



# Loxwood Parish Council

Clerk: Mrs Jane Bromley

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Councillor S Taylor  
Chichester District Council

4<sup>th</sup> October 2022

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**Subject - Letter of Support for Self/Custom Build in Loxwood**

Dear Cllr Taylor,

As the portfolio holder for Planning at our District Council, Councillors at Loxwood Parish Council thought it most appropriate to formally write to you prior to your in-depth review and revision of the Local Plan. The Council hopes then that your senior councillors and senior officers will be fully aware of the Parish Council's wishes for the Parish of Loxwood and the wider District when carrying out this review.

Following a presentation on Self and Custom Build from one of our residents the Parish Council have debated this issue and they are keen to see Self and Custom Build (S&CB) as a major exciting housing alternative, introduced into our village and elsewhere. They therefore see the necessity for a robust policy within your revised Local Plan.

Part of their decision centres around the volume (possibly some 400 more new homes) as required by your Council in Loxwood Parish. Loxwood is already fast losing its village character, uniqueness and identity with the recent poor 'box style' development and basic housing standards that have been built just recently and proposed for other identified sites yet to be built on.

Councillors feel that the level of affordable housing in the village already exceeds the demand level. The Parish already has some 120 existing affordable homes including the recent mixed tenure scheme by Thakeham Homes/Stonewater which has now added another 50 units. The Parish Council would much sooner seek to see such affordable housing levels (say 10%) of developer housing schemes transferred to self-build – as occurs successfully with other authorities such as Teignbridge DC and South Gloucestershire Council for example.

Councillors are seeking your help and more direct in-depth involvement with them CDC to create a thoughtful yet modern day characterful village of more mixed style housing, but built and designed to far better, more sustainable standards of air-tightness and insulation, incorporating MMC standards with heat pumps, solar panels and EV points in each home in alignment with your climate change emergency endeavours yet all in line with our Made Loxwood Neighbourhood Plan. Also, some small character sites (say 10-15 units per site)

dedicated exclusively to Custom Build homes, designed by people who want to create their 'dream home' who wish to contribute to life in our village and who wish to continue to live in Loxwood village for some years. This does not occur with existing developer housing, which is transient and offers little choice.

As you know both Self and Custom Build housing is a major wish of the present government, who want to see higher standards, greater diversity and style and more choice. Also, to support people wishing to aspire and better their lives and that of their rural communities per se. The Parish Council believes Loxwood should be doing everything possible to support this exciting opportunity. Poorly built 'box' housing built to low eco standards is not good planning, nor is it long term, sustainable or meaningful planning.

Councillors are seeking that you aspire, as the planning authority, to higher standards. This is why the Parish Council wish to work collaboratively with CDC to achieve this. The Parish Council now has younger residents as members, they have a wish to work more closely and with positivity, flexibility and pragmatism with your senior planners. Loxwood Parish Council would hope to create a revitalised more exciting village with more community shopping facilities that Loxwood can be proud of, and which is fully sustainable as a character village for all income levels and all aspirations.

This is all in line, the Parish Council suggest, with new Government thinking and positive support for 'Self & Custom Build in the community'.

Please note that Loxwood's Ward Councillor Gareth Evans fully supports this letter and its wishes.

Yours sincerely,

A solid black rectangular box used to redact the signature of Jane Bromley.

Jane Bromley  
Clerk  
On behalf of Loxwood Parish Council