The community strategy works to improve the economic, social and environmental well-being of the parish and its residents while contributing to sustainable development locally.

14.2. Sustainable Development is a process the aim of which is to create a society where everyone has a good quality of life, while maintaining and enhancing the environmental resources upon which human societies depend. This objective embraces the following sustainability themes:

- Everyone has access to good food, water, shelter and fuel at reasonable cost.
- Everyone has the opportunity to undertake satisfying work in a diverse economy. The value of unpaid work is recognised, whilst payments for work are deemed fair.
- Peoples' health is protected by creating a safe and clean environment where health services emphasise prevention of illness as well as proper care for the sick and elderly.
- Access to facilities, services, goods and other people is not achieved at the expense of the environment or limited to those with cars.
- People can live in an environment without fear of personal violence from crime or from persecution and/or discrimination because of their personal beliefs, race, gender or sexuality.
- Everyone has access to the skills, knowledge and information needed to enable them to play a full part in society.
- All sections of the community are empowered to participate in decision making.
- Opportunities for culture, leisure, sport and recreation are readily available to all.
- Places, spaces and objects combine meaning and beauty with utility. Developments are 'human' in scale and form. Diversity and local distinctiveness are valued and protected.

14.3. The Neighbourhood Plan seeks to meet or aspire to as many of these themes as possible which are within the remit of the parish to affect, amend or instigate through its policies and/or through a sustainability assessment.

## 15. Habitats Regulations Assessment

15.1. The Neighbourhood Plan will encourage sympathetic management of the countryside and natural outdoor environment in and around the parish to enhance the quality of the landscape, improve local biodiversity and provide other benefits to the community's quality of life.

15.2. The Plan will expect developments to retain features of high nature conservation or landscape value, including mature trees, species-rich hedgerows, ponds and existing areas of woodland.

15.3. New areas of recreational green space will be designed in to developments to encourage biodiversity.

15.4. The Neighbourhood Plan would expect all new developments to undertake a Habitats Regulations Assessment to ensure the preservation of indigenous wildlife and the conservation of their habitats.

## 16. Equality Impact Assessment

16.1. In accordance with the themes of sustainability, one of the aims of the Neighbourhood Plan is to ensure that all residents of Loxwood can live, work and play in a community without any prejudice in terms of race, gender, sexual orientation, age, disability, ethnic origin or religion.

16.2. To achieve and maintain this objective, the Neighbourhood Plan will support the examination of all new developments, planning applications and policies to ensure that there is no adverse impact on equality for the residents of Loxwood Parish.

16.3. Where deemed necessary and appropriate, all new applications for development should complete an Equality Impact Assessment as a pre-requisite for Parish Council approval in accordance with the UK legislation on Equal Rights (The Equal Rights Act) and the European Union legislation on Human Rights.

## 17. Policies

### 17.1. Housing Allocation policy

17.1.1. The emerging Chichester District Local Plan makes provision for 6973 houses over the period 2012 to 2029 with the Plan Area (North) being allocated a total provision of 339 houses. It is proposed that 200 are found from allocated sites and the remainder as windfall (6 houses or less).

17.1.2. The allocated site requirement for the parish of Loxwood is 60 houses over the plan period. Loxwood is a semi-rural parish and the Settlement Boundary as defined by the saved Chichester District Council Local Plan is full. New sites are required and the Settlement Boundary will need to be expanded.

17.1.3. Over the last 15 years approximately 60 new houses have been built, primarily on three specific sites:

- Willetts Way
- Hall Hurst Close
- Loxwood Farm Place

17.1.4. It is recognised that the parish, in order to remain vibrant and to meet local needs for housing, employment and community facilities, should support limited growth, provided that the growth is sustainable in accordance with the NPPF paragraphs 7 to 10 and the parish retains its semi-rural character with good facilities.

### Policy 1

*The Loxwood parish Neighbourhood Plan will allocate 60 houses on new sites located within the Settlement Boundary defined in accordance with policy two of this Plan.*

*(Policy three will define the location of the sites.)*

### 17.2. Settlement Boundary policy

17.2.1. The Settlement Boundary of the village of Loxwood defines the permitted development area of the village. This term replaced the Settlement Policy Area (SPA) of the village as defined by the Chichester District Saved Local Plan.

17.2.2. There is a presumption in favour of sustainable development within the Settlement Boundary but, outside of this, the classification changes to “rural”. It is proposed that rural applications for development will be subject to greater restrictions with the presumption against development. Any agreed development will be limited primarily to that which requires a countryside location, meets an essential local rural need or supports rural diversification and sustainability of the countryside.

17.2.3. Development within the Settlement Boundary but not on allocated sites is deemed as “windfall housing” of 6 or fewer dwellings.

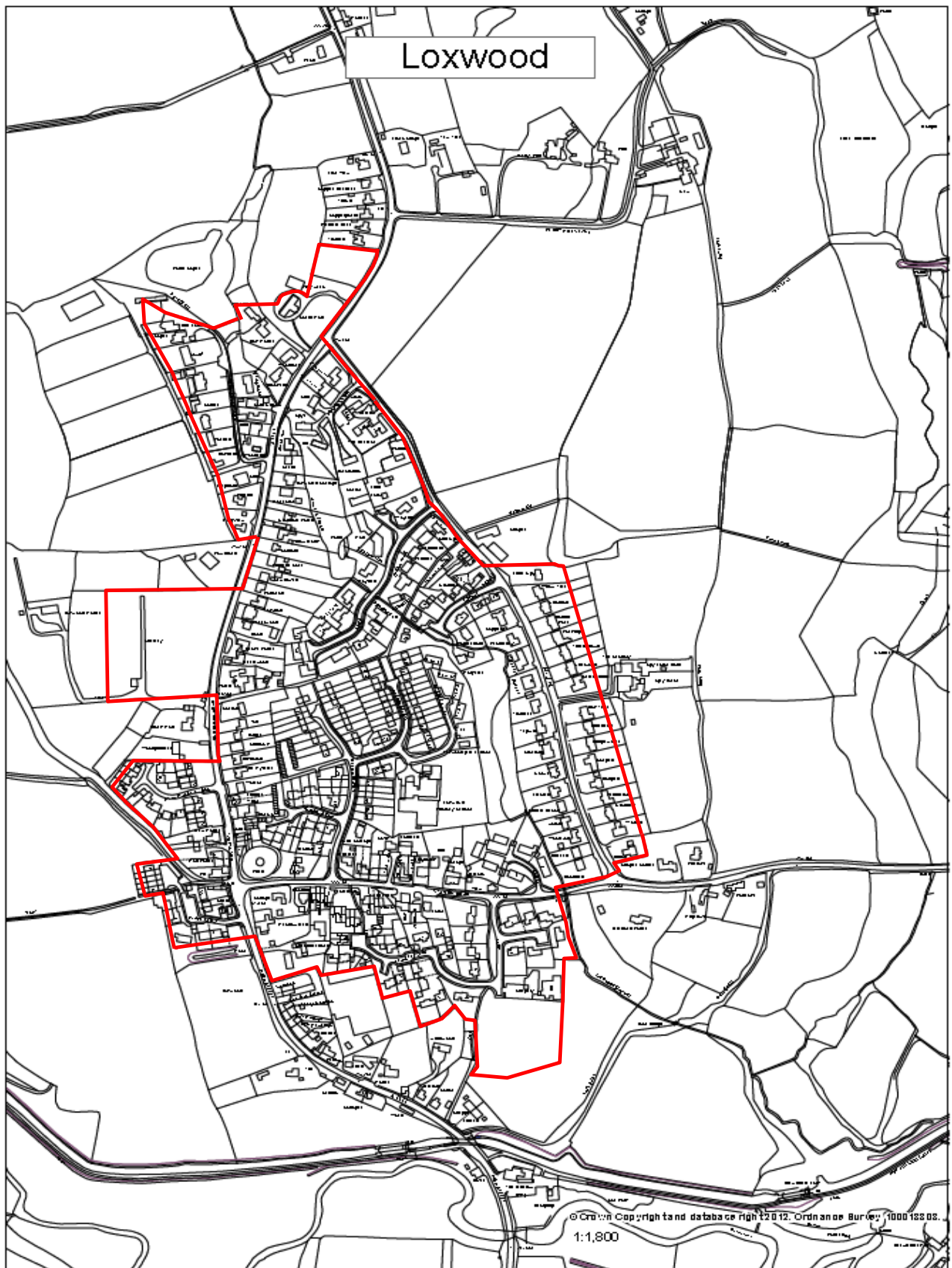
### Policy 2

*Within the Settlement Boundary, there is a presumption in favour of sustainable development as defined in this Neighbourhood Plan, the Chichester District Local Plan and the National Planning Policy Framework.*

*Any land within the parish of Loxwood which is outside the Settlement Boundary of Loxwood village is deemed to be rural and development will only be permitted where it complies with Policy 13 of this Plan.*

*The Settlement Boundary of Loxwood village is defined in figure 6 below.*





**Proposed Loxwood Settlement Boundary**  
**Figure 6**

### 17.3. Site Assessments and Allocation of Sites policy

17.3.1. As part of the development of the Neighbourhood Plan, all the potential housing sites located in and around the village of Loxwood have been assessed in accordance with criteria provided by an independent company of planning consultants, URS. The Criteria are listed in the evidence base together with details of the sites assessed.

17.3.2. Sites located adjacent to the hamlets of Roundstreet Common and Alfold Bars were not assessed as they are deemed to be in the rural area and not sustainable in accordance with the NPPF and the CDC Local Plan.

17.3.3. The individual sites which were assessed are based upon local knowledge and the Chichester District Council 2013 Strategic Housing Land Availability Assessment (SHLAA) and were deemed to be capable of accommodating 6 or more houses.

17.3.4. In the first instance, each site was assessed against four basic criteria to determine the site potential for development. These were:

- Is the centre of the site further than 500m (approximately 10-15 minutes' walk) from the village centre?
- Is there a national environmental designation on the site or a significant part of the site? E.g. Site of Special Scientific Interest (SSI) or Area of Outstanding Natural Beauty (AONB)?
- Is the site within the Environment Agency definition of a flood risk zone 3a or 3b?
- Is the landowner or developer of the site willing for it to be developed for housing or other uses over the Plan period?

If the answer to any of criteria (a) to (c) was yes or criteria (d) no, the site was discounted.

17.3.5. A detailed assessment of the suitability of the remaining sites was carried out in accordance with the above criteria with scores allocated to each of the criteria. Using this methodology, three sites emerge as having potential for development, and in order of their scores are:

- Land at Farm Close - SHLAA No. LX0860
- Nursery Site – SHLAA No. LX0855
- Land South of Loxwood Farm Place – SHLAA No. LX 0857

As part of the Community Led Plan, a comprehensive parish survey was carried out in September 2012. The survey was sent to every household in the Parish and a 43% responses rate was achieved. The survey report forms part of the Neighbourhood Plan evidence base

Question 3.3 of the survey asked about preferences for the development of five sites located within the parish. The response to the question was as follows:

<b>Site</b>	<b>Combination of top 2 responses</b>
Farm Close – south of the doctor's surgery	<b>121 (41.05%)</b>
Conifer Nursery Site to west of B2133	<b>108 (46.16%)</b>
Land adjacent to North Hall	<b>96 (40.86%)</b>
Land immediately south of Loxwood Farm Place	<b>65 (29.54%)</b>
Land adjacent to Willetts Way	<b>61 (27.86%)</b>

17.3.6. Taking the amalgamation of ratings 1 & 2 from the survey, the parish preferences with respect to development sites match the order of scoring from the site assessments (excluding the land adjacent to North Hall, which will only accommodate up to 6 houses and as such is not an allocable site).

### Policy 3

*The provision of allocated sites for the parish of Loxwood over the Plan period will be in accordance with policies 4, 5 and 6 of the Neighbourhood Plan.*

*All developments on allocated and windfall sites must conform to the following policies as detailed below.*

*Policy 8 - Street Lighting*

*Policy 9 - Infrastructure Foul Water*

*Policy 10 - Built Environment - Housing Density*

*Policy 11 - Built Environment - Vernacular*

*Policy 16 - Telecommunications and Connectivity*

*Policy 17 - Traffic Calming*

*Policy 18 - Environmental Characteristics*

*Policy 19 - Flood Risk*

*Planning applications for allocated site development must contain evidence of compliance with the above policies and contain plans for any changes to existing and/or new infrastructure required by the said policies.*

#### 17.4. Land at Farm Close SHLAA No. LX0860

17.4.1. This site has been the subject of a prior planning application which sought to build 8 affordable houses as an “Exception site”. The application was refused by Chichester District Council and upheld at appeal.

17.4.2. The parish, recognising the need for both more affordable housing and low cost open market housing, negotiated a scheme with the developer which would provide 17 houses consisting of 8 affordable and 9 open market houses. The affordable element is to include 2 one-bedroom/2 person bungalows for the elderly. Considerable community benefit has also been agreed with the developer with over 60 % of the site being donated to the parish as part of a S106 agreement, together with additional car parking provided for the doctor’s surgery. The developer has also committed to provide a contribution towards local traffic calming measures within the village. The proposed development includes a central community green.

The suggested layout is shown in appendix 2

17.4.3. Question 3.4 of the Community Led Plan survey directly asked the parish residents if they would support the above proposal provided if it delivered the community benefit.

The response to the question was as follows:

Yes	No	Not sure
<b>135 (52.12%)</b>	76 (29.34%)	48 (18.53%)

17.4.4. Based on this support for the proposal, the site will be allocated in the Plan contributing 17 houses towards the 60 house target allocation from the Chichester District emerging Local Plan.

#### **Policy 4 Land at Farm Close SHLAA No. LX0860 as shown in Appendix 1 – see proposed plan layout in Appendix 2.**

*This land is allocated for a mixed development of affordable and market houses with community facilities as follows:*

- a. *A residential development of which the majority should be affordable. An indicative number of seventeen houses consisting of 8 affordable and 9 open market houses is recommended taking into consideration desirable densities in accordance with policy 7 of the Plan. The affordable element must provide at least 2 one or two person bungalows for the elderly.*

- b. *Community benefits as shown on the plan in appendix 2 and to be finalised with the developer are:-*

- *Donation to the parish of an area of land to the south and east of the housing development area for use as a community park.*
- *8 additional car parking spaces for the doctor’s surgery.*
- *Central community green.*
- *Contribution towards village traffic calming.*

#### 17.5. Nursery Site SHLAA No. LX0855

17.5.1. This site is 4.4 hectares and in the past has been used as a conifer nursery. The site contains a poly tunnel, which has been used for the small-scale cultivation of vegetables for sale locally. The front of the site, adjacent to the B2133, is overgrown with conifer trees. The rear of the site also contains a detached residential property.

17.5.2. Question 3.6 of the Community Led Plan Survey asked about preferences for the use of the site.

The response to the question was as follows:

Response	Responses	%
New Village centre	60	24%
New School on site	79	31%
Housing Association (HA)	17	7%
Café retail shops+	60	24%
Mixed HA & Private Housing	72	28%
Retain agricultural land	80	32%
<b>Village green</b>	<b>97</b>	<b>38%</b>
Maintain rural vista	76	30%
Community facilities	44	17%

17.5.3. The current school is already overcrowded and the core structure of the school is out of date. In order to investigate the feasibility of moving the school to the Nursery site, the parish held detailed discussions with the school governors and West Sussex County Council (WSCC) Education Department. WSCC estimated that a new A 7 class school suitable for 210 pupils would cost in the region of £5 to 5.5 million plus the cost of the site. This would require a development well in excess of the 60 houses allocated in the Neighbourhood Plan for the project to be viable and as such is considered inappropriate for a village the size of Loxwood. The existing school site is worth approximately £1.5 million, which would leave a shortfall of £4 million plus site purchase costs.



17.5.4. WSCC were unable to provide any financial support for either the building of a new school on the existing site or for the re-location of the school to the Nursery site.

17.5.5. Once the concept of relocating the school is discounted and recognising that the site is suitable for development as identified in the Chichester District SHLAA, the parish will seek to permit some development of the site in the medium term (up to 5 years).

17.5.6. Taking into account the parish survey, the allocated site requirements of the emerging Chichester District Local Plan together with maximising any potential community benefit, the Neighbourhood Plan will allocate up to 43 houses in the plan period on the site to include affordable housing prioritised both for the young and elderly of the parish.

17.5.7. The concept of a village green and the viability of some retail development with additional car parking should be investigated, subject to a feasibility and perceived need study. Development of the site will also be expected to contribute significantly to the traffic calming requirements of Policy 17 of this Plan.

17.5.8. It is expected that the developer will consult extensively with Loxwood Parish Council in establishing an acceptable development, which is located in the centre of the village.

***Policy 5 Land at Nursery Site SHLAA No. LX0855 as shown in Appendix 1***

*This area of land is allocated for a mixed development of affordable and market housing and community facilities as follows:*

a. ***Residential development*** of which 30% should be affordable housing for both the elderly and young families. An indicative number of forty three dwellings is recommended located towards the front of the site, taking into consideration densities in accordance with policy 10 of the Neighbourhood Plan. Space should be reserved for any small retail development should it prove viable.

b. ***Community Benefits comprising:-***

- *A small retail development*
- *Car parking for shoppers*
- *Village green*
- *Home/work units*
- *Plan designs to incorporate village traffic calming*

*The above community benefits are subject to a viability study to ensure acceptable take up of retail and home/work units. If proven to be viable, Loxwood Parish Council would support the inclusion of a small number of shops - the type, size and scope to be established by consultation with Loxwood Parish Council, Chichester District Council and the developers.*

*The rear of the site is excluded from development as shown by the Settlement Boundary defined in Policy 2 of the Neighbourhood Plan*

**17.6. Land South of Loxwood Farm Place – SHLAA No. LX 0857**

17.6.1. The allocation of Land at Farm Close and the Nursery site are the preferred development sites in the parish and will contribute 60 houses over the Plan period. This meets the emerging Chichester District Local Plan housing requirements.

17.6.2. Land South of Loxwood Farm Place is 2.2 hectares and could accommodate up to 24 houses. If the site were developed in advance of the Nursery site described in Para 17.5 above, then this would require the reduction in numbers of houses on the Nursery site to 21. Chichester District Council's allocation of housing numbers in their emerging Local Plan are minima for each parish, but increasing development above this figure would not be considered sustainable for Loxwood and is not consistent with the rate of growth the parish has experienced over the last 15 years.

17.6.3. The site is ranked third by the site assessment criteria and fourth in popularity as determined by the parish survey. Accordingly, it is not proposed to allocate the site in the Neighbourhood Plan.

***Policy 6 - Land South of Loxwood Farm Place – SHLAA No. LX 0857 as shown in appendix 1***

*The Land south of Loxwood Place Farm will not be allocated for development under the Plan.*

**17.7. Affordable Housing policy**

17.7.1. Loxwood Parish has 25 families currently on the Loxwood housing register (as at October 2013) with a local connection to the village and has over 60 houses for rent as affordable housing, all owned by housing associations.

17.7.2. In the past affordable housing built as part of an open market development has not been

prioritised for families with a local connection to the parish.

17.7.3. Building of low cost housing is at an all-time low and the cost of open market housing in Loxwood is high compared to the national average. This makes it very difficult for young families with a local connection to live within the parish.

17.7.4. The CDC emerging Local Plan recommends that 70-75% of affordable housing be provided for rent and the remainder as Intermediate housing (part rent/part buy).

17.7.5. The Potential for development on “Exception sites” of affordable rented housing held in perpetuity for families with a local connection built under Chichester District Saved Local Plan policy H9 is low because of the lack of availability of suitable sites.

17.7.6. The last 3 developments built in the parish where affordable housing is integrated into the whole development has shown that mixing up rented and open market housing helps promote social cohesion and neighbourliness.

17.7.7. This Neighbourhood Plan policy will therefore require that in accordance with CDC Saved Local Plan policy on affordable housing, any new affordable housing will be prioritised in perpetuity for families with a local connection to the parish and that, where possible, open market and affordable housing should be evenly distributed throughout the development.

17.7.8. This will be achieved by early consultation with the developer and by seeking agreement with CDC housing authority and the Registered Provider. The mechanism to be used will be an inclusion within the Section 106 agreement stipulating a cascade agreement in accordance with this policy.

## Policy 7

***All new Affordable Housing built in the parish as 100% rentable will be prioritised for families with a local connection to the village in accordance with CDC Local Plan policy on affordable housing. This will be applicable to the first and subsequent tenancies of the affordable housing. The following criteria will be applied:-***

a) *Where it is not possible to rent a house to a family with a local connection, the eligibility for renting will roll out to neighbouring parishes under a cascade agreement commencing with those parishes adjacent to the parish of Loxwood.*

b) *Affordable housing built either as 100% rented or intermediate housing must be evenly distributed throughout the development.*

c) *Local Connection is defined as:*

- *Resident in the parish.*
- *Presently employed in the parish.*
- *Previously employed in the parish but forced to move away because of the lack of affordable housing.*
- *A member of an existing family living in the parish. A member is defined as mother/ father/ son/ daughter.*

## 17.8. Street Lighting policy

17.8.1. Loxwood is a semi-rural parish with street lighting provided in only 5 out of 14 locations, all of which have been developed over the last 25 years. However, no consistent policy has been applied as Hall Hurst Close was built only 3 years ago and does not have any street lighting.

17.8.2. The location of street lighting within the parish is given in the following table.

Location	Street lighting Y/N
Farm Close	Y
Willetts Way	Y
Hall Hurst Close	N
Nicholsfield	N
Badgers Way	Y
Pond Close	N
Spy Lane	N
B2133 through Loxwood	N
Station Road	N
Pond Copse Lane	N
Merryhills Lane	N
Oak Grove	Y
Loxwood Farm place	N
Burley Close	Y
B2133 at Alfold Bars	N
Pig Bush Lane	N
B2133 at Roundstreet Common	N
Skiff Lane	N
Loxwood to Ifold Road	N
Two Ways	N
Lakers Lea	Y

17.8.3. The Community Led Plan survey, conducted in September, asked the parish for its opinion of street lighting. The response was as follows:

	Sufficient	More needed	Needs improving	Not needed	None available
Street lighting	81 32.27%	55 21.91%	25 9.96%	78 31.08%	12 4.78%

17.8.4. As can be seen, 159 respondents (63%) thought the current lighting sufficient or not needed whilst 80 respondents (32%) thought that more was needed or needed improving.

17.8.5. A more recent poll of the Loxwood Society Focus Group and the Neighbourhood Plan contact list requested opinion on street lighting for new developments within the village.,

The poll asked:

*What kind of street lighting should new developments in Loxwood have?*

Description of Lighting	Response
None	70%
Low	22%
Full	8%

17.8.6. Most of the street lighting in the parish was provided when no thought was given to light pollution and energy efficiency, whereas current national policy reflects that street lighting should only be provided in large built up areas or when road traffic safety considerations require it to be provided.

17.8.7. Accordingly, this Neighbourhood Plan will require that all new developments within the Parish should not feature street lighting unless it is required to mitigate a potential road safety hazard.

## Policy 8

***Unless it is required to mitigate a potential road safety hazard, all new roads built as part of a housing development should not feature street lighting.***

## 17.9. Infrastructure- Foul Water policy

17.9.1. One of the main foul water sewers in Loxwood runs south from Alfold, along Spy Lane to the pumping station adjacent to the Onslow Arms pub. It then runs to the sewage treatment works south of Brewhurst Lane.

17.9.2. At times of high rainfall, residents in parts of Alfold and Spy Lane have experienced problems with sewage back up and leakage from inspection chamber covers into their gardens.

17.9.3. Loxwood village is located in the low weald, which has high clay sub soil content. The clay expands in wet conditions and contracts in dry conditions causing relative movement to both buildings and the sewer infrastructure. Building subsidence is quite common in Loxwood, especially near trees. The net result of the high relative movement on the sewer network can be displacement of pipe joints, cracking of pipes and inspection chamber brickwork.

17.9.4. The net result of this distress to the system is that, at times of high rainfall, the water table rises allowing water to enter the sewer network, which dramatically increases the water content and flow towards the pumping station. It has been estimated that, at times of very high rainfall, the increase in water content in the network at Loxwood can be up to 100 times the “dry day” content of the network. The pumping station is not designed to cope with this volume of water and acts as a choke point causing the sewage/ rainwater mixture to back up to the level of inspection chamber covers and so cause spillage into gardens etc. Ingress of tree roots into the sewer system pipe work at displaced joints or cracked pipe work can also cause choke points and system back up.

17.9.5. Policy 1 of this Neighbourhood Plan allocates 60 new houses to the parish of Loxwood and policy 3 defines the sites allocated for new development. The additional housing has the potential to exacerbate the problems of an already fragile primary sewer network and any large-scale new connection to the existing system will need to be justified by a rigorous analysis..

## Policy 9

***Any new connection to the Loxwood primary sewer network of new developments and/or expansion to existing developments of greater than 6 houses will not be supported unless it can be shown by rigorous analysis that such a new connection and/or expansion of the network will not increase the risk of system back up/flooding and that the network can accommodate the additional demand for sewage disposal either in its existing form or through planned improvements to the system.***



### 17.10. Built Environment- Housing Density policy

17.10.1. Paragraph 47 of the National Planning Policy Framework states that Local Planning Authorities should set out their own approach to housing density to reflect local circumstances and this has been reflected in paragraph 17.6 of the Chichester District emerging Local Plan. The Local Plan recognizes that housing density should balance the goals of efficient use of land with the characteristics of the surrounding built up area.

17.10.2. In the past 15 years, local authorities have been driven to meet national guidelines for density, which have meant that recent open market developments in the village of Loxwood have had densities which do not match the vernacular of the village.

17.10.3. Older style open market housing generally has generous plots of between 40 and 200 m<sup>2</sup> although there are some of significantly greater size. A characteristic of any semi-rural residential development is the reasonably generous ratio of plot to building plan area. In the village of Loxwood, 30% of the houses have plots that are in excess of 10 times, 45% have plots between 10 and 5 times and 25% have less than 5 times the building area.

17.10.4. The maintenance of local character has a higher significance than achieving a minimum housing density figure. The Neighbourhood Plan will not seek to be prescriptive with respect to housing density but place emphasis on good design and layout which fits the vernacular of the village and the development's setting within the village and in relation to adjacent buildings.

### Policy 10

*The density of any new development must be in character with the local surrounding area, respect the semi-rural nature of the parish and be designed to give an impression of spaciousness with uniform houses and plots being avoided.*

### 17.11. Built Environment- Vernacular policy

The vernacular of the parish is defined in the Village Design Statement (VDS) which was written in 2003. The opportunity has been taken to incorporate the VDS recommendations into this Neighbourhood Plan. The VDS forms part of the reference evidence base for this document.

17.11.1. The parish building style has developed over the last 400 years using materials from local brickworks utilizing the abundant weald clay.

17.11.2. Walls are generally of clay brick in shades of red and brown, while the upper sections are frequently covered with clay tiles in similar colours. Light colours are rare. Some walls are painted white or cream and some are clad in painted wooden boards.

17.11.3. Roofs are mostly of red and brown clay tiles while weathered concrete tiles are not uncommon. Older buildings exhibit Horsham stone tiles and there is some use of slate, particularly in the centre of Loxwood. The roofs tend to be plain with occasional use of gable windows.

17.11.4. There are very few large dormer windows but, in general, they do not fit the local style. Ridges are straight or have the regional characteristic hip at each end of the roofline.

17.11.5. Most houses are two storeys with roof angles typically 45 degrees. One recent exception to this building style is Willetts Way, which features many three-story houses with high rooflines incorporating acute angles on small plots that are not in keeping with the existing houses.

17.11.6. In the main, screening for housing plots is provided by hedging, but also some post and rail fencing. Boarded fences to the front of houses tend to give a hard line and are not common. In the newer developments, open plan is common but, in most cases, the open space has been planted with some trees and bushes.

17.11.7. The Neighbourhood Plan will seek to ensure that any new houses built in the parish of Loxwood reflect the general theme expressed in building styles and materials used over many years.

### Policy 11

*The Built Environment – Vernacular Policy will apply to all new developments of one or more houses.*

*The following policy will be supported which provides a housing vernacular guide for new developments to ensure that such developments continue to reflect the character and historic context of existing developments within the parish.*

- a. *Materials in any new development should be of clay-based products in red or brown hues with limited use of white paint on brick or wood that*

*could be used to provide interest. Light hues should be avoided.*

- b. Where brick elevations are used, half clay tile hanging will help break up the visual effect of the elevation and maintain the continuity of design throughout the village.*
- c. Where possible house height should be restricted to 2 storeys.*
- d. Apparent excessive bulk of houses should be avoided by careful design of roof elevations, particularly on rising ground. In general, clay or concrete roof tiles should be used.*
- e. Dormer windows should be avoided.*
- f. Where enclosure of plots is planned, hedges of indigenous plants or post and rail fences are preferable with open plan being the norm.*
- g. Developments should be enhanced by landscaping and planting with existing trees and hedges preserved whenever possible.*
- h. More guidance is given in the Village Design Statement and in the Chichester District emerging Local Plan policies 34 and 41.*
- i. Any new development adjacent to a listed building should be sensitively designed to protect the setting, form and character of the listed building.*
- j. The Quality of design and standards of construction should be maintained at a high level already established within the parish.*
- k. All new buildings and/or developments should be designed with the security of the building and its occupants at the forefront in terms of personal safety, crime prevention and environmental efficiency.*

#### **17.12. Wey and Arun Canal policy**

17.12.1. In the short term the reconstruction of Gennets Bridge Lock to the north of the parish will be followed by other northerly extensions of the canal across the parish and county border into Surrey. The Wey & Arun Canal Trust is also working in the Shalford and Bramley area where the canal meets the Wey Navigation and at summit level by Dunsfold Park.

17.12.2. In the medium term, as the canal extends north, it is likely that more boats will be encouraged onto the canal. The Trust is anxious to

avoid long lines of boats lining the towpath and will be looking for moorings to be accommodated away from but connected to the canal through landowner involvement and in cooperation with the Trust. This could give opportunities for servicing and maintenance of boats in the future.

17.12.3. At present the Onslow Arms pub provides catering services for boat charters at Loxwood but, with a more extensive navigable waterway and more boats, other options may arise elsewhere to provide similar services.

17.12.4. The Trust's intentions are to protect the green corridor of the canal as a linear park which would harmonise with views of the village. This will not preclude sensitive waterside developments if they enhance the facilities of the canal and Loxwood Parish.

17.12.5. The continuing expansion of the canal will be supported to ensure business, leisure and tourism opportunities for the parish are identified and to maintain the waterway as a linear park for the benefit of both visitors and residents of the parish.

#### **Policy 12**

***The Wey and Arun Canal Trust long-term vision of a through navigable route from the Wey to the Arun Rivers will be supported.***

*This policy will:-*

- a. Protect the green corridor and to avoid boats lining the edge of the canal, support will be given for canal moorings located adjacent to the canal. Tree and hedgerow planting should be used to soften the visual impact of the moorings.*
- b. Support the expansion of the Wey and Arun Canal Trust tourism activities where it can be demonstrated that such expansion benefits the parish by means of increased tourism, business and leisure activity.*

#### **17.13. The Rural Area policy**

17.13.1. The rural area is defined as anywhere outside the Settlement Boundary as depicted by figure 4. The rural area makes up the majority of the land area of the parish and includes the hamlets of Alfold Bars and Roundstreet common.

17.13.2. The area is scattered with beef, dairy and arable farms with Scandia Hus, Indigo Cabinet Design, the Tichbourne and Onslow Arms Pubs

being the only non-farming businesses activities employing more than 2/3 people.

17.13.3. This plan will seek to protect and enhance the Rural Area with a policy of presumption against development unless it is of a small scale and can be shown to benefit the rural community and is sensitive to its setting by means of size, bulk and location.

17.13.4. As illustrated in paragraph 12 of this Plan, the parish does not provide much in the way of employment opportunity. It is recognised that in order for the rural community to thrive and to help provide employment, it is necessary to support existing agriculture, small business and start-ups and to recognise the need for existing business to expand and thus provide much needed local employment. In addition, it is desirable for agricultural workers to have the ability to live as close as possible to their place of work.

### Policy 13

***The re-use of farm and rural buildings outside the Settlement Boundary for agricultural/ business purposes or to provide dwellings for agricultural workers will be supported subject to the following criteria:***

- a. The proposed re-use would not have significant harmful impacts on the surrounding rural landscape and is sensitive to its setting by means of size, bulk and location.*
- b) The proposed re-use would not have any unacceptable impact on the local road network.*
- c) The proposed re-use would not cause any unacceptable conflict with agriculture and other land-based activities.*
- d) The proposals would not have any significant harmful impact on the amenities of neighbouring residents and other users.*
- e) The buildings concerned would not require substantial rebuilding or extension.*

***New agricultural or business development on land already in agricultural or commercial use outside the Settlement Boundary will be supported subject to the following criteria:-***

- i. The scale and nature of any proposal would enhance the overall site setting and its design will be such as to minimize the overall impact of the proposed development on the surrounding rural*

*landscape and be sensitive to its setting by means of size, bulk and location.*

- ii. The proposals would not have an unacceptable impact on the local road network*
- iii. The proposals would not cause unacceptable conflicts with agriculture and other land-based activities*
- iv. The proposals would not have any significant harmful impact on the amenities of neighbouring residents and other users.*

### 17.14. Housing Extensions-Style and Vernacular policy

17.14.1. The Neighbourhood Plan will seek to ensure that extensions or modifications to existing premises to increase their accommodation, provide extra facilities in out buildings, or add extra luxury to their living space, will continue to reflect the building styles and materials that have continued over many years. It will ensure that additions to premises will reflect the style and vernacular of the original building and temper the proportional increase in bulk of the building.

17.14.2. The opportunity has been taken to incorporate the Village Design Statement recommendations into this policy.

### Policy 14

***All house extensions should follow the style and vernacular of the original building paying particular attention to details e.g. size and shape of windows, roof shapes and pitch angles, tiling materials, brickwork colour and texture etc.***

*In assessing the suitability of dwelling extensions, the following are typical criteria that will be applied (this is not an exhaustive list and other criteria may be applied dependent on the style of the existing property):-*

- a) Where possible the same type of materials should be used but where uPVC is to be used it should respect as far as practicable the original design.*
- b) The combined building of the original and the extension should not significantly change the form, bulk and general design of the original building or harm its landscape character or setting.*



- c) *The permitted increase in ground foot print of the extension should not be more than 50% of the original building.*

#### 17.15. Economy & Business

- 17.15.1. The strength of the local economy and of the community goes hand in hand and should be addressed together. Supporting the growth of a stronger local economy is a central theme of the Neighbourhood Plan.
- 17.15.2. Because Loxwood is a semi-rural parish and thus relatively remote from major centres of business and economy, there is an inherent need for self-reliance. However, the demographic data shows that economically active people in the age range 20 to 35 find it harder and harder to remain in the village for a variety of reasons generally relating to the availability of affordable housing and the ability to obtain local employment.
- 17.15.3. There are an increasing number of residents who are home workers choosing or needing to work from home due to the high cost and/or unavailability of public transport and the lack of jobs in the locality. For the majority of other workers, their only option is to work away from the area commuting increasingly greater distances to secure economic employment.
- 17.15.4. The key to this is clear broad support for a stronger local economy which will provide greater positivity, flexibility and responsiveness thus encouraging new business start-ups or expansion of those few local businesses within the parish. Consequently, their needs should be accommodated wherever possible and practicable and they should be encouraged to remain within the community and to grow. The Parish also needs to attract new enterprises to boost and diversify the local economy.
- 17.15.5. There is a need to recognise that home working will increase as economic pressures increase and the Neighbourhood Plan needs to reflect this in the proposals to provide more affordable housing and to encourage the provision of Home/Work units together with some retail facilities with accommodation above. Loxwood parish is a unique place where the businesses sympathetic to a rural community can and should grow and flourish.
- 17.15.6. Economic development proposals should only be seen as unacceptable if they would have significant harmful impacts on other matters agreed to be locally important such as the needs of

the community, the needs of visitors, and local environment.

#### Policy 15

*New retail/business start-ups or the expansion of existing businesses will be supported provided they can be shown to be viable and sustainable, benefit the local economy and wellbeing of the parish. Support will not be given where the proposed business would not benefit the community, or will have a detrimental impact on the surrounding environment and is not sensitive to its setting.*

*The provision of viable home/rent units or retail properties within new developments will also be supported where economically sustainable and in accordance with this policy.*

#### *Such development should:-*

- a. *Give broad, positive support for the development and growth of the local economy through flexible and responsive planning and encourage local economic innovation.*
- b. *Meet the needs of existing and future local businesses, including quality workspace and storage.*

#### 17.16. Telecommunications and Connectivity

- 17.16.1. The provision of good telecommunications is increasingly important in the modern world. It is even more important in rural areas where physical transportation services are limited.
- 17.16.2. There has been a marked failure to provide good connectivity in rural areas resulting in a number of government backed initiatives to remedy this situation. The ability of these initiatives to deliver good connectivity to all existing and new developments is, as yet, unknown.
- 17.16.3. The world of telecommunications and connectivity is a changing environment with new technological advances occurring all the time. However, it is considered that the provision of fibre optic connections is the most robust and future-proof method of delivering connectivity and this should be the aim for all developments. Other technologies may provide interim solutions.
- 17.16.4. All developers should consider the connectivity requirements of their proposals at an early stage. This may require adjustment to plan designs or investment decisions to ensure that the desired

connectivity can be achieved in such a way as to contribute to and enhance the wider network for Loxwood Parish.

- 17.16.5. This policy is also intended to ensure that where major projects (such as roads, utilities etc.) are undertaken that can contribute to the provision of ducting for communication purposes, these opportunities are taken and offered to local groups first.

## Policy 16

*New developments should demonstrate how they will contribute to and be compatible with existing local fibre or internet connectivity. This could be through a 'Connectivity Statement' provided with relevant planning applications. Such statements could consider such aspects as:-*

- a. *The intended land use and the anticipated connectivity requirements of the development.*
- b. *Known nearby data networks and their anticipated speed (fixed copper, 3G, 4G, fibre, satellite, microwave, etc.).*
- c. *Realistic assessments of connection potential or contribution to any such networks.*

*This policy aims to see new developments connect to the internet with a minimum symmetrical speed of 25Mbps and with realistic future proof upgrades available. Where no internet provider is available then as a minimum, and subject to NPPF 173, suitable ducting that can accept fibre should be provided either to:-*

- *the public highway; or*
- *a community led local access network; or*
- *another location that can be justified through the connectivity statement.*

*Where possible and desirable, additional ducting should be provided that also contributes to a local access network for the wider community. Costs associated with additional works can be considered alongside affordable housing, or any other contributions in a viability assessment, submitted as part of the planning application.*

*Major infrastructure development must provide ducting that is available for community owned local access network or strategic fibre deployment.*

## 17.17. Traffic Calming and Speed through the Parish

17.17.1. The Community Led Plan Survey conducted in September 2013 determined that the number one concern for Loxwood residents was road and pedestrian safety. The village has developed either side of the B2133, which runs north to south. However, the majority of homes and the Primary School are located on the east of the main road and the Post Office/shop is situated on the west side.

17.17.2. The main hazards are perceived to be the speed of traffic through the village endangering people wishing to walk or cycle on the B2133 to/from the post office, village shop, North Hall and the Onslow Pub and from the Post Office down Station Road past Nicholsfield and the School.

17.17.3. The only footpath, which runs continuously between North Hall at the northern end of the village and the Onslow Pub at the southern end, is located on the east side of the B2133, necessitating crossing the road to access the shops and North Hall.

17.17.4. Furthermore, in many locations this path is very narrow (less than one metre) making it hazardous when walking both for the elderly and for parents with young children in prams/buggies, as these can be in excess of one metre wide.

17.17.5. There is inadequate car parking for shoppers using the post office, village shop, butchers or hairdressers. Pedestrians have to cross the B2133 when visiting the shop. There is no off road shoppers car park, so people park randomly where they can - blocking the bus stop; on double yellow lines; across the access to the bridleway adjacent to the Post Office. This, combined with lorries and vans loading and unloading, makes the area around the junction of Station Road and the shops very congested and potentially dangerous.

17.17.6. A recent independent speed investigation by URS at a location between North Hall and the Post Office established that 84% of traffic on the B2133 exceeded the 30 mph speed limit with the 85% percentile speed being 41.8 mph. This means that 15% of traffic is exceeding 42 mph through the village.

17.17.7. Accordingly, in order to mitigate the potential road safety risks on the B2133 in the village of Loxwood, the Neighbourhood Plan will seek to introduce traffic calming measures along the B2133 as a contingent part of all new development proposals.

17.17.8. Traffic consultants, URS, were commissioned to carry out a traffic calming study to examine potential traffic calming measures and locations. This focuses on traffic speed reduction, safe crossing points, pedestrian safety/footpaths and potential cycle tracks throughout the village road system to the village boundaries. The URS report can be found in the evidence base.

17.17.9. Section 106 and developer contributions will be used to help fund any traffic calming work which will need the agreement of West Sussex County Council.

## Policy 17

***Traffic calming along the B2133 and Station Road in the village of Loxwood will be progressively introduced during the period of the Plan.***

***The objective of the traffic calming will be to introduce a safer environment for pedestrians and road users by establishing the following:***

- *decrease in the average speed of traffic on the B2133 in the village of Loxwood*
- *provide safe crossing points at the Nicholsfield/Station Road junction and on the B2133 at the Post Office/Stores, North Hall, and St John the Baptist Church.*
- *facilitate safer and more efficient parking for those shoppers using the shops along the B2133*

## 17.18. Environmental Characteristics

17.18.1. The natural environment that surrounds us, our cultural and historic heritage and the built environment are key in terms of attracting residents, investment, employment and tourism to the area. This Neighbourhood Plan strongly supports their protection and enhancement whilst allowing development in areas where environmental harm is negligible or is adequately mitigated.

17.18.2. New sustainable development and growth should protect, respect and enhance all aspects of the environment we live and work in making positive contributions, where possible, to ensure that the qualities we all value are not eroded.

17.18.3. This Neighbourhood plan supports the use of countryside protection policies to protect and enhance the separate identity and distinct character of settlements such as Loxwood.

17.18.4. The development of green infrastructure is encouraged to provide links for wildlife and residents as well as minimising the coalescence of settlements.

17.18.5. Good high quality design is crucial to achieving attractive and durable places in which to live. It is also an important element in achieving sustainable development and reducing our impact on climate change. This Plan encourages the use of green, energy saving technologies where practicable to ensure that high environmental standards are met and that the emission of greenhouse gases is minimised. Sustainable design is promoted through an awareness of energy conservation and efficiency, a reduction in waste, recycling of materials etc. This policy relates to all new buildings and their setting in the built and rural landscape and is complimentary to Chichester District Council's Draft Local Plan in respect of green policies and energy efficiency.

## Policy 18

***All new developments or extensions to existing developments/dwellings should conform to the latest recommended building standards/procedures. New developments shall meet a minimum of Level 4 (from 2013 to 2016) and Level 5 (from 2016) in the Code for Sustainable Homes.***

***Developers should embrace within their design new technologies from the conceptual phase through to implementation and should ensure energy conservation assessments are conducted to demonstrate compliance with this policy.***

## 17.19. Flood Risk

17.19.1. The village of Loxwood takes its name from the River Lox which runs west to east and is located to the South of the village centre. Tributaries flow into it from the north past the Primary School and through to the river close to the Onslow public house.

17.19.2. The adjacent low lying areas are liable to flooding during periods of high rain exacerbated by the nature of the heavy clay soil found in the low weald. This plan will seek to ensure that development does not take place in these areas of high risk.

17.19.3. Any new development will lead to increased surface water run-off and therefore all new developments are encouraged to incorporate surface water mitigation techniques into their design.



17.19.4. This Neighbourhood Plan does not support any development in an area that is liable to flooding. Figure 6 below shows the areas of flood plain associated with the river Lox and tributaries within the Loxwood village boundary.

#### **Policy 19**

*Development in areas of flood risk as identified by the environment agency flood risk maps will not be permitted.*

*Any new development outside a flood risk area should be subject to a flood risk assessment to establish the effect of the development on the area surrounding the development to ensure that local flooding does not take place due to a rise in the water table.*

*Surface water mitigation techniques should be employed to ensure that there is no net increase in surface water run-off.*

*(See policy 9 for foul water)*

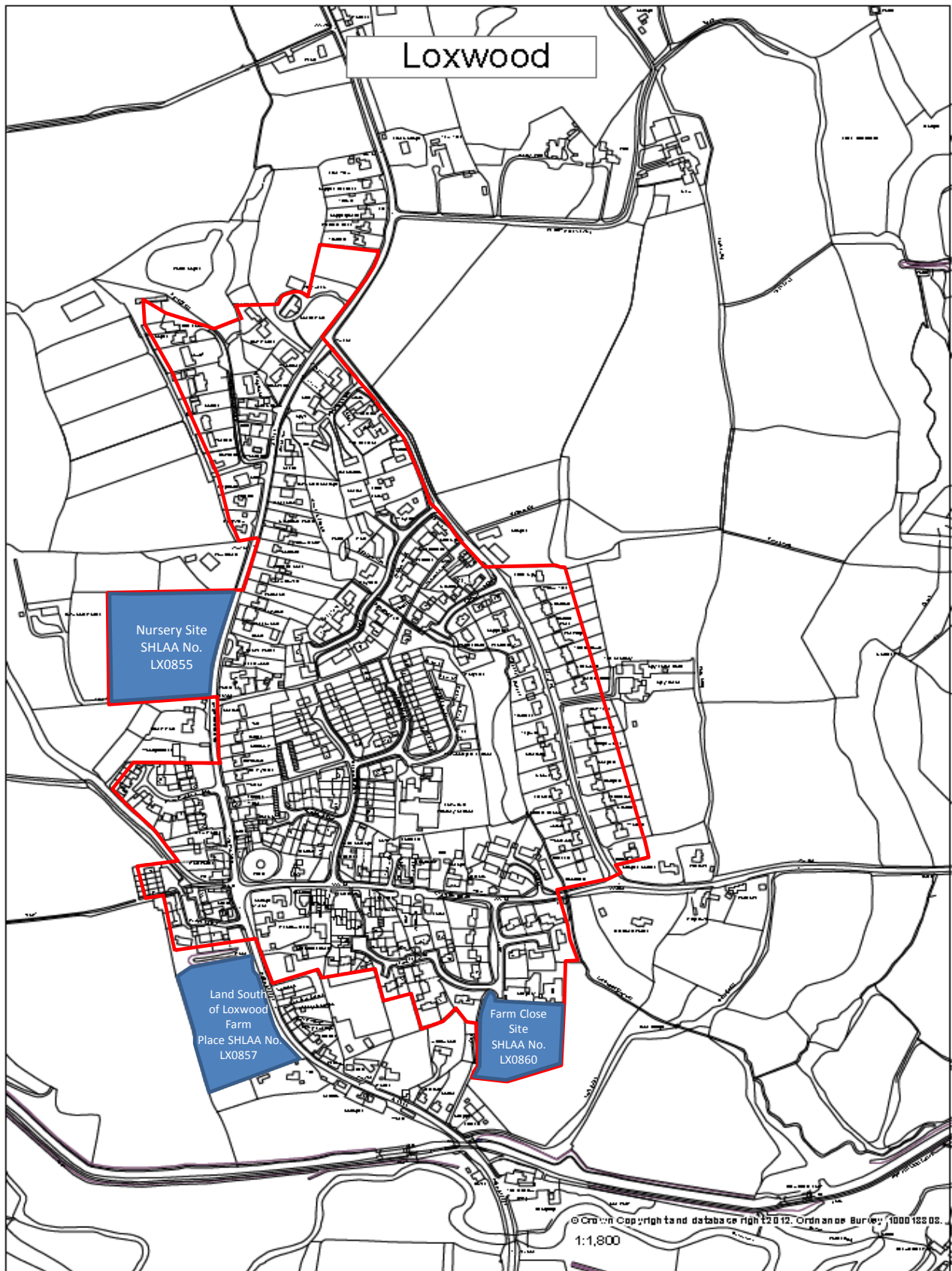


**River Lox Flood Plain Map**  
**Figure 6**

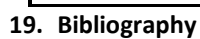
## Appendices

### Appendix 1

### Neighbourhood plan Allocated Site Map







The below documents are held electronically on the Loxwood Parish Web Site under the Community Led Plan tab.  
See link:

[http://www.loxwood.org/Community\\_Led\\_Plan.html](http://www.loxwood.org/Community_Led_Plan.html)

- 19.1. AiRS Community Led Plan Survey Report Sept 2012
- 19.2. Village Design Statement 2003
- 19.3. URS Site Assessment Criteria
- 19.4. URS traffic Calming Report
- 19.5. URS Speed Survey
- 19.6. GlassHouse Community Led Plan Report
- 19.7. Chichester District Council Draft Local Plan Key Policies
- 19.8. National Planning Policy Framework
- 19.9. Community Led Plan Questionnaire
- 19.10. SHLAA 2010
- 19.11. SHLAA 2013
- 19.12. Loxwood Development Plan Area Designation Letter
- 19.13. Chichester District Local Housing Requirements Study
- 19.14. Chichester District Local Housing Allocation Policy
- 19.15. URS Basic Conditions Compliance Guide
- 19.16. URS Evidence Base Gap Analysis
- 19.17. URS Policy Writing Guide
- 19.18. Chichester District Council's Guide to producing a Neighbourhood Plan
- 19.19. Locality Neighbourhood Plan Roadmap Guide
- 19.20. West Sussex County Council Planning School Places 2013
- 19.21. Parish and Community Planning Tool Kit
- 19.22. Localism Act 2011
- 19.23. Neighbourhood Planning (General) Regulations 2012
- 19.24. Chichester District Council – Settlement Capacity Profiles
- 19.25. Loxwood Parish Community Led Plan Survey Action Planning Sheet