

## Hannah Chivers

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**From:** clerk@loxwoodpc.co.uk  
**Sent:** 06 February 2019 12:46  
**To:** PlanningPolicy  
**Cc:** Loxwood Parish Council  
**Subject:** DC Local Plan Review Preferred Approach Consultation December 2018 - Loxwood Parish Council Additional Comments.

**Follow Up Flag:** Follow up  
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Further Commentary on the CDC Local Plan Review – Preferred Strategy 2016-2035- Loxwood Parish Council

### **Policy S2 Settlement Hierarchy**

Four villages within the North of Plan Area have been designated as Service Villages under the current Made 2014-2015 CDC Local Plan and also the 2016-2035 CDC Local Plan Review – Preferred Strategy document. These are Kirdford; Loxwood; Plaistow and Ifold; and Wisborough Green.

All but one of these settlements has a defined settlement boundary within which there is a presumption of sustainable development under the current NPPF and the CDC Local Plan. Plaistow meets all the criteria of a service village in its own right as it contains most if not all of CDCs essential criteria; - although a sustainable transport system cannot be considered as deliverable in any Service Village situated within the North of Plan Area.

Plaistow boasts a primary school; Village shop; church; public house; Village hall; youth club; Pre-school; Village green; Children’s playground; Sports ground with pavilion and cricket pitch with pavilion. As such it should have its own settlement boundary within which there would be a presumption in favour of sustainable development similar to Ifold, Loxwood, Kirdford and Wisborough Green.

### **Policy S3 Development Strategy**

Within their Draft Local Plan, Plaistow and Ifold parish identify 17 sites which could be developable. Even after assessment there are 5 sites in Plaistow alone which could be brought forward. Why have these sites not been considered by CDC in their deliberations on site availability? Discussions with Plaistow and Ifold PC have elicited that there are landowners willing to offer sites for development through the PC, but these offers have not been taken up by CDC. The only site identified in the recent 2018 HELAA, number HPI0005 was rejected by CDC for access and environmental reasons. Nothing more specific is described and this description could apply to almost any of the sites proposed in the other parts of the North of Plan Area.

Land at Kirdford, HKD0001, was rejected because it is listed as a green space by Kirdford PC in their NP. Kirdford’s NP describes this site as abandoned agricultural land and it was listed in the SHLAA in 2014. They have designated it as an Open Green Space in order to protect it from further development, but this does not negate its original designation as a deliverable development site.

Wisborough Green is similarly blessed with two sites identified within the HELAA of which only one is proposed for development of 20 houses. This is despite the area of the site being 5.5 hectares which, with an optimal density of 30dph as stated in CDC’s Local Plan review document, could yield in excess of 150 houses. Even the developer for this site, Millwood Designer Homes, is seeking to increase the number of houses on their site even though the developed area of the site is reduced to only 1.9 hectares which even then would accommodate around 40 dwellings.

It is unclear as to why Loxwood Parish should be allocated 125 houses when it is similar in size and facilities to Kirdford and Wisborough Green, who have only been allocated either zero or 25. It is quite clear from CDC’s own HELAA assessment criteria that sites were submitted within the other Service Villages in the North of Plan Area and the criteria for rejecting some of these from CDC’s desk top study perspective lack proper consideration.

Yours faithfully,

Jane Bromley,  
Clerk,  
Loxwood Parish Council



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