

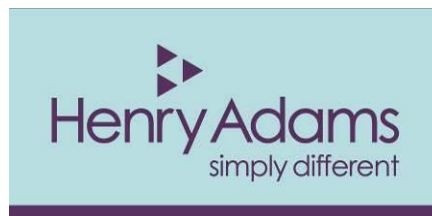
Representations on behalf of:

The Seymour Family

Chichester 2035 Local Plan Review

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Thursday 7 February 2019**

Land identified as Land at Orchard House, Loxwood



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1. Introduction

Henry Adams act on behalf of the landowners of the land at Orchard House. The land has been promoted for housing in the most recent call for sites and these representations are to reiterate that the land is still available for development and could be considered developable in the early to middle part of the plan period.

2. Site Background and Description

The land is edged red in the location plan accompanying this statement and is identified as land at Orchard House. The land is outside of any flood zones, approximately 1.5 acres in size and gently slopes in a southwestern direction. The land is currently accessed from the Loxwood Road and abuts this along its northern boundary. This is an adopted highway.

The site consists of a house, which has no local or national significance, and associated gardens. The site has defined landscape boundaries on all sides and could be seen as a logical extension to the existing Settlement Policy Boundary.

3. National Planning Policy Framework

National Planning Policy Framework (NPPF) informs local authorities and the public of the Government's planning policies for England how these are expected to be applied. They have been written not to prevent development but to allow for development in suitable locations which are viewed as sustainable. Paragraphs 7-14 specifically go into further detail on sustainability with paragraph 11 stating that *"there is a presumption in favour of sustainable development, which should be seen as golden thread running through both plan-making and decision-taking"*.

The NPPF is in place to allow for sustainable and appropriate development in the correct locations. It should be noted that the site is linked to the settlement of Loxwood via a footpath running along Loxwood Road. As such, it is our view that the site is sustainable and suitable for residential development in the early to middle part of the Plan Period.

4. Sustainability

The National Planning Policy Framework (NPPF) runs at the heart of all planning decisions and must be read in conjunction when deciding if land is suitable for residential or commercial development. In accordance with the NPPF, sites in a sustainable location should not be considered undevelopable. The facilities in Loxwood are listed below with their proximity to the site:

- ▶ Medical Facilities – approx. 150m
- ▶ Primary School – approx. 300m
- ▶ Place of Worship – approx. 500m
- ▶ Bus Stop – approx. 400m
- ▶ Post Office – approx. 400m

The subject site is approximately 1.5 acres in size and it is our opinion that a development of 15 units could be deliverable at this site. There are no major constraints that restrict development overall on the site and therefore, the site should be considered sustainable in taking account of the three dimensions for sustainability set out in the NPPF.

5. Chichester Local Plan 2035

The Local Plan 2035 is currently in draft form and as such the numbers identified for each settlement could be subject to change. Loxwood is classified as a service village and as such should be expected to accommodate new growth. The Local Plan 2036 states that service villages 'are suitable places to accommodate new housing'. The Draft Local Plan 2036 currently allocates 125 dwellings for Loxwood over the plan period. We would welcome additional units to be allocated in Loxwood and this site is able to accommodate a portion of the proposed units should the numbers remain the same or change.

6. Conclusion

In conclusion, the landowner hopes that their land is considered as a potential development site during the Local Plan review. The site is available and developable in the early part of the plan period. We consider that land at Orchard House is an appropriate site for housing either through a Local, Neighbourhood Plan or an alternative DPD Allocation.