

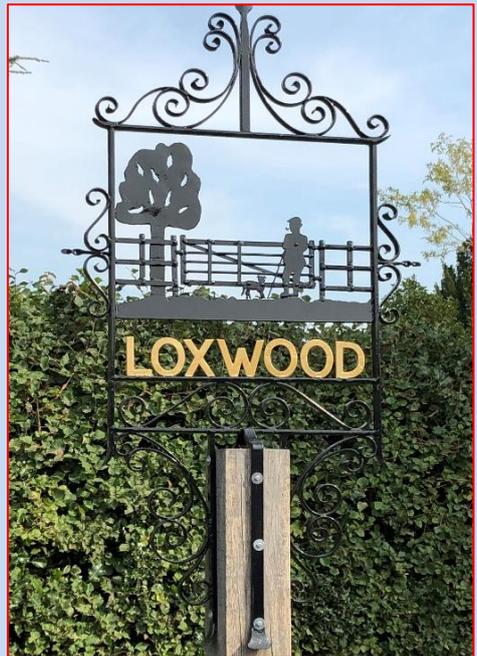
*Revised Loxwood Neighbourhood Plan  
2019 to 2035*



*North Hall Loxwood*



*Loxwood's Wise Owl*



*Loxwood Village Sign*



**John Murray  
Family Butcher**



**Loxwood Primary  
and Junior School**

**Wey & Arun Canal**





## Executive Summary

*This Revised Neighbourhood Plan replaces the made Neighbourhood Plan effective 2013 to 2029 which set out the vision, objectives and policies for the growth of the Parish of Loxwood over the period 2013 to 2029.*

*The Revised 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 Revised Neighbourhood Plan sets down a series of planning policies which, once adopted, will form part of the Chichester District Revised Local Plan and will run from 2019 to 2035.*

*The policies are summarised as follows:*

- i. Revised Housing allocation together with community benefits on defined housing sites.*
- ii. Definition of a revised Settlement Boundary for the village of Loxwood.*
- iii. Adoption of a street lighting policy.*
- iv. Measures to address potential flood risk and sewerage problems.*
- v. Continuing Development of a policy for the rural area which defines support for the expansion of existing businesses, agriculture and new business start-ups.*
- vi. Housing density, the built vernacular and house extensions are addressed in a way that seeks to protect the built heritage of the parish.*
- vii. A policy on traffic calming is updated which sets out a strategy for dealing with speed through the village of Loxwood and identifies measures which address the identified safety risks for pedestrians and cyclists.*
- viii. Internet and broadband connectivity are updated, seeking to make sure that any new development is configured to maximise the ability to connect to the local network.*
- ix. The Wey & Arun Canal Trust vision of a through navigable route from the Wey to the Arun Rivers is supported.*
- x. 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.*
- xi. The environment policy is updated 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.*

*This Revised Neighbourhood Plan has been reviewed by residents and key stakeholders through an extensive consultation process. All comments and suggestions received as part of this consultation have been carefully considered and the Revised Neighbourhood Plan amended accordingly.*

*The Revised Neighbourhood Plan is now subject to a pre submission Regulation 14 consultation. This will last 6 weeks. Any comments received will be considered and where necessary, the Revised Neighbourhood Plan will be amended accordingly.*

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

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## 1. Introduction

### Welcome to Loxwood Parish Council's proposal for the Revised Neighbourhood Plan 2019 to 2035.

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

Neighbourhood Plans and Neighbourhood Development Orders were introduced by the 2011 Localism act and the 2017 Neighbourhood Planning 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 was originally "Made" on the 15th July 2015 following approval by a parish referendum. It was estimated the plan would need to be reviewed every 5 years to ensure compliance with national and local planning requirements and to reflect the changing needs of the local community. However, in the autumn of 2018 CDC published a revised draft Local Plan – Preferred Approach document which identified a need for increased housing throughout the District. At a public meeting of Loxwood residents held on 8th December 2018, it was unanimously agreed that the Parish Council should update the Loxwood Neighbourhood Plan to reflect the revised policies contained in that document which included the requirement for the allocation of further housing in Loxwood.**

1.4. **For clarity, the Revised Neighbourhood Plan text has been coloured red with the original text in black. Minor editorial changes are NOT coloured red.**

1.5. The Loxwood Village Design Statement (VDS) has been incorporated into the Neighbourhood Plan, thus obviating the need to update two separate documents.

1.6. The Neighbourhood Plan also incorporates many of the elements of the Community Led Plan (CLP) published in 2013 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:

<https://www.loxwood-pc.gov.uk/>.

## 2. Background

2.1. The Loxwood Neighbourhood Plan has been compiled by a Steering Group comprising 4 parish council members and 4 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 Neighbourhood Plan 2013 - 2029 tab. (<https://www.loxwood-pc.gov.uk/>).

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.

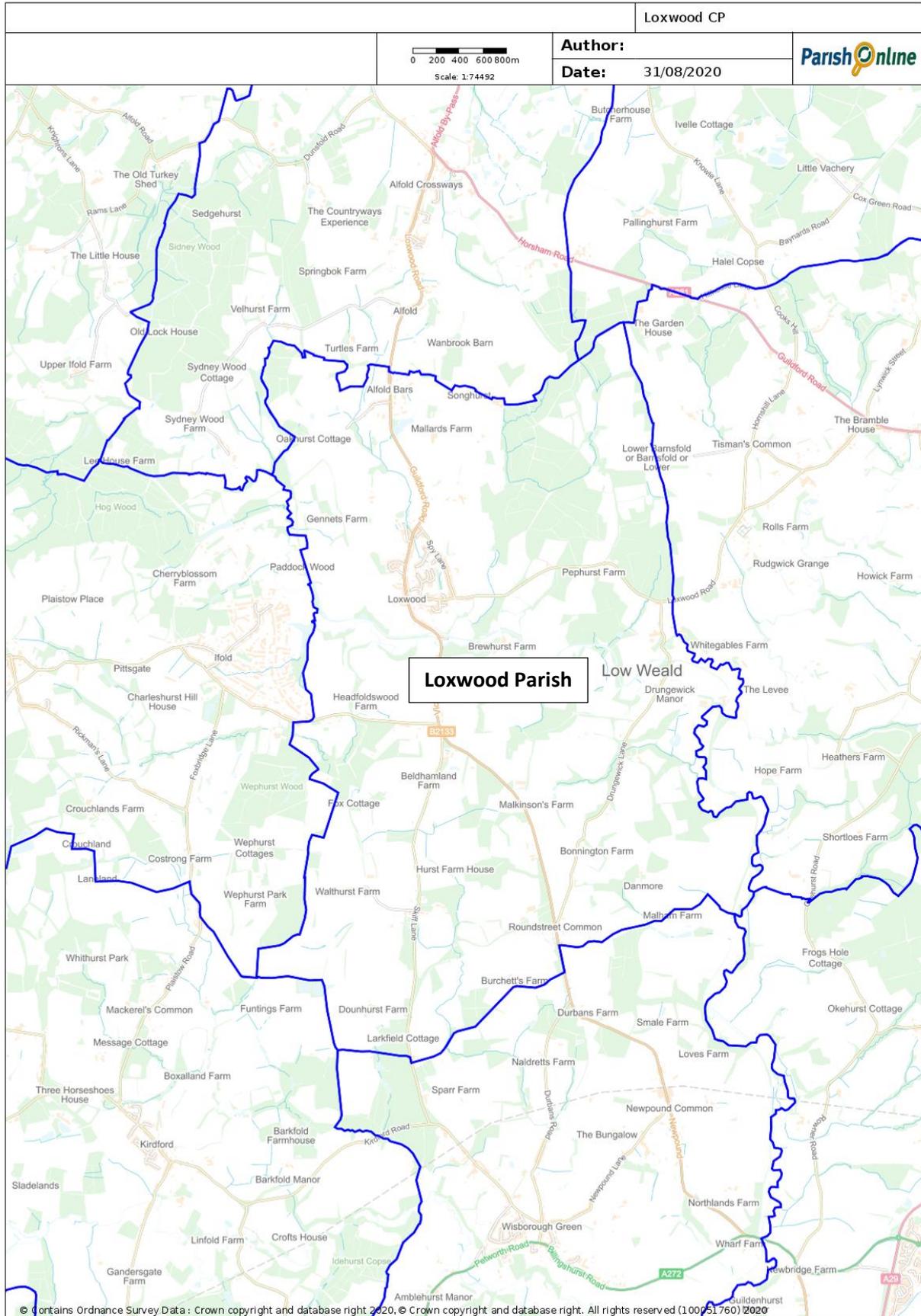
2.4. The first step in producing a Neighbourhood Plan is the establishment of the "Plan Area". This was agreed by CDC in March 2013. The Neighbourhood Plan policies will only apply to the Loxwood Parish Neighbourhood Plan Development Area. See figure 1 on page 9.

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 **original** 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 original Neighbourhood Plan was 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 were analysed and, where appropriate, taken into account. For various reasons it has not been possible to incorporate everyone's wishes. A Consultation Summary of comments is available on the parish web site.

- 2.7. The revision to the original Neighbourhood Plan followed a similar process with the establishment of a Neighbourhood Plan Steering Group made up of the parish Clerk, 3 parish councillors and 4 residents of the parish. The Terms of Reference of the Steering Group can be found on the Parish Council web site. Four consultation events took place at North Hall following strict Covid-19 safeguarding. In addition, a "zoom" meeting was undertaken plus a recording posted online to allow as many residents of the Parish to be consulted.



Loxwood Parish Neighbourhood Plan Development Area  
Figure 1

### 3. Independent Examination

- 3.1. Once the Revised Neighbourhood Plan has been subject to both a regulation 14 and 16 consultation, it will be submitted for Independent Examination by an Examiner appointed by CDC.

### 4. Referendum

Normally, a revised Neighbourhood Plan which introduces a large number of new allocated sites together with over a 100% increase in the housing allocation would be deemed to be a “significant” revision and thus be subject to a further Referendum. However due to the Covid-19 pandemic, all Referenda have been postponed until at least the 6th May 2021. Government guidance now states that once a Neighbourhood Plan has been through an Independent Examination; it will have material planning weight.

### 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 character 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 were 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’s current Local Plan policy 5 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; and to enhance and protect designated listed buildings and those buildings of an historic and architectural interest to the parish.
- 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 current Local Plan)*
- f. To establish a parish-wide 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 and parish of Loxwood.
- h. To ensure that the sewage and surface water 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 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 business work units.
- l. To conserve energy and limit light pollution in all new developments.
- m. To support the long-term vision of the Wey & Arun Canal Trust of a through navigable route from the Wey to the Arun rivers.
- n. To identify and protect the areas of green spaces which are important to the parish.

- o. To promote the use of energy efficient technologies in the early stages of all new developments

## 6. The Parish of Loxwood

### 6.1. Location

- a. Loxwood parish is located in the North East part of Chichester District (see Figure 2) 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 includes several local lanes such as Oakhurst Lane, Pigbush Lane, Brewhurst lane, Skiff Lane and Drungewick Lane.

- b. Loxwood parish falls within the newly defined “Loxwood Ward” which now encompasses all the local parishes situated in the North East part of Chichester District and described as “North of Plan Area” in CDC’s Revised Local Plan

- c. Along with the parishes of Kirdford, Wisborough Green and Plaistow and Ifold together with a small part of Lynchmere parish, the parish of Loxwood forms the northern part of the Plan Area in the Chichester District Council current and emerging Local Plans. Loxwood, Kirdford and Wisborough Green are all described as “service villages” in CDC’s current and revised Local plan documents. A service village is deemed to have a range of local services and facilities such as, but not exclusively, a school; a village store; a medical centre; public transport facilities; recreational facilities

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



Wey & Arun Canal



Village Centre

- e. The Wey & Arun canal runs East/West through the southern part of Loxwood.
- f. Loxwood, along with the other parishes in the north of the Plan Area, is predominately of a rural nature and accessibility to some services and facilities is a particular issue - with local residents having to travel significant distances to access regular shops, employment and leisure facilities.
- g. The nearest secondary school is “The Weald” in Billingshurst, some 7 miles distant.
- h. Public transportation is extremely limited and irregular, with a local bus service providing three different routes to local towns giving 2 to 3 hours for shopping etc.  
*Route 42 – a daily bus to Godalming & Guildford.*  
*Route 64 – Monday and Thursday only to Billingshurst & Horsham.*  
*Route 69 – Tuesday & Friday only to Pulborough, Arundel and Worthing.*  
 These services are operated by Compass Travel (Sussex) Ltd, under contract to WSCC (64 & 69) and Surrey (42)
- i. Travel by car provides the only viable means of transportation for most residents. The limited range of local services therefore play an important part in the daily lives of most local residents and this Revised Neighbourhood Plan will seek to maintain and, where possible, enhance those local facilities.



Parish Boundaries  
Figure 2

## 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 1st, John Carre, the Huguenot, had a glassmaking furnace at Loxwood and is buried in the nearby Alfold Church graveyard. As timber 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 & 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 & 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.
- 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-built chapel was built in 1820. This was demolished eighty years later when Loxwood Church was opened in 1901.
- 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*



*Wey & Arun Canal Visitor Centre*

- h. Since 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, Loxwood Farm Place and Hall Hurst Close, with the most recent being the development of **Nursery Green**.
- i. During this period Loxwood has also gained a doctor's surgery, sports and social 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.



*Loxwood Chapel*



*Loxwood Medical Centre*

- j. 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 210 students. Occupancy level as at September 2019 was 84%. 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. New facades have been fitted, the roof has been renewed, however there are more areas in need of refurbishment and repair. The buildings have been extended to their maximum capacity and there is little room for expansion. The car park is too small for the amount of staff in the building.
- b. **Medical practice** - with three doctors and its own dispensary providing a range of medical facilities for the surrounding villages and parishes

- 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 Wey & Arun canal.



*Onslow Arms Public House*

- d. **Village Hall (North Hall)** - refurbished and extended to provide meeting rooms, a modern kitchen and bar area together with a children's play area and a recreational field.



*North Hall*

- e. **Village shop and Post Office.** – These are deemed essential elements for a sustainable village community especially for the elderly. However, the owner of the Loxwood Village Stores has indicated her desire to close the shop and post office due to financial viability issues. A new Convenience store

is proposed at the front of the Nursery Green Development where space has been allocated for a retail development.

- 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 building is one of two church buildings in the Parish of Alfold and Loxwood, the other being St. Nicholas church in Alfold and the Rector runs weekly services in both church buildings. The chapel is the Society of Dependents chapel in Spy Lane.

- i. **Loxwood Sports Association** – is a not for profit organisation run by its membership in order to provide sports activities for Loxwood and the surrounding areas. It includes Loxwood Football and Cricket Clubs, a squash court, snooker room and a pavilion with bar facilities that can also be rented for private functions. Membership is open to all. The football and cricket clubs provide opportunities for junior players to participate. The playing fields and pavilion are located alongside the Plaistow Road about half a mile south of Loxwood village centre.



*Loxwood Sports Association and Playing Fields*

## 7. The Natural Environment

7.1. Loxwood is a rural village lying to the South of the South Downs National Park in a low weald landscape. The West Sussex Landscape Character Assessment 2003 identifies 42 distinct landscape areas. Loxwood falls into three of these areas.

7.2. The key landscape characteristics are as follows: -

- a) **Sub area 158 - Loxwood western Low Weald.**  
Localised river cut escarpment following the River Lox valley bottom. The eastern boundary includes the western edge of the settlement. The area is predominantly rural, containing extensive gardens, paddocks and arable fields, with hedges, health land, scrubland, furze, copses and wood meadow. It is sparsely settled and criss-crossed by farm tracks leading to isolated farmsteads.
- b) **Sub area 159 Loxwood eastern Low Weald.**  
A long narrow rolling ridgeline running north south through its centre with the B2133 and settlement edge forming the western boundary. Extensive areas of woodland and wooded stream valley order the eastern boundary. The area is predominantly rural arable and pastures fields with scattered isolated farmsteads and occasional individual dwellings.
- c) **Sub area 160 Ifold eastern Low Weald.**  
A predominantly arable landscape that lies between the historic village of Loxwood and Ifold, both settlements of very individual distinct identity. It comprises gently undulating land, gently rising to a high point at the junction between Plaistow Road and the B2133. The area is predominantly rural and very sparsely settled with an isolated farmstead and ribbon development.

7.3. Managing guidelines are as follows: -

- Ensure that development respects historic settlement patterns, form and building materials
- Conserve and manage valleys woodland and hedgerows
- Seek to reduce the intensity extent and visual impact of horse grazing by encouraging the planting of tree belts and hedgerows around paddocks
- Conserve historic stone bridges
- Conserve and extend existing grassland managing for species richness
- Encourage the conservation and management of existing hedgerows

- Increase tree cover in and around villages
- Minimise the effects of adverse incremental change by seeking new development of high quality that sits well within the landscape and reflects local distinctiveness minimising the cumulative impact of land use changes and the introduction of suburban styles and materials.

### 7.4. Priority Habitats

Priority habitats were identified in The UK Biodiversity Action Plan (BAP). They cover a wide range of semi natural habitat types. Those that were identified as being most threatened and requiring conservation action in Loxwood were: -

- Semi improved grassland
- Deciduous woodland
- Ancient woodland
- Traditional orchards
- Wood pasture and parkland

### 7.5. Priority Species

Large areas of the Parish have been identified as priority areas for Countryside Stewardship of habitats for species such as Lapwing and Turtle Dove.

### 7.6. Ancient Woodland

Ancient woodland is defined by Natural England as having had a continuous woodland cover since 1600 AD and is an irreplaceable wildlife rich habitat. Loxwood has a number of Ancient and Semi Natural Woodland as well as Ancient Replanted Woodland scattered around the parish, particularly in the East. Two of these are adjacent to or within the Neighbourhood Settlement Boundary. *(See figure 3 & 4 below).*

### 7.7. Agricultural Land

Loxwood is located in the Low Weald characterised by a mix of pasture and medium to small scale arable land. *(See Figure 5 below).*

7.8. This revised Neighbourhood Plan NP seeks to enhance protect and compliment the natural environment in which it is located by encouraging the sympathetic management of the countryside, to improve local biodiversity and to provide other benefits to the community's quality of life.

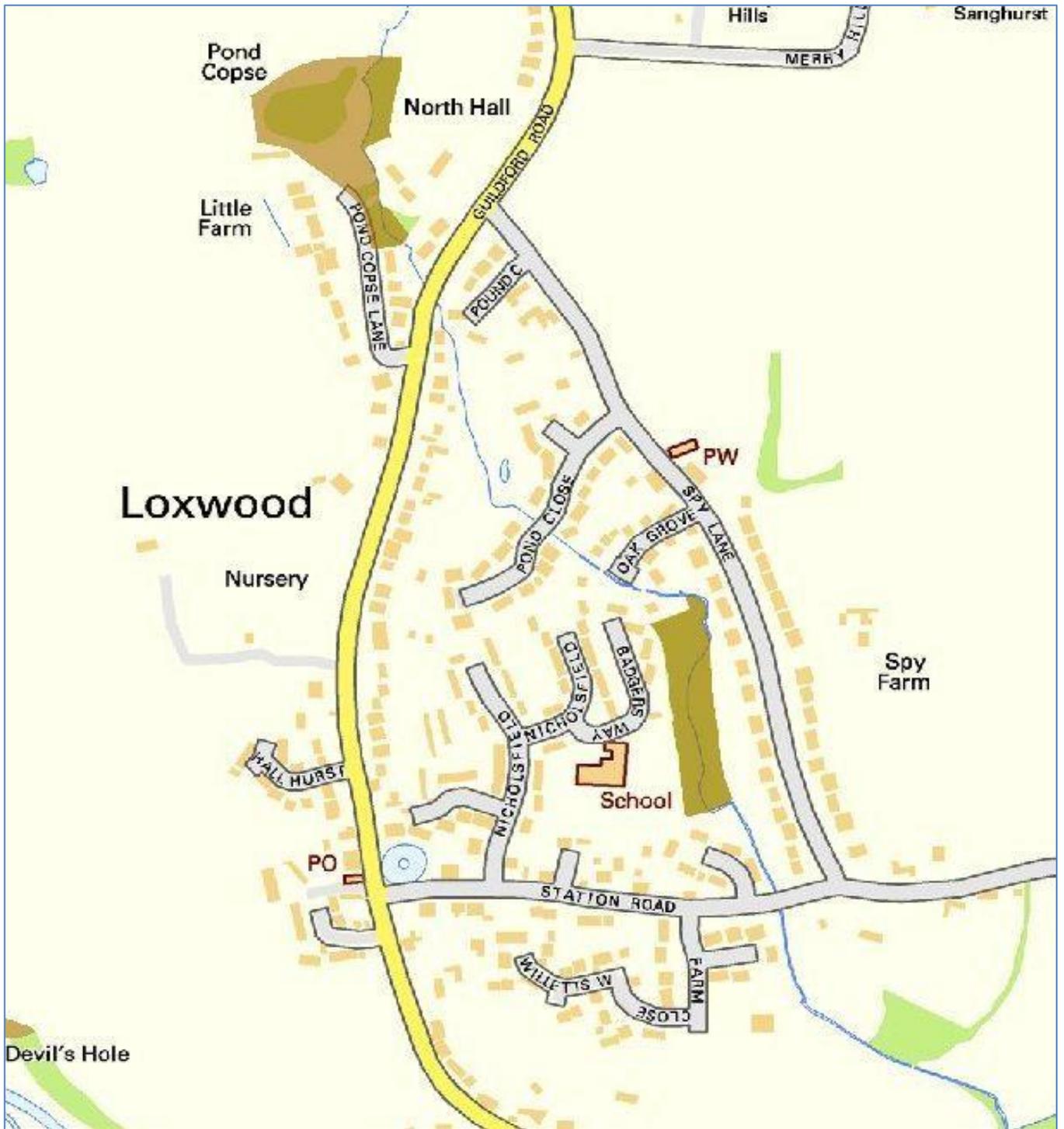
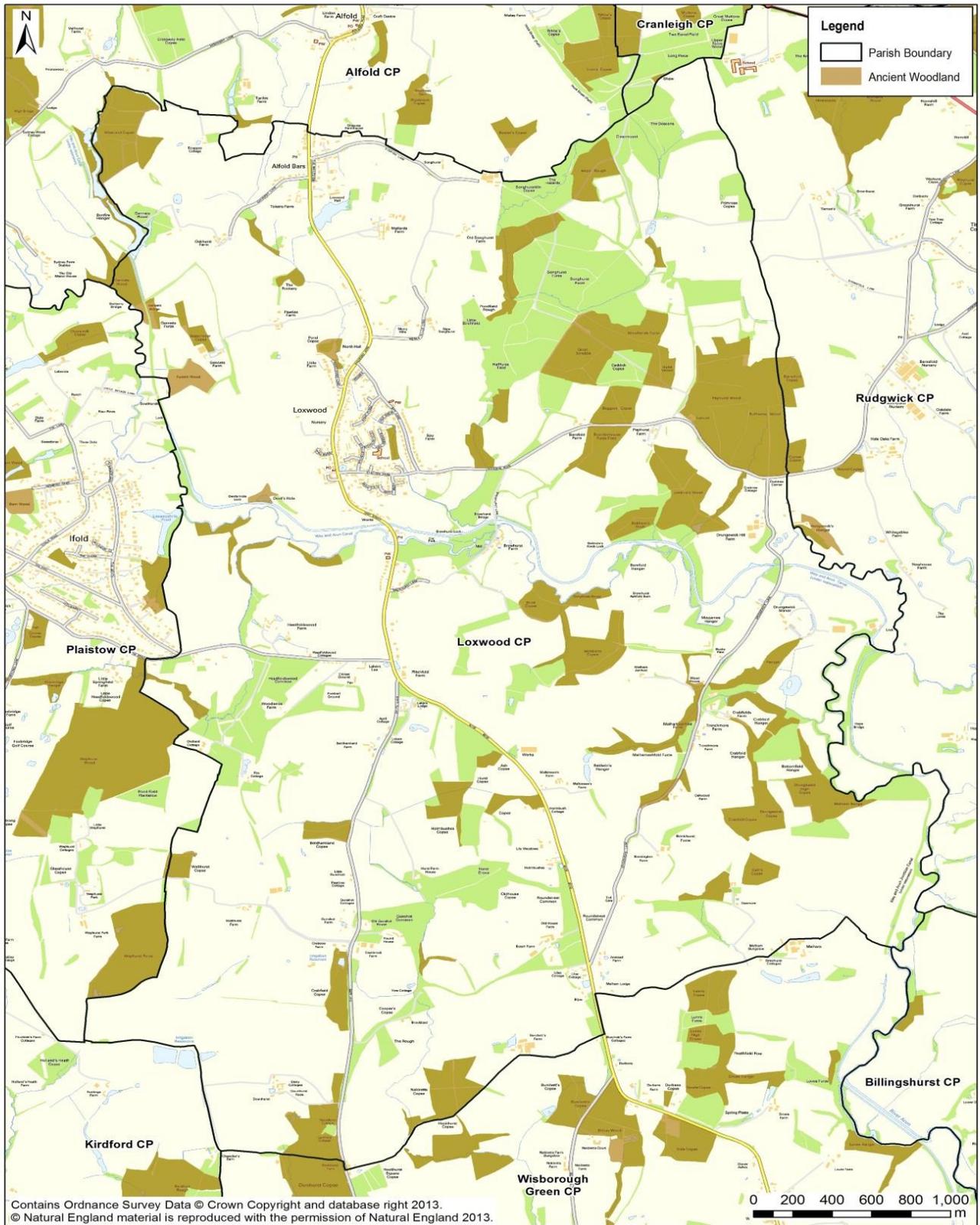


Figure 3  
Ancient Woodland



Ancient Woodland within and surrounding Loxwood Parish

Figure 4

## 8. Heritage Assets

- 8.1. The parish of Loxwood has 58 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.
- 8.3. Equally, although not formally listed, other buildings individually and collectively provide character and historic interest to the parish and will be given a form of protection to ensure their character is not destroyed by any subsequent development.
- 8.4. Likewise, the important spaces that give the essential atmosphere of the parish will also be afforded protection against inappropriate development.
- 8.5. The Loxwood Village Design Statement gives details of these buildings and spaces and these are listed in Appendix 2 of the Neighbourhood Plan.

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

- 9.1. The parish of Loxwood does not currently 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.
- 9.2. Any future designated conservation areas will be protected under the Neighbourhood Plan under the appropriate policies.

## 10. Wey & Arun Canal

- 10.1. The Wey & 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 the Wey & Arun canal was formally closed in 1871.
- 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 Fritchfold 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 the Wey & Arun Canal Visitor Centre was opened on the Onslow Wharf providing public information.

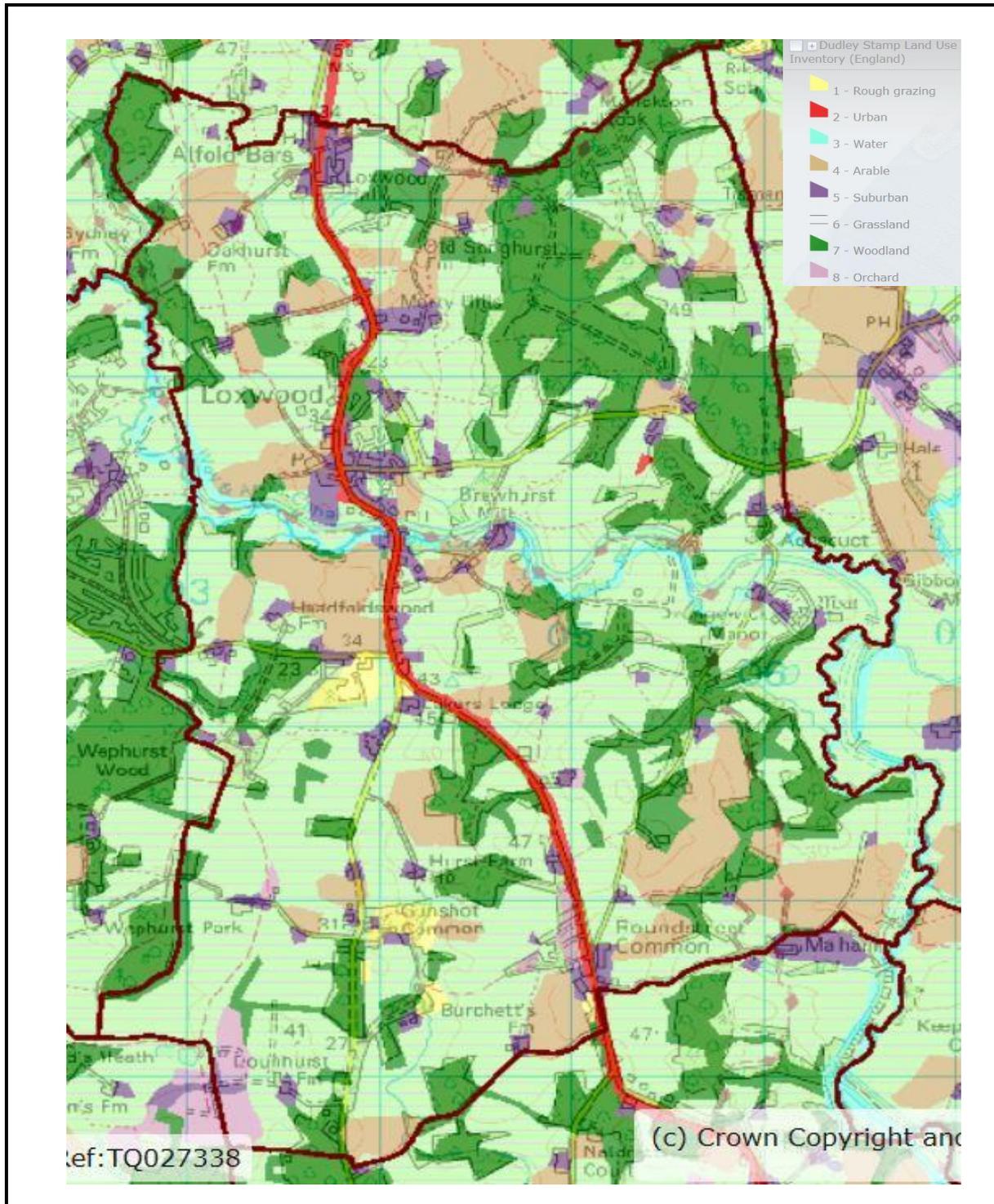


*Wey & Arun Canal Visitor Centre*

- 10.7. The canal restoration has progressed further north with the restoration of Devils Hole (2010) and Southland (2014) locks. Construction work on Gennets Bridge Lock was completed in 2018. This is expected to be the last major waterway construction work in the Parish of Loxwood.
- 10.8. The parish has over 3.5 miles of navigable canal which provides a useful tourist attraction as well as a linear park for residents to walk, ride and 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.



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

## 11. Economy and Business

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 of 2011, which is the last available census, the total number of residents in Loxwood of all ages was 1,827. This figure is now higher as, by 2019, there has been significant development in the village. The last development in Loxwood is the Nursery Green site completed in 2019 for a total of 43 houses.

11.1. 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%). There are now 643 dwellings on the electoral role with 1,321 adults of voting age registered.

11.2. 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.

11.3. 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.

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; wood burner shop.*

A new convenience store is planned to be built on a retail development site adjacent to the Nursery Green development, subject to planning approval which is currently extant.

11.4. 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.*

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

*Skandia Huis Timber Structure manufacturer and Indigo Cabinet Design*

These two manufacturing businesses are relatively small and both Skandia and Indigo Cabinet Design operate from outside the Loxwood village Settlement Boundary (SB).

11.6. In the current times of flexible working arrangements and internet connectivity, 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.

11.7. The result of this low 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 that 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.

11.8. The public transport services through Loxwood are limited and consist of two bus routes with an extremely infrequent service. Compass Bus Company Route 64 connects Loxwood to local towns of Billingshurst and Horsham but runs only on Monday and Thursday (64) once on each day in each direction. Compass route 69 operates on Tuesday and Fridays only to Pulborough, Arundel and Worthing once per day. 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, private 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 2 shows the number of cars per household.

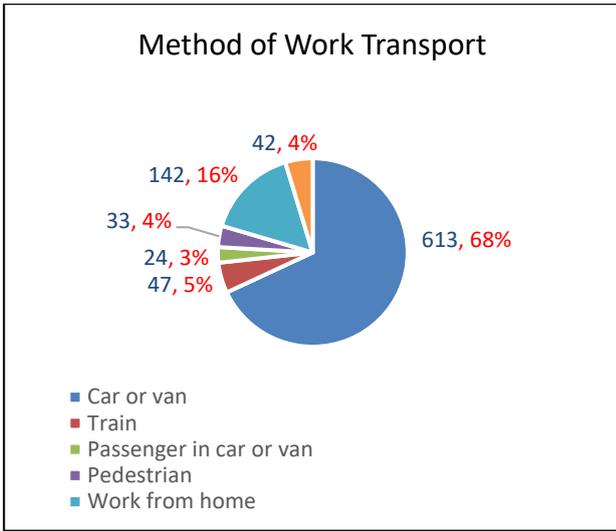


Chart 1

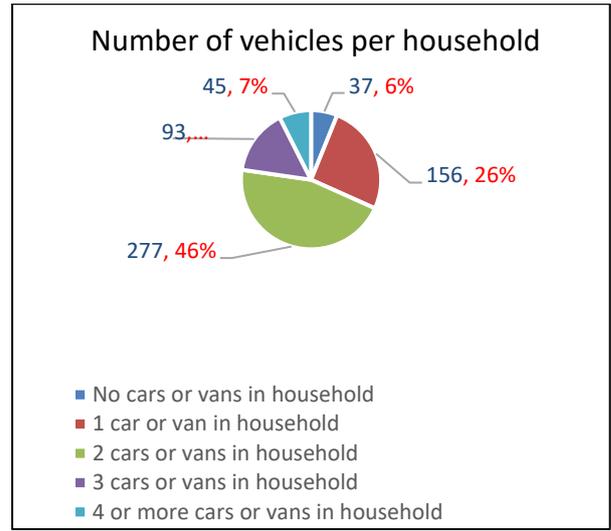


Chart 2

11.9. The 917 economically active adults within the parish work in occupations spanning 26 employment sectors. The largest occupational sectors are indicated in table 1 below in descending order of the most people in those occupations.

11.10. Of the residents of Loxwood Parish that are between the ages of 16 and 74, the categories of employment or non-employment are summarised in charts 3, 4 and 5 (source 2011 National Census).

Employment Sector	No:	%
Wholesale and retail trade; repair of motor vehicles and motor cycles	109	15
Professional, scientific and technical activities	78	11
Education	75	10
Human health and social work activities	63	8.7
Construction	62	8.5
Other	55	7.6
Financial and insurance activities	52	4.8
Manufacturing	47	6.5
Administrative and support service activities	42	5.8
Information and communication	38	5.2
Transport and storage	32	4.1
Accommodation and food service activities	30	4.1
Public administration and defence; compulsory social security	20	2.8
Agriculture, forestry and fishing	17	2.3
Real Estate	15	2.1

Table 1

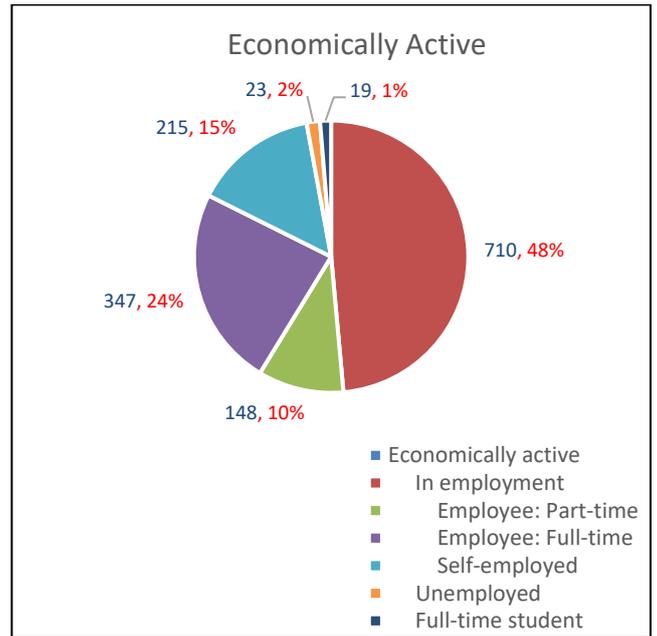


Chart 3

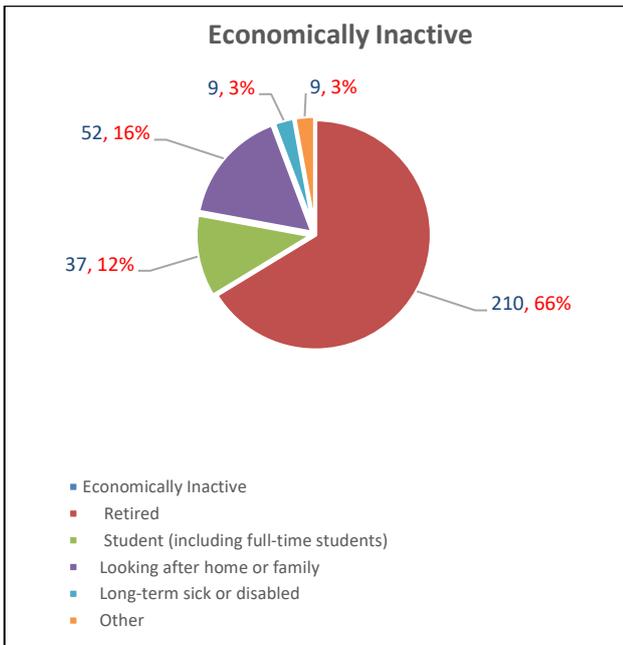


Chart 4

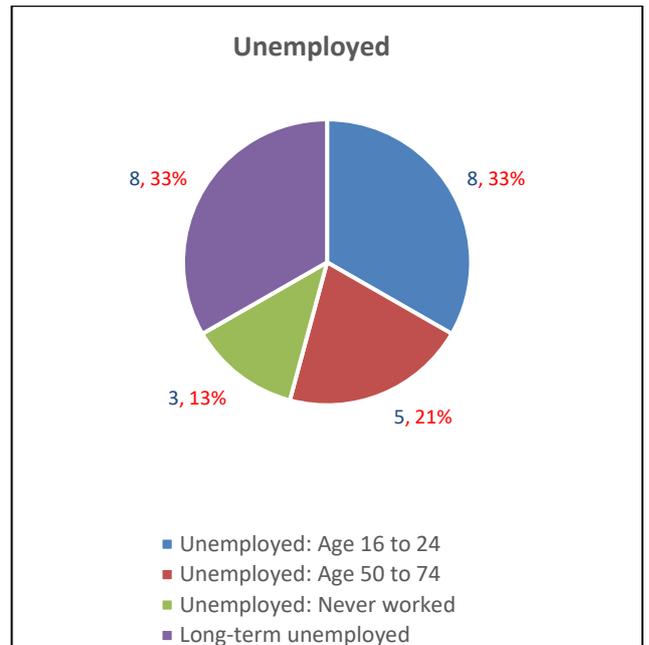


Chart 5

## 12. Social Characteristics/Demographics

12.1. According to the 2011 National Census there were 1,827 people living in Loxwood Parish. The distribution is shown in Charts 6 below in 5-year age ranges and percentage of total.

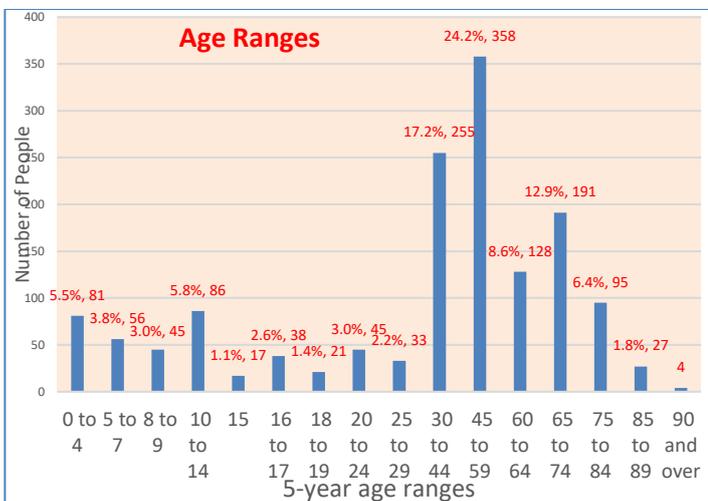


Chart 6

12.2. These data show 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 5% 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.

12.3. The overall bias for the parish is an ageing population which presents issues over the 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.

12.4. 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.

12.5. 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.

12.6. The Male/Female split of the population is in Chart 7 as follows: -

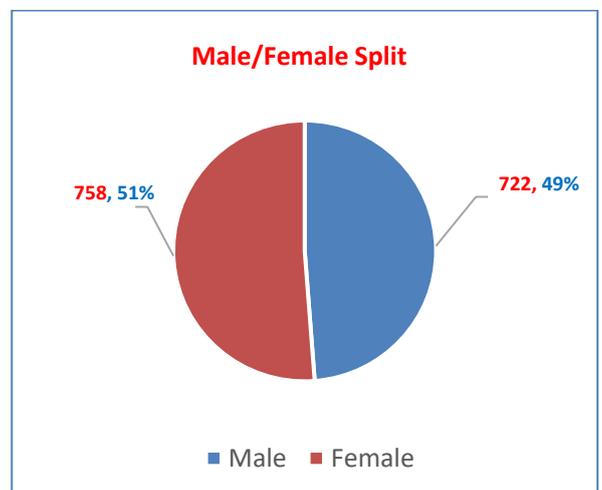


Chart 7

12.7. There is 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 8 below: -

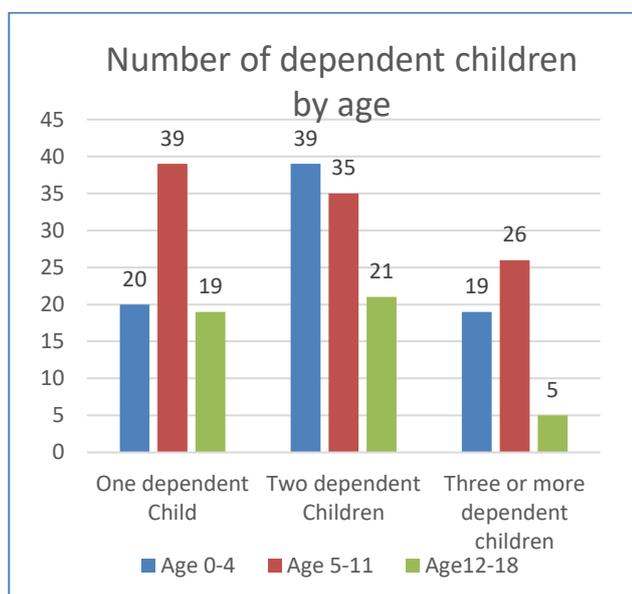


Chart 8

12.8. 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 shown in table 2 below.

Type of Dwelling	Number of Dwellings	% of population
Detached	359	57.2%
Semi-detached	148	23.6%
Terraced (including end-terrace)	60	9.6%
Flat, maisonette or apartment: Purpose-built block of flats or tenement	46	7.3%
Flat, maisonette or apartment: Part of a converted or shared house (including bed-sits)	8	1.3%
Flat, maisonette or apartment: In a commercial building	4	0.6%
Caravan or other mobile or temporary structure	3	0.5%
Total	628	100.0%

Table 2

12.9. 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 offer the opportunity for them to remain within

the parish. The household tenure indicated in the 2011 census is shown in Table 3 below.

Tenure	Loxwood	
	Number	Percentage %
All households	608	100
<b>Owned</b>	495	81.4
Owned outright	265	43.6
Owned with a mortgage or loan	230	37.8
<b>Shared ownership</b> (part-owned and part rented)	1	0.2
<b>Social rented</b>	62	10.2
Rented from council (Local Authority)	6	1
Other	56	9.2
<b>Private rented</b>	35	5.8
Private landlord or letting agency	31	5.1
Other	4	0.7
<b>Living rent free</b>	15	2.5

Table 3

### 13. Sustainability Appraisal

- 13.1. Neighbourhood Plans are required to contribute to the achievement of sustainable development and are also required to comply with relevant EU legislation (including the Strategic Environmental Assessment Directive).
- 13.2. A Strategic Environmental Assessment is a process to ensure that full consideration is given to the potential environmental effects during the plan making process whereas a Sustainability Appraisal takes a wider view of social and economic effects also. The two are typically combined and together promotes sustainable development by assessing the extent to which the emerging plan, when judged against reasonable alternatives, helps to achieve relevant environmental, economic and social objectives.
- 13.3. This process is an opportunity to consider ways by which the plan can contribute to improvements in environmental, social and economic conditions, as well as a means of identifying and mitigating any potential adverse effects that the plan might otherwise have. By doing so, it can help make sure that the proposals in the plan are appropriate given the reasonable alternatives.
- 13.4. Therefore, a Sustainability Appraisal (SA) has been prepared to inform this Revised Neighbourhood Plan, incorporating a Strategic Environmental Assessment (SEA). This forms part of the evidence base and is available on the parish council website.

13.5. Sustainable development should secure improvements to the economic, social and environmental conditions of the area. The aim of this Revised Neighbourhood Plan is to improve the economic, social and environmental well-being of the parish and its residents while contributing to sustainable development locally.

13.6. The aim of sustainable development 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.

13.7. This Revised 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.

## 14. Equality

14.1. In accordance with the themes of sustainability, one of the aims of the Revised 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.

14.2. To achieve and maintain this objective, the Revised 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.

## 15. Affordable Housing

15.1. Loxwood Parish has 15 people currently on the Loxwood housing register (as at November 2019) with a local connection to the village and has over 71 houses for rent as affordable housing, all owned by housing associations.

15.2. 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

15.3. In November 2018, CDC introduced a new Housing allocation Scheme which, in paragraph 9.2, introduced a Rural Allocations Policy. This states that when an existing affordable home within the rural area becomes available for first let or re-let, preference will be given to households that: -

- a. are able to demonstrate a local connection to the parish in which the property is located, and
- b. have an identified housing need (i.e. those households that are in Bands A to C). Bands A to C are defined in appendix C of the Scheme.

15.4. The CDC Housing and Economic Needs Assessment (HEDNA) recommends that 30% of a development be allocated to Affordable Housing with 20% available for rent and 10% as Intermediate housing (part rent/part buy). Loxwood Parish Council will support a 30% allocation of affordable housing on sites of 6 or more houses.

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

15.6. The last 3 developments built in the parish where affordable housing is integrated into the whole development has shown that mixing up affordable and open market housing ("pepper potting") helps promote social cohesion and neighbourliness.

## 16. Policies

### 16.1. Housing Allocation policy

16.1.1. The proposed Chichester District Local Plan makes provision for 12,350 houses over the plan period 2016 to 2035 with the parishes north of the Plan Area of Loxwood, Wisborough Green, Plaistow and Ifold, Kirdford and Lynchmere, being allocated a total provision of 489 houses with 339 houses being carried forward from the 2012 to 2029 Local Plan. The new Local Plan proposes that an additional 150 houses in the North of the Plan area are found from new allocated sites in the plan period 2016 to 2035

16.1.2. The proposed Chichester District Local Plan allocated site requirement for the parish of Loxwood is 125 houses over the new plan period. Loxwood is a semi-rural parish and the current Settlement Boundary as defined by the current Neighbourhood Plan adopted in 2015 is full. New sites are required and the Settlement Boundary will need to be expanded.

16.1.3. The housing allocation for Loxwood in the original Neighbourhood Plan was a minimum of 60 houses on two allocated sites. Of this requirement 43 houses have been built at Nursery Green. A further 17 houses were allocated at Farm Close but these have yet to be built out. Accordingly, 17 houses at Farm Close will be carried forward to the Revised Neighbourhood Plan

16.1.4. Over the last 20 years approximately 110 new houses have been built, primarily on four specific sites: -

- Loxwood Farm Place
- Hall Hurst Close
- Willets Way
- Nursery Green

16.1.5. In order to retain a vibrant community and to meet local needs for housing, employment and community facilities, it is recognised that the parish should support limited growth - provided that the growth is sustainable in accordance with the NPPF paragraphs 7 to 14 and that the parish retains its semi-rural character with good facilities.

#### Policy 1

*The revised Loxwood parish Neighbourhood Plan will allocate a minimum of 126 new houses on allocated sites located within the Settlement Boundary defined in*

*accordance with policy two of this Plan. In addition, 17 houses are carried forward from the previous Neighbourhood Plan, making a total of 143 houses allocated in this revised Neighbourhood Plan. Up to 8 additional flats are proposed above the Nursery Green Commercial Site carried forward from the previous Neighbourhood Plan to support its viability.*

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

### 16.2. Settlement Boundary policy

16.2.1. The Settlement Boundary of the village of Loxwood defines the permitted development area of the village.

16.2.2. There is a presumption in favour of sustainable development throughout the Plan Area in accordance with the NPPF. It is the intention to concentrate development within the Settlement Boundary in the context of a presumption in favour of sustainable development. This does not preclude sustainable development in the rural areas outside the Settlement Boundary in accordance with this Revised Neighbourhood Plan, the Chichester District Local Plan and the NPPF. The rural Area policy in this Neighbourhood Plan is Policy 16.

16.2.3. Development within the Settlement Boundary but not on allocated sites is deemed as “windfall housing” and should be of fewer than 6 dwellings.

16.2.4. The Settlement Boundary of Loxwood parish in this revised Neighbourhood Plan has been expanded to reflect the new developments which have been built since the Boundary was last drawn. This also includes the new allocated sites under this Revised Neighbourhood Plan and makes provision for windfall development along the west side of the B2133. The re-drawn Settlement Boundary also limits the potential for back garden developments.

#### Policy 2

*Within the Neighbourhood Plan Area, there is a presumption in favour of sustainable development as defined in this Revised Neighbourhood Plan, the Chichester District Local Plan and the National Planning Policy Framework. The updated Settlement Boundary of Loxwood village is defined in figure 6 below.*

*Any land within the parish of Loxwood which is outside the Settlement Boundary of Loxwood village is deemed to be rural.*

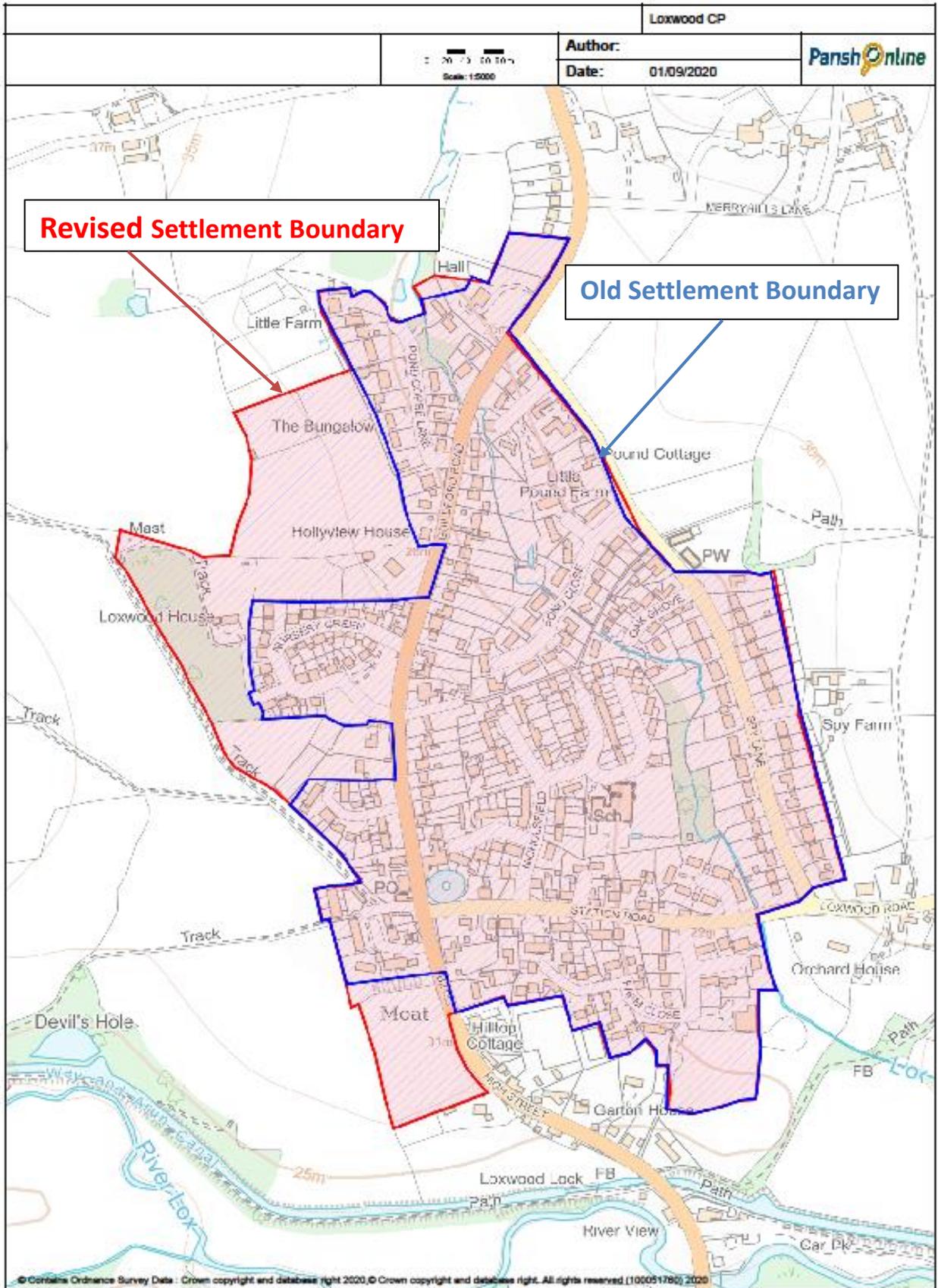


Figure 6  
Revised Loxwood Settlement Boundary

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

16.3.1. As part of the development of this revised Neighbourhood Plan, the Steering Group issued a “Call for Sites”. Land owners and developers put forward 10 sites. As part of the Call for Sites, applicants were asked to defined how many houses the site was capable of delivering together with its size and speed of deliverability.

16.3.2. The individual sites were assessed using a rigorous site assessment procedure developed by “Locality”, a government sponsored organisation. (<https://neighbourhoodplanning.org>)

The methodology used and the individual site assessments are contained within the Neighbourhood

Plan evidence base which can be found on the Loxwood Parish Council web site. In order to present the data in an easily digestible form, a spreadsheet was created which presents the details of each of the 10 sites against the assessment criteria using a green, amber and red traffic light system. The process identified 8 sites which were found to be suitable, available and achievable within a five-year timescale.

16.3.3. A parish questionnaire was then sent to every household in the parish asking residents to rank the eight sites in order of preference. A total of 373 responses were received and the analysis together with the rankings is shown in Table 4 below.

<b>Resident Questionnaire Results</b>											
Loxwood NP Site	No. of proposed houses	Replies for each ranking position								Weighted Score	Ranking using weighting of all choices
		1	2	3	4	5	6	7	8		
Land West Of Guildford Road	50	114	25	40	24	48	22	27	73	1832	4
Hawthorn Cottage	10	20	98	59	65	33	30	46	22	1861	3
Loxwood House	35	64	67	76	49	26	46	33	12	2002	2
Land to rear of Blackhall	26	55	73	66	80	44	22	19	14	2041	1
Woolspinners	5	38	28	44	60	103	40	31	29	1687	5
Land South of Loxwood Farm Place	22	35	41	29	39	37	105	60	27	1546	6
The Wharf	22	19	31	24	25	38	34	117	85	1211	8
Orchard House	10	28	10	35	31	44	74	40	111	1248	7

**Methodology of ranking**  
Total weighted score is derived by multiplying each level of ranking by a factor starting at 8 for the 1st ranking and reducing to 1 for the 8th ranking.  
Thus for Land West of Guildford Road the weighting score is as follows:-  $(114*8)+(25*7)+(40*6)+(24*5)+(48*4)+(22*3)+(27*2)+(73)=1832$   
This method allows individuals's choices to be weighted such that their first choice carries the highest weight, then their second choice and so on to their last choice.

Table 4

16.3.4. Two of the sites, Land West of Guildford Road and Land South of Loxwood Farm Place were granted planning consent in August 2020 and September 2020 respectively and thus were automatically included as allocated sites.

16.3.5. From the overall ranking, it was possible to identify two other reasonably sized sites which would contribute to the housing allocation defined in policy 1. These are: - Land to the rear of Black Hall and Loxwood House.

Accordingly, the allocated sites in this revised Neighbourhood Plan are: -

1.Land West of Guildford Road-50 houses

2.Land South of Loxwood Farm Place-24 Houses

3.Loxwood House- 30 Houses

4.Land to the rear of Black Hall- 14 houses, plus up to 8 flat/apartments above a retail unit on the commercial site which forms part of the Nursery Green development. The commercial site will be also allocated for retail development.

16.3.6. The Farm Close site which was allocated for 17 houses in the original Neighbourhood Plan has not yet been built out and thus this site will be carried forward to the revised Neighbourhood Plan.

The Location of all the sites allocated in this revised Neighbourhood Plan in shown in appendix 1.

### Policy 3

*The provision of allocated sites for the parish of Loxwood over the Plan period will be in accordance with policies 4, 5, 6 7 and 8 of the Revised Neighbourhood Plan.*

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

*Policy 10- Street Lighting*

*Policy 11 - Waste and Surface Water*

*Policy 12 - Built Environment - Housing Density*

*Policy 13 - Built Environment - Vernacular*

*Policy 18 - Broadband*

*Policy 19 - Traffic Calming*

*Policy 20 - Environmental Characteristics*

*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.*

#### 16.4. Land at Farm Close

16.4.1. This site has a complicated Planning history and has been the subject of a number of planning applications. In 2014, planning permission was granted for 17 houses together with the community benefits defined in policy 4. The development was then sold and a further planning application was submitted in 2017 for 19 houses. This was refused in 2019, the primary reason being the layout and design of the houses. The site will remain in the revised Plan as, when it is developed, it will complete the allocation of the 60 houses defined in the original Neighbourhood Plan.

16.4.2. The community benefits defined in the original Plan will remain in the Policy as these had considerable support from the parish as described in paragraph 16.4.4 below. The Community Parkland consists of approximately 60 % of the site and it is envisaged that the Parkland would be donated to the parish by means of a S106 agreement. In order to encourage biodiversity the parkland will be planted with trees, shrubs and wildflowers. The cost of the ongoing maintenance of the parkland to be funded by the developer as part of the S106 agreement. Additional car parking should also be provided for the doctor's surgery. The proposed development includes a central community green around which the houses are distributed.

16.4.3. The suggested layout is shown in figure 7 below.

16.4.4. Question 3.4 of the Community Led Plan survey carried out in 2013 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
135 (52.2%)	76 (29.34%)	48 (18.53%)

During the consultation phase of the original Neighbourhood Plan, residents who attended the consultation open days were asked to complete a questionnaire about the use of the land donated to the parish which would be used as the Community Parkland in the proposed development. In addition, the questionnaire was e-mailed to contact groups in the parish. Details of the background information provided with the questionnaire together with an analysis of the responses can be found in the Neighbourhood Plan evidence base provided on the Parish web site [www.loxwood-pc.gov.uk](http://www.loxwood-pc.gov.uk). In total, 114 responses were received to the questionnaire with 94% of respondents supporting the proposed use of the land designated as Community Parkland.

16.4.5. Based on this support for the proposal, the site will remain in this Revised Neighbourhood Plan contributing a minimum of 17 houses towards the Chichester District Local Plan housing target (as a "known commitment").

16.4.6. The Developer of the Land at Farm Close has completed a call for sites questionnaire indicating their intention to build out the site and submit a revised planning application in consultation with Loxwood Parish Council and to deliver the community benefits detailed in this policy.

### Policy 4

*Land at Farm Close as shown in appendix 1*

*See suggested 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 with a minimum of seventeen houses consisting of affordable and open market houses is recommended taking into consideration desirable densities in accordance with policy 12 of the Revised Neighbourhood Plan. The proportion and tenure mix of affordable housing to be in line with current Chichester District Council requirements and allocations policies.*



## 16.5. Commercial Land at Nursery Green

16.5.1. In the original Neighbourhood Plan, 2.1 hectares of land at Loxwood Nurseries adjacent to the B2133 in the centre of Loxwood village was allocated for both residential and retail development. The residential part of the original policy has now been built out with 43 houses.

16.5.2. In 2020, the retail part of the site received planning consent for a mini-supermarket (Co-op) but due to unforeseen legal reasons, the mini-supermarket could not be built.

16.5.3. The parish of Loxwood is defined in the CDC Local Plan as a service village serving the local community and surrounding parishes with a range of facilities and services. The current village convenience store is small and is used mainly as a “top-up” shop. If Loxwood is to support the addition of a further 143 houses (126 current allocation and 17 carried forward from the original Plan) and also serve the surrounding parishes, a larger convenience store would be beneficial to the parish. It will reduce travel by car to the local shopping centres of Billingshurst, Cranleigh and Horsham, the nearest being 7 miles away. It would also support the elderly and infirm who struggle to find a means to travel to the local shopping centres due to the non-existing bus service. It will also provide local employment opportunities.

16.5.4. Accordingly, this Revised Neighbourhood Plan will allocate the land at Nursery Green as shown in figure 8 below for retail development. The development should consist of a single medium size convenience store with approximately 2500 square feet (approx. 235 sq. metres) of retail space.

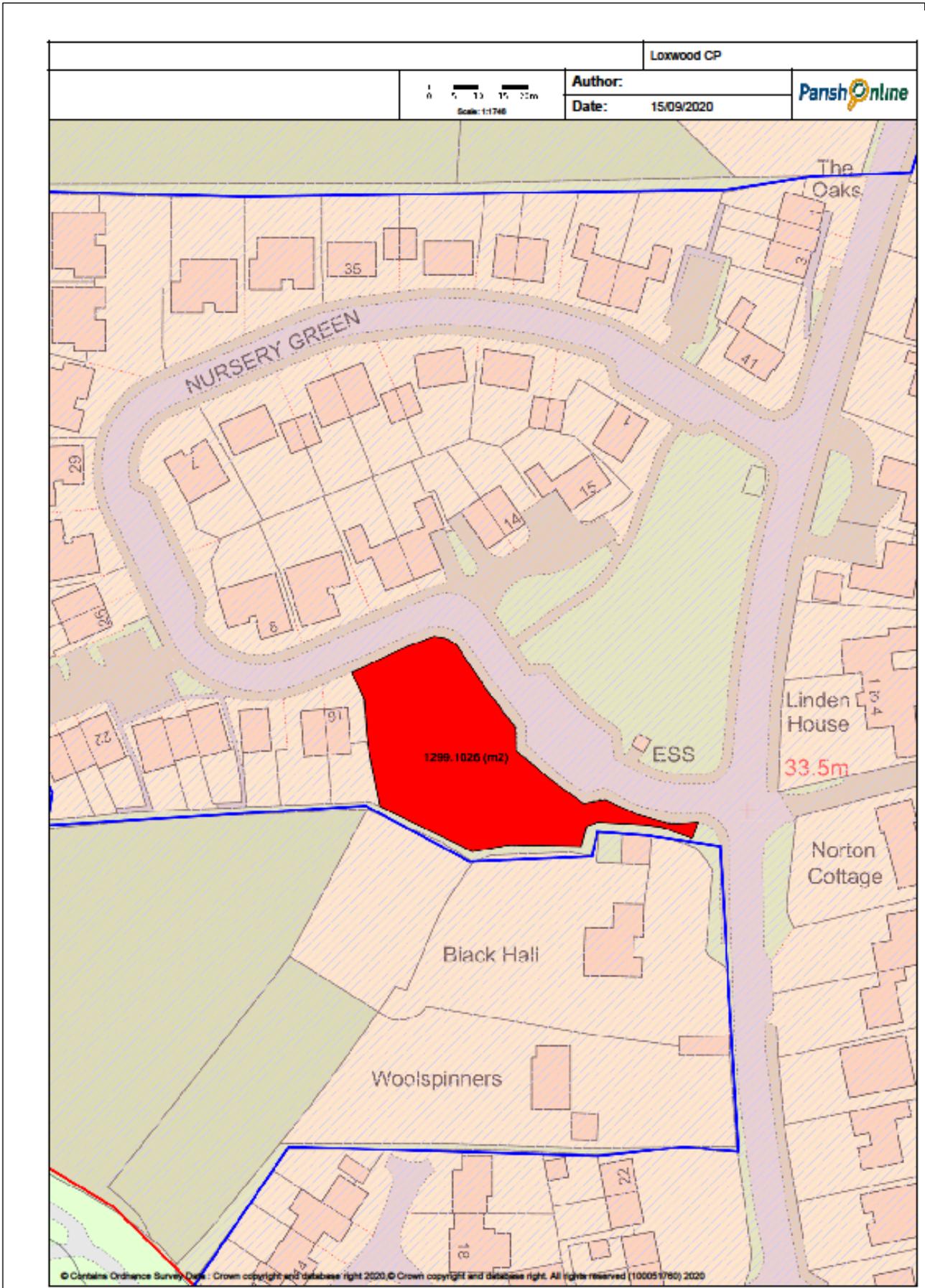
16.5.5. In order to prevent shoppers and staff parking in the visitor parking spaces within Nursery Green, car parking should be provided on the retail site.

16.5.6. Experience has shown that for such stores to be viable, it is necessary to make provision for flats/apartments above the store. The evidence for this conclusion can be found by examining the submissions to CDC for the original CO-OP planning application on the CDC web site (*Planning application LX/19/01498/FUL refers*). Accordingly, in order to support viability, the Revised Neighbourhood Plan will support the inclusion of up to 8 flats/apartments above the convenience store over 2 floors. In order to reduce the bulk of the building, its height should not exceed 9.5 metres.

### Policy 5

**Commercial Land at Nursery Green as shown below in Figure 8.**

- a. The land is allocated for retail development to provide a medium sized convenience store with circa 2500 feet of retail space**
- b. Car parking sufficient to meet the needs of staff and shoppers should be provided on site**
- c. In order to support the viability of the development, flats and/or apartments on top of the convenience store will be supported over 2 floors with the height of the development not to exceed 9.5 metres**



**Nursery Green Commercial Site**

## 16.6. Land West of Guildford Road

16.6.1. This site is 2.9 hectares in size and is located to the West of the Guildford Road (B2133) and adjacent to Pond Copse Lane.

The site is bounded to the east by the residential rear gardens of the detached dwellings which front onto Pond Copse Lane. Pond Copse Lane is a private road which also defines the line of public footpath no. 811/1.

The west side of the site is bounded by a screen of hedging and trees including mature oaks. The south site boundary is marked by a line of mature trees and the house and curtilage of Hawthorn Cottage. The south-east corner of the site is occupied by Hollyview House, a detached 2 storey property, its curtilage and outbuildings which front onto the B2133 Guildford Road.

There are no significant trees within the site.

The site has a pronounced slope rising from East to West broadly levelling to a plateau about two-thirds of the way up the site.

16.6.2. The site is ranked number 3 in resident's preferences for development (See policy 3) and meets the criteria for development as defined by the site selection assessment contained within the Revised Neighbourhood Plan evidence base.

16.6.3. The site has planning permission for 50 houses with an allocation of 35 private residential and 15 affordable houses. *Permission LX/20/01481/FUL refers.*

16.6.4. Access to the site will be by the demolition of Hollyview House located on the Guildford Road. Accordingly, this will result in a net gain of 49 houses in the parish.

16.6.5. The site layout which gained planning consent is shown in figure 9 and includes two-bedroom bungalows; three and four-bedroom chalet bungalows; two-, three- and four-bedroom houses; and one- and two-bedroom flats.

16.6.6. The planning application makes provision for a central area of open space enclosed by the perimeter block road and includes an informal local play area comprising natural features such as mounds, stepping stones and log balancing beams.

16.6.7. The approved housing mix comprises: - 6 no. x 4 bed (2 no. chalet bungalows and 4 no. houses); 20 no. x 3 bed (3 no. chalet bungalows and 17 no. houses); 22 no. x 2 bed (16 no. houses, 2 no. bungalows and 4 no. flats); and finally, 2 no. x 1 bed (2 no. flats).

In terms of the split between market and affordable units the break down as follows: -

Unit Size-Bedrooms	Private	Affordable	Total
1	0	2	2
2	13	9	22
3	16	4	20
4	6	0	6
Total	35 (70%)	15 (30%)	50 (100%)

16.6.8. In terms of compliance with policy 16 Traffic Calming of this Revised Neighbourhood Plan, the developer proposes traffic calming measures on the Guildford Road. The traffic calming scheme involves the use of visual road narrowing's, central white hatching and road markings to narrow the carriageway widths, as well as surface treatments and signage (30mph roundels), in order to reduce traffic speeds through the village. Footpath access to the centre of Loxwood will be provided by the construction of a 1.2m wide footway to the west side of Guildford Road linking into the section of path provided as part of the Nursery Green development. However, if the full 1.2m width is not available for the new path, then the parish would support a suitable crossing point over the Guildford Road to the pavement on the eastern side. The traffic calming measures will be secured by means of a S106 agreement.

16.6.9. As defined in policy 8, Foul and Surface Water of this Revised Neighbourhood Plan, the foul water network is subject to hydraulic overloading in wet weather conditions. The nearest connection to the public sewer for this development will be at a location which is the most vulnerable to hydraulic over loading. The system approved by Southern Water for the 43 houses at Nursery Green has proven to be inadequate in wet weather conditions. When granting planning consent, Chichester District Council recognised the constraints of the Loxwood foul water system and imposed planning condition number 6 as follows: -

*"No development shall commence unless and until details of the proposed means of foul water sewerage disposal including the proposals for the associated off-site infrastructure improvements have been submitted to and been approved in writing by the Local Planning Authority, in consultation with Southern Water. Thereafter all development shall be undertaken in accordance with the approved details. No occupation of any dwelling shall take place until the approved off-site works have been completed or, in the event that the agreed off-site works are not completed in full by the time of first occupation, detailed interim on-site measures for the disposal of foul water sewerage shall be first agreed in writing by the Local Planning Authority*

*in consultation with Southern Water and implemented in full.*

*Reason: - To ensure adequate provision for drainage. It is considered necessary for this to be a pre-commencement condition as such details need to be taken into account in the construction of the development and thus go to the heart of the planning permission."*

16.6.10. Southern Water, in responding to the Chichester District Council planning application consultation, recognised the foul water problems of the Loxwood system and undertook to upgrade the network to accommodate the additional 50 houses within a 24-month timescale of planning consent being granted. The Southern Water letter forms part of the Revised Neighbourhood Plan evidence base.

Loxwood Parish Council in conjunction with their waste water consultant have built up a wealth of local knowledge with respect to the Loxwood foul water system. It is therefore imperative that Chichester District Council and Southern Water work with Loxwood Parish Council to formulate a solution to allow the development to successfully drain the foul water.

### **Policy 6**

**Land West of Guildford Road - See proposed layout in figure 9 below.**

**The land is allocated for up to 49 (net) residential dwellings subject to the following: -**

- a) The mix of houses to be in accordance with the Chichester District Council HEDNA.**
- b) In order to comply with the requirements of Policy 16 (Traffic Calming), traffic calming measures should be provided along the B2133 in accordance with the agreed plans and secured by means of a S106 agreement. Any deviation to these plans must be approved by Loxwood Parish Council.**
- c) The provision of an uninterrupted footpath access from the site to the centre of Loxwood through the construction of a 1.2m wide footway on the western side of the B2133 linking to the section of path provided as part of Nursery Green, or, if demonstrated unfeasible, the provision of a suitable crossing point across the B2133 to the pavement on the eastern side.**
- d) The provision of essential foul water sewage infrastructure and network upgrades, in agreement with Southern Water, Chichester District Council and implemented prior to occupation of the development**
- e) The provision of on-site open space and play space.**
- f) A density of up to 18.5 dwellings per hectare, unless the design and conformity to the village vernacular and other policies within this revised Neighbourhood Plan support a different density.**



Figure 9  
Land South of Guildford Road Layout

## 16.7. Land South of Loxwood Farm Place

16.7.1. This site is 1.3 hectares in size and is located to the west of the B2133 and to the south of Loxwood Farm Place. The site is bounded by mature trees and hedgerows on the north, west and east boundaries.

There are no mature trees within the site. The trees and hedgerows on the east boundary of the site form a screen from the B2133 and the houses running down the east side of the B2133.

Many of these houses are grade 2 listed or defined in this revised Neighbourhood Plan as heritage assets. See appendix 2.

The site is broadly flat and features in its north east corner an ancient moat as defined by ordnance survey 1:250000 scale mapping of the area.

16.7.2. The site is ranked number 6 in resident's preferences for development (see policy 3) and meets the criteria for development as defined by the site selection assessment contained within the Revised Neighbourhood Plan evidence base.

16.7.3. The site is currently the subject of an outline planning consent LX/ 20/01617/OUT. Based upon its ranking in the residents' preferences for development, it would not have been selected as an allocated site in this Revised Neighbourhood Plan. However, since it has been granted outline consent, this has necessitated its inclusion.

16.7.4. The outline consent is for 24 no. dwellings with an allocation of 17 no. private residential and 7 no. affordable houses.

16.7.5. Access to the site is at the north east corner of the site onto the B2133. This is near the busy junction of Station Road and the B2133 and care will be required when planning the road layout and visibility splays.

16.7.6. The site layout which gained outline planning consent is shown in figure 10 below. The housing mix is as follows: -

Unit size-bedrooms	Private	Affordable	Total
1	0	1	1
2	6	2	8
3	9	3	12
4	2	1	3
Total	17 (70%)	7 (30%)	24 (100%)

16.7.7. In terms of compliance with policy 16 Traffic Calming of this revised Neighbourhood Plan, the

developer proposes traffic calming measures on the B2133 in the form of an additional Speed Indication Device located at the entrance to the village of Loxwood. However, the B2133 already has 2 such fixed devices located adjacent to Nursery Green and the Parish Council owns a mobile device which can be moved around the village at specific locations defined by West Sussex County Council. One of these locations is near the developers proposed location. It would be more appropriate for traffic calming measures to be introduced at the junction of the B2133 and Station Road, which is very close to the sites proposed entrance/exit.

16.7.8. According to the Chichester District Council Strategic Flood Risk Assessment, parts of the site are potentially susceptible to groundwater flood risk and so any future applications should be supported by a Flood Risk Assessment.

16.7.9. With respect to compliance with policy 8 Surface and Foul Water, the site the nearest connection to the public sewer is at a location where hydraulic overloading in wet weather conditions does not occur.

16.7.10. The proposed site layout makes provision for a wild life area and a green along the eastern area of the site together with a SuDS pond in the middle of the southern area of the site.

### Policy 7

**Land South of Loxwood Farm Place – See proposed site layout in figure 10 below.**

**The site is allocated for up to 24 no. residential dwellings subject to the following: -**

- a) A minimum of 7 no. affordable houses.**
- b) The mix of houses to be in accordance with the Chichester District Council HEDNA.**
- c) A density of up to 18.5 dwellings per hectare, unless the design and conformity to the village vernacular and other policies within this revised Neighbourhood Plan support a different density.**
- d) A Heritage Statement being submitted demonstrating that the proposal is sensitive to the significance of nearby Listed Buildings and that any harm is justified through clear and convincing justification and only permitted where the public benefits of the scheme demonstrably outweigh the harm identified.**

- e) *In order to comply with the requirements of Policy 16 (Traffic Calming), traffic calming measures should be provided along the B2133. The design and location of such traffic calming measures to be agreed in advance with Loxwood Parish Council and secured by means of a S106 agreement.*
- f) *On-Site green space and wildlife area to be provided and maintained in perpetuity by means of a maintenance agreement funded by a resident's association.*
- g) *A Flood Risk Assessment being submitted to demonstrate how flood risk to the site will be managed in accordance with Policy 12, para 3 of this Revised Neighbourhood Plan.*
- h) *A Landscaping plan being submitted demonstrating compliance with the Environmental Characteristics Policy 21 of this Revised Neighbourhood Plan.*



Figure 10  
Land South of Loxwood Farm Place

## 16.8. Land to the Rear of Black Hall

16.8.1. This site is 0.76 hectares in size and is located to the west of the B2133 and to the south of Nursery Green comprising a paddock to the rear of Black Hall.

The site is bounded by mature trees and hedgerows on the northern and western boundaries. Many trees within the site have been felled prior to planning application being submitted. The trees and hedgerows on the eastern and southern boundary of the site forms a screen from Woolspinners, which is adjacent to Black Hall on the B2133.

A public right of way (PROW), **WSx/795\_2/1**, exists on the northern boundary of the site forming a border with the Nursery Green development. The PROW is regularly used by residents of the parish and provides access from the centre of Loxwood to and an ancient drovers road, Green Lane, and the open countryside to the west.

16.8.2. Direct Access to the site is only possible through the Commercial site which is part of Nursery Green to the north and Antler Homes Ltd. have purchased the Commercial site (see Policy 5) for the purpose of gaining access to this site.

16.8.3. The site is broadly flat and includes part of the curtilage of Black Hall, a paddock and a swimming pool.

16.8.4. The site is ranked number 1 in resident's preferences for development (See policy 3) and meets the criteria for development as defined by the site selection assessment contained within the Neighbourhood Plan evidence base.

16.8.5. The site is currently the subject of a planning application LX/20/01977/FUL which combines the Commercial site attached to the Nursery Green Development (0.13 hectares).

16.8.6. The Commercial site is the subject of Policy 5. This part of the site described in the above planning application already has planning consent, LX/19/01498/FUL, granted for a Co-op store of approximately 3000sq.ft. plus 10 no. associated private flats above the store.

16.8.7. The combined site proposed through planning application, LX/20/01977/FUL, will include the provision of a Retail Store of approximately 2500sq.ft. with 4 no.

affordable apartments above and an additional dwelling comprising of 4 no. affordable apartments on the commercial part of the combined site.

16.8.8. Planning application LX/20/01977/FUL proposes a total number of dwellings for the combined site of 30 no. comprising 6 no. 1 bed; 8 no. 2 bed; 13 no. 3 bed; and 3 no. 4 bed plus the retail unit. Of these 9 no. are designated as affordable dwellings comprising 3 no. affordable shared ownership and 6 no. affordable rented dwellings. All of the affordable dwellings are apartments except for one which is a 3-bed detached shared ownership house.

16.8.9. Access to the site proposed through the commercial part of the combined site off Nursery Green. The access road bisects the commercial site with car parking for the new retail unit spreading into the Black Hall site.

16.8.10. The site layout proposed for the application is shown in figure 11 below. The housing mix is as follows:

-

Unit size- bedrooms	Private	Affordable	Total
1	0	6	6
2	6	2	8
3	12	1	13
4	3	0	3
Total	21 (70%)	9 (30%)	30 (100%)

16.8.11. The proposed number of dwellings under application LX/20/01977/FUL exceeds the density requirement for this revised NP of 18.5 dwellings per hectare. The proposed number of dwellings actually on the Land to the rear of Black Hall is 22 which is a density of 29 dwellings per hectare. The density for the merged combined site under applications number LX/20/01977/FUL has a density of 33 dwellings per hectare.

16.8.12. This policy will therefore allocate mixed development of a maximum of 14 no. dwellings comprising 10 no. market residential houses and 4 no. affordable dwellings. The commercial site adjacent to the site is reserved for a retail development in accordance with Policy 5 of this revised Neighbourhood Plan.

16.8.13. As a condition of a site being allocated under this Revised Neighbourhood Plan and in accordance with Policy 16, Traffic Calming, developers will be

required to negotiate with the Parish Council, in advance of submitting a planning application, the design and additional funds necessary to contribute towards the objectives of policy 16.

16.8.14. According to the Chichester District Council Strategic Flood Risk Assessment, parts of the site are potentially susceptible to groundwater flood risk and so any future applications should be supported by a Flood Risk Assessment.

16.8.15. With respect to compliance with policy 8 Surface and Foul Water, the nearest connection to the public sewer is in the main road (B2133) just south of Black Hall. A foul and surface water disposal plan should be agreed in advance with Southern Water prior to commencement of the development to demonstrate that the connection of this site to the main sewage system for Loxwood will not exacerbate the hydraulic overloading defined in policy 12 of this Revised Neighbourhood Plan.

16.8.16. Access through the Nursery Green system should be avoided due to that development's continuing issues with sewage disposal. The temporary system set in place for that development has already exceeded its intended lifespan with no resultant improvement to the existing sewer infrastructure as required under the discharge of the condition relating to sewage for the Nursery Green development. Further additions to this system must be avoided.

### **Policy 8**

***Land to the Rear of Black Hall – See proposed site layout in figure 11 below.***

***The site is allocated for a minimum of 14 no. residential dwellings subject to the following: -***

- a) A minimum of 4 no. affordable dwellings.***
- b) The mix of houses to be in accordance with the Chichester District Council HEDNA.***
- c) A density of up to 18.5 dwellings per hectare, unless the design and conformity to the village vernacular and other policies within this revised Neighbourhood Plan support a different density.***
- d) In order to comply with the requirements of Policy 16 (Traffic Calming), traffic calming measures should be provided along the B2133.***

***The design and location of such traffic calming measures to be agreed in advance with Loxwood Parish Council and secured by means of a S106 agreement.***

- e) Access to the site to be through the Commercial site (see policy 5) at the southern corner of the Nursery Green Site.***
- f) A Flood Risk Assessment being submitted to demonstrate how flood risk to the site will be managed.***
- g) A foul and surface water disposal plan to be submitted with the planning application demonstrating that a connection to the nearest point of adequate capacity can be established without exacerbating the existing foul and surface water drainage capacity, to the agreement of Southern Water***
- h) Any requirement to divert the existing path of PROW WSx/795\_2/1 should be agreed with the appropriate Highways authority and Loxwood Parish Council.***



**Figure 11**  
Land to the rear of Black Hall including the Commercial site on Nursery Green

## 16.9. Loxwood House

16.9.1. This site is 1.8 hectares in size and is located to the west of the B2133 and the Nursery Green site recently developed by Antler Homes Ltd. and to the north of the site known as Land to the Rear of Black Hall.

The site is bounded by mature trees and hedgerows on the northern, western and southern boundaries and to the east by the rear gardens of houses on the western boundary of Nursery Green. There are mature trees on the western boundary with significant hedgerows on all other boundaries. The site was originally a conifer nursery and as such has significant tree growth throughout the site with many small outbuildings and derelict greenhouses present within the site.

16.9.2. There is a single residential dwelling, Loxwood House, and associated garage and outbuildings, which sits approximately halfway up the site with an access road from the Nursery Green development. The house has its own curtilage within the overall site. In order to develop the site, it is expected that this dwelling will be demolished.

16.9.3. The site is broadly flat and features in its north west corner a tele-communications mast.

16.9.4. The site is ranked number 2 in the resident's preferences for development (See policy 3) and meets the criteria for development as defined by the site selection assessment contained within the Revised Neighbourhood Plan evidence base.

16.9.5. There are no current or previous planning applications for the development of this site. It formed a part of the larger conifer nursery site, part of which was sold off to Antler Homes Ltd. who developed the front of the site, now known as Nursery Green.

16.9.6. The site was put forward under the Call for Sites with an estimated capacity for 35 to 40 dwellings giving a density of between 19 and 22 houses per hectare.

16.9.7. In accordance with the density policy 13 of this revised Neighbourhood Plan, and using the density ratio of 18.5 dwellings per hectare, it is proposed that this site be allocated for a maximum of 30 houses. Of these 9 no. would comprise affordable dwellings and 21 no. open market houses in accordance with CDC's affordable housing policy.

16.9.8. Access to the site is at the south eastern corner of the site from an access road currently used by Loxwood House through the Nursery Green development. All traffic from this site would merge with traffic from Nursery Green and thence onto the B2133

at the existing two junctions associated with the Nursery Green site.

16.9.9. There is no current proposed site layout for this site.

16.9.10. As a condition of a site being allocated under this Revised Neighbourhood Plan and in accordance with Policy 16, Traffic Calming, developers will be required to negotiate with the Parish Council, in advance of submitting a planning application, the design and additional funds necessary to contribute towards the objectives of policy 16.

16.9.11. With respect to compliance with policy 8 Surface and Foul Water, the nearest connection to the public sewer is in the main road (B2133) at the northern access point to Nursery Green. A foul and surface water disposal plan should be agreed in advance with Southern Water prior to commencement of the development to demonstrate that the connection of this site to the main sewage system for Loxwood will not exacerbate the existing fragile state of both surface and foul water drainage within the village.

16.9.12. Access through the Nursery Green foul water system should be avoided due to that development's continuing issues with sewage disposal. The temporary system set in place for that development has already exceeded its intended lifespan with no resultant improvement to the existing sewer infrastructure. Further additions to this system will not be supported.

16.9.13. Provision should be made for a wild life area and a green along the eastern area of the site together with a SUDS pond.

16.9.14. According to the Chichester District Council Strategic Flood Risk Assessment, parts of the site are potentially susceptible to surface water or groundwater flood risk and so any future applications should be supported by a Flood Risk and Surface Water Assessment.

### **Policy 9**

***Loxwood House – See site location shown in figure 12 below***

***The site is allocated for a maximum of 30 no. dwellings subject to the following: -.***

***a) A minimum of 9 no. affordable houses***

- b) *The mix of houses to be in accordance with the Chichester District Council HEDNA.*
- c) *A density of up to 18.5 dwellings per hectare, unless the design and conformity to the village vernacular and other policies within this revised Neighbourhood Plan support a different density.*
- d) *In order to comply with the requirements of Policy 16 (Traffic Calming), traffic calming measures should be provided along the B2133. The design and location of such traffic calming measures to be agreed in advance with Loxwood Parish Council and secured by means of a S106 agreement.*
- e) *On-site green space and wildlife area to be provided and maintained in perpetuity by means of a maintenance agreement funded by a resident's association*
- f) *The relocation of the existing telecommunications mast in agreement with the relevant service provider*
- g) *A Flood Risk and Surface Water Assessment being submitted to demonstrate how flood risk to the site will be managed.*
- h) *A foul and surface water disposal plan to be submitted with the planning application demonstrating that a connection to the nearest point of adequate capacity can be established without exacerbating the existing foul and surface water drainage capacity, to the agreement of Southern Water.*
- i) *A Landscaping plan being submitted demonstrating compliance with Environmental Characteristics Policy 21 of this Revised Neighbourhood Plan.*



Figure 12  
Loxwood House Site

### 16.10. Local Green Spaces Policy

16.10.1. The NPPF paragraphs **99, 100 and 101** identifies that local communities through local and neighbourhood plans should be able to identify special protection of green areas of particular importance. By designating a piece of land as a green space, development on the land is not permitted except in very special circumstances.

16.10.2. The parish has a number of green spaces which the community values very highly and which enrich the lives of those that make use of the green space.

16.10.3. The green spaces which this Plan will seek to protect are as depicted on the maps in figure 13 and are as follows: -

#### a) Land at North Hall.

This land has been held in trust for the use by the parish since 1937 and is administered by the North Hall Management Committee. It encompasses the land to the front and back of the Hall and the land to the North of the Hall. The land is used every year for the village fete and contained within it is a children's playground and a wildlife conservation area and community orchard. It also contains a Zip Wire and a Trim Trail.

#### b) Jubilee Gardens

This is a small garden adjacent to Station Road opposite Nicholsfield. It is owned by the parish and administered by the Loxwood Community Gardens Initiative. It features a garden of plants and shrubs, community apple trees, salad crops and herbs, a totem pole and five trees with TPO's. The garden has a number of staggered parallel bars of varying heights on which children can exercise upon. There are two wooden seats which residents can use to enjoy the tranquillity of the space in the heart of the village.

#### c) Loxwood Sports Association Playing Fields

This area encompasses two distinct fields separated by a mature hedgerow. The field to the North is owned by the parish and is used as the parish cricket and stool ball pitches. The field to the South is owned by the LSA and is used as the parish football pitch and has spectator stands, flood lights and player's dugouts. The Sports Association Clubhouse building located on the northern field is a two-storey building providing a bar, squash court, snooker room, changing rooms and a privately run physiotherapy practice.

#### d) Land South of Farm Close - Community Parkland

This land is discussed in some detail in paragraph 16.4.2 of policy 16.4.

Eventually, it is intended that the land will be designated as a Community Parkland and be donated to the parish as part of the development on land South of Farm Close.

The parkland will be designed to provide bio-diversity to the development and is intended to provide an essential recreational space at the southern end of the village of Loxwood. At the current juncture, it is not possible to designate the land as a Local green Space as it does not have planning consent.

#### j) Land at the front of Nursery Green

Policy 5 of the 2013 to 2029 Neighbourhood Plan requested the developer to provide community benefits in accordance with the housing allocations policy. The land to the front of this site was planned to include a village green as part of the development.

The site has now been built out and the planned village green exists at the front on the development. It is managed by the residents of Nursery Green but is available to all resident's in the parish as a community space.

This is reflected in paragraph 3 of the S106 planning agreement between the land owners and Chichester District Council. Planning application LX/15/02012/OUT refers.

In addition, the land cannot be used for development as buried beneath part of the land is a large propane gas tank which provides gas supplies to the houses and a surface water attenuation tank for Nursery Green.

Figure 13 below shows the Local Green Spaces and their relationship to the village and parish. The Loxwood Sports Association lies to the south of the village boundary as indicated in the figure.

### Policy 10

*In accordance with the NPPF paragraphs 99, 100 and 101 this Revised Neighbourhood Plan designates the Land at North Hall, the Jubilee Gardens, the Loxwood Sports Association playing fields and Land at the front of Nursery Green as Local Green Spaces. The specific designation of the land is shown in figure 13.*

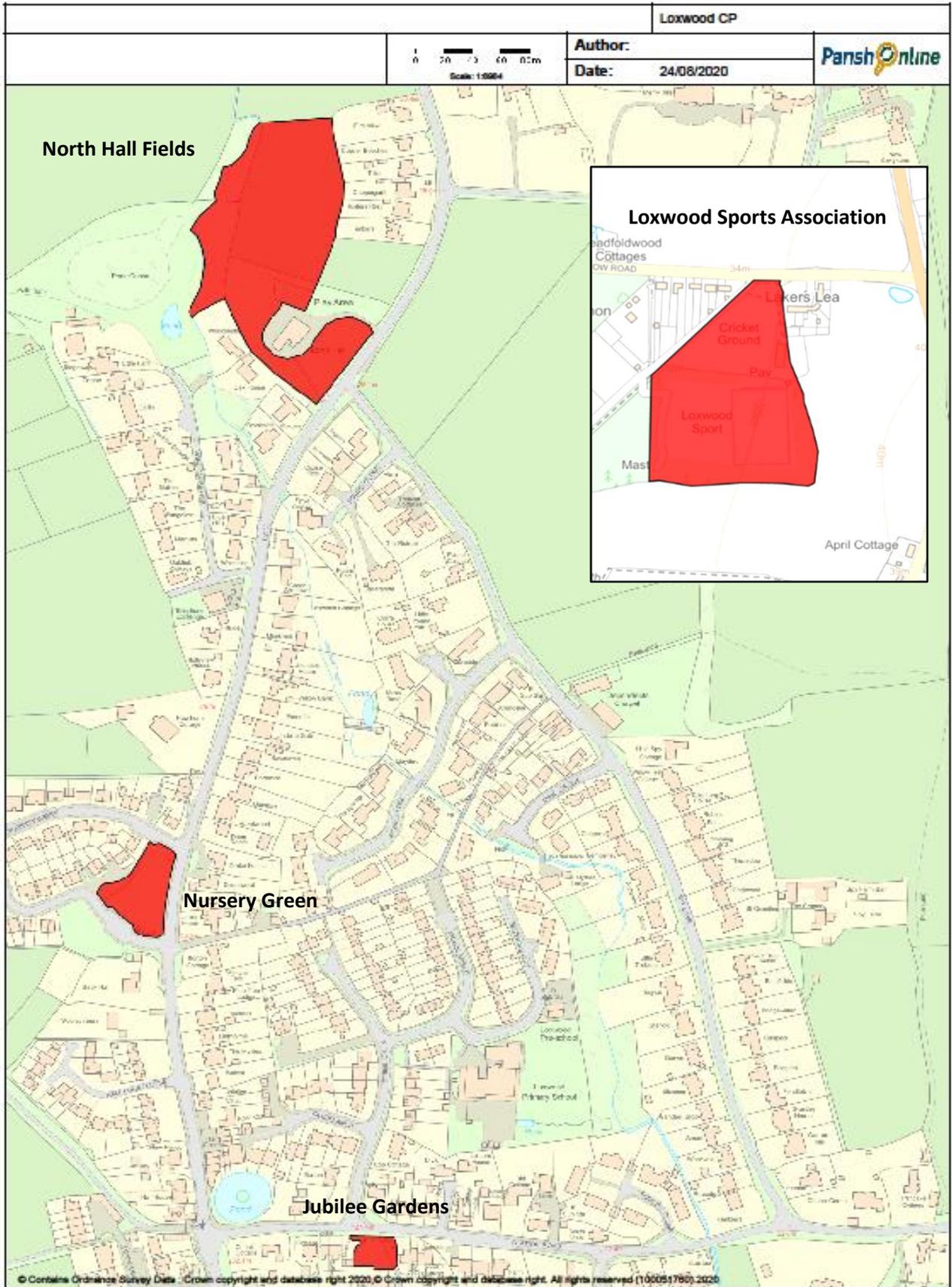


Figure 13  
Designated Green Spaces

### 16.11. Street Lighting policy

16.11.1. Loxwood is a semi-rural parish with street lighting provided in only 5 out of 14 development 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 10 years ago and does not have any street lighting.

16.11.2. The Community Led Plan survey, conducted in October 2012, 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%

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.

16.11.3. The location of street lighting within the parish is given in the table below.

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
Roundstreet Common (B2133)	N
Skiff Lane	N
Loxwood to Ifold Road	N
Two Ways	N
Lakers Lea	Y

16.11.4. A more recent poll of the Loxwood Society Focus Group and the Neighbourhood Plan contact list requested an 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%

16.11.5. Most of the street lighting in the parish was provided when no thought was given to light pollution and energy efficiency. The NPPF paragraphs 95 and 97 support a drive to a low carbon future by reducing unnecessary energy consumption. Accordingly, this Revised 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 11

*Unless it is required to mitigate a potential road or pedestrian safety hazard; or other requirement of the highway authority; all new roads built as part of a housing development should not feature street lighting.*

## 16.12. Wastewater and Surface Water Policy

### 16.12.1. Wastewater System

The wastewater network serving Alfold and Loxwood drains southwards for approximately 4 km across the Surrey/Sussex border to a terminal wastewater pumping station (WPS) adjacent to Onslow Arms PH, at Loxwood. From here, sewage flows are pumped to Loxwood Wastewater Treatment Works (WTW), a further 0.8 km south west. A second branch of the wastewater network, serving Plaistow and Ifold, connects at the Onslow Arms WPS, where there is an Environmental Agency (EA) consented Combined Sewer Overflow (CSO), that discharges excess storm related wastewater into the adjacent River Lox.

16.12.2. Loxwood WTW was originally designed for a population equivalent of 3300 in the mid 1960's, but significant development within the last 20 years has increased the total catchment population to around 4500 with the approximate breakdown being Alfold (1000), Loxwood (1500), Plaistow and Ifold (2000). The Alfold area lies within the Thames Water area, whilst the remainder lies within Southern Water. This split responsibility causes certain operational/administrative problems and presents a major difficulty when preparing Local and Neighbourhood Plans for Loxwood. It is necessary to consider the impact of total new houses for both Alfold and Loxwood in relation to wastewater capacity issues.

16.12.3. Sewers throughout the whole catchment area suffer high levels of direct surface water inflow and infiltration, particularly during wet winter periods. In large parts of the area, where there are no designated separate surface water sewers, property owners have often made inadvertent, or sometimes deliberate, misconnections of roof/driveway/patio areas surface water, resulting in surface water inflow to the wastewater drainage system. Additionally, the catchment soil type is typically Wealden Clay, which when saturated by persistent rainfall, will exhibit downward percolation causing external groundwater pressure on joints in drainage pipes and manhole chambers. This results in what is termed as rainfall induced infiltration getting into all private and public wastewater systems and it is the dominant factor in causing hydraulic overloading of the Alfold and Loxwood wastewater network.

16.12.4. A number of properties in Loxwood and Alfold Bars have suffered internal flooding in the past and the majority of these are now protected with AFD's (anti flood valve devices). These devices are not intended to be a permanent solution to alleviate hydraulic overloading of the wastewater network. Other properties have suffered sewage flooding to gardens through blown inspection covers, or sewage backing up preventing use of downstairs shower/toilet facilities.

16.12.5. At present, there are numerous planning applications for new developments throughout Alfold and Loxwood. Unfortunately, both Thames and Southern Water have shown a totally inconsistent and uncoordinated approach to these potential new sewer connections, including a failure to recognise that there is an absolute legal right for a developer to connect new onsite sewerage to the existing public sewer network (Supreme Court Judgement 2010).

This inconsistent approach by Southern Water was reflected in the development at Nursery Green. This development consists of 43 houses and culminated in a private sewerage system connecting to the public sewer by means of two storage tanks with an outflow valve controlled by a sensor in the public main sewer in Oak Grove.

During periods of low surface water inundation, the outflow valve remains open allowing unrestricted discharge from the development into the public sewer.

However, during periods of high surface water inundation, the sensor in Oak Grove detects hydraulic overload and closes the outflow valve. The tanks then fill up and the contents have to be emptied by tanker. During the winter of 2019/2020, the tanks were not always emptied in a timely manner resulting in sewerage discharge onto the B2133.

16.12.6. This system was only approved by CDC with Southern Water's agreement on the basis that it was a temporary solution awaiting an upgrade of the public sewer into which it discharges.

Experience has shown that the Water Companies take a reactive approach to wastewater problems. With respect to Loxwood parish, Southern Water recognise that these problems represent a reduced level of service to some customers, but at present, do not consider that the magnitude of such problems justifies the major Capital Works expenditure necessary to alleviate hydraulic overloading of the wastewater network. Equally, the performance of a WTW is based on its final effluent quality, rather than its design population

16.12.7. There is now a standard infrastructure charge for each new property, which is deemed to provide funding for all necessary upgrades to wastewater networks. Some Water Companies regard the level of infrastructure charge to be totally inadequate to fund significant upgrades to wastewater systems, even though they have a statutory obligation to take the necessary action to carry out works to accommodate new sewer connections.

This Revised Neighbourhood Plan is required to identify sites for a further 142 new houses in Loxwood and to take

account of another 125 new houses already allocated in the Waverley Borough Council Local Plan in respect of Alfold. Thus, by default, the Revised Loxwood Neighbourhood Plan has to accept that new sewer connections from identified sites will progressively exacerbate overloading of the wastewater network with no guarantee that the Water Companies will provide funding to resolve issues relating to any deterioration in wastewater performance.

**16.12.8.** In order to convince Southern Water and the regulator, OFWAT, that the Loxwood sewer network requires upgrading, Loxwood Parish Council, will establish a surface and foul water database as defined below under surface water.

#### **16.12.9. Surface Water System**

All surface water from the central part of Loxwood village drains into the Loxwood Stream, which is a tributary of the River Lox. The southern part of the village drains directly to the River Lox, in the vicinity of the Onslow Arms Public House. There are a number of highway drains, public sewers and private drains which convey flows to the Loxwood Stream from predominantly road, footpath and driveway surfaces, but roof areas are generally connected to soak-aways or SuDS (Sustainable Drainage Systems) for the more recently constructed properties. SuDS can be wide ranging, from small rainwater holding tanks on individual properties, to large attenuation tanks, or ponds, serving larger communal areas.

**16.12.10.** The Loxwood Stream has a large rural catchment, comprising predominantly agricultural land, with tributaries that originate in parts of Alfold Parish, such as Springbok Estate, Rosemary Lane and Alfold village centre (via a large pond with control sluice at Loxwood Hall). These tributaries combine into the Loxwood Stream at a point near Oakhurst Lane, and the watercourse then flows southwards through Loxwood Parish to reach the grounds of North Hall in Guildford Road.

Downstream of North Hall, the characteristics of the watercourse change from agricultural to residential, where it passes through private gardens in Pond Copse Lane, Guildford Road, Pound Close, Pond Close, Spy Lane and Burley Close to reach Station Road. Downstream of Station Road the watercourse again reverts to its agricultural characteristic, before flowing through an old culvert under the Wey & Arun Canal and into the River Lox, adjacent to Brewhurst Lane Bridge. From the culvert under Guildford Road, near North Hall, through to the River Lox, the Loxwood Stream is classified as Main River which means that legally, the Environmental Agency EA are responsible for maintenance, albeit rechargeable to riparian land owners. However, in EA terms, this is an extremely minor watercourse which is probably classified

at the lowest priority level and as a consequence; they do not actively promote regular maintenance.

Upstream of North Hall, Loxwood Stream is classified as an Ordinary Watercourse with maintenance clearly being the responsibility of riparian land owners under the general control of Chichester District Council, but with West Sussex County Council as Lead Local Flood Authority (LLFA) being responsible for any flood risk management.

**16.12.11.** Significant property flooding occurred on the Stream in 1979, 1999 and more recently in 2013, when a total of 12 houses were flooded internally. However, on many other occasions, specifically during prolonged wet winter periods like 2019/20, the Stream overflows its natural banks and creates a deep flooded swathe through gardens, causing damage to watercourse structures and scouring of banks. This is classed as Fluvial flooding (overflowing of watercourses) and several properties located closest to the Stream have undertaken bank protection works. In other places, Pluvial flooding (ponding and runoff from fields and highways, etc.) has also occurred and flooded gardens and, in some instances, properties in Oak Grove, Guildford Road, Pond Copse Lane and from the grounds of Loxwood school into the gardens of properties in Station Road and Burley Close. The Environment Agency flood maps are shown in figures 14 and 15 below.

Whilst surface water run-off from the residential parts of Loxwood has remained relatively constant, with the exception of a few new developments, there is a general perception that run-off from agricultural land has increased in recent years, owing to changed land use and farming practices. This generates much higher flows from the catchment area upstream of North Hall which has a massive impact on the restricted watercourse running through the residential area. The water level in this residential section of the Loxwood Stream can increase by up to two metres in depth within an hour or two under severe rainfall conditions and, during prolonged winter rainfall periods, flow remains continuously at high levels for weeks or months. These flow characteristics display a distinct similarity to those previously described for the wastewater network, during these wet winter periods.

**16.12.12.** An assessment of Loxwood Stream flooding issues was carried out by the EA in 2015, but it was concluded that a full flood alleviation scheme would not meet the EA cost benefit criteria. A scoping study was then commissioned by the EA in 2017 to assess potential mitigation measures to reduce flood levels.

**16.12.13.** As a result of the continual flooding issues in and around the Loxwood Stream and to validate the scoping study, Loxwood Parish Council commissioned Water Environments, a consultancy specialising in

modelling fluvial and pluvial water flows, to examine the surface water run-offs in Loxwood. The modelling involved extensive topographical surveys from the source of the Stream in Alfold to where it flows into the river Lox. As a result of all the work done by Water Environment, Loxwood Parish Council considers that the flood modelling is more accurate and up to date than the existing EA, CDC and WSCC modelling. The Water Environment flood mapping and report is available on the Loxwood Parish Council web site. See link below: -

<https://www.loxwood-pc.gov.uk/flooding>

**16.12.14.** All new housing sites are usually required by planning condition to employ surface water management techniques which do not result in a net increase in surface water run-off. This is usually achieved by means of a Sustainable Drainage System (SUDS). The SUDS should be able to accommodate the water from a 1 in100 year critical storm event plus an additional 40% climate change allowance given in Government guidance. See link below: -

<https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>.

**16.12.15.** In order that a SUDS can be shown to be effective; it is important that the modelling uses the most up to date information. Loxwood Parish Council will make available to developers the Water Environment modelling. The model and its evidence base are available on the Loxwood Parish Council web site.

**16.12.16.** This Revised Neighbourhood Plan is required to identify sites for an allocated number of 143 new houses in Loxwood and to take account of potential new development in that part of Alfold Parish which contributes surface water to the Loxwood Stream. New development on some of the identified sites will progressively exacerbate hydraulic overloading of the Loxwood Stream with no guarantee of the EA or LLFA providing funding for flood alleviation measures.

#### **16.12.17. Flooding Database**

In order to address the dilemma caused by new development sites that have the potential to exacerbate hydraulic overloading on both the wastewater and surface water, Loxwood Parish Council will establish a Flooding Database and will seek cooperation from all residents in order to record every incident related to overloading of the wastewater system and Loxwood Stream. It is intended that the Database will be regularly updated and reviewed in order to assess the number of affected properties in terms of severity and frequency of flooding. Wastewater system problems related to inoperable facilities will also be recorded.

**16.12.18.** When established, the wastewater part of the database will be extended in scope to include Alfold village, so as to provide a comprehensive assessment of any deterioration in wastewater system performance, which can be used to persuade both Southern and Thames Water of the need to undertake wastewater network improvements. It is not intended to extend the surface water part of the Database to Alfold as there are no flooding locations that could be monitored within that part of Alfold that contribute to the Loxwood Stream.

Any deterioration in the performance of the Loxwood Stream will have to be assessed solely on the basis of an increased risk of flooding to properties situated between North Hall and Station Road in Loxwood. If evidence of an increased risk can be established, then further pressure will be applied on the EA and LLFA to review the need for funding flood alleviation measures.

#### **16.12.19. Aim for Policy 12**

Loxwood Parish Council will develop and maintain a database recording all known and future foul and surface water flooding events. The database will be used specifically for the purposes of providing evidence to the appropriate authorities to justify making improvements to the Loxwood foul and surface water infrastructure. Maintenance of the database will be undertaken incorporating strict GDPR requirements.

### ***Policy 12***

***1. Any new connection to the Loxwood sewer network for developments of 5 houses or more will not be supported unless it can be shown that the new connection will not exacerbate the existing system hydraulic overloading, system backup and flooding, taking into account both the dry weather flow and the wet weather infiltration flow.***

***2. Any new development within flood risk zones 2 & 3 as identified in the Loxwood Parish Council Flood risk model or the environment agency flood risk model will only be supported provided a site specific flood risk assessment has been carried which demonstrates that the site will not be subject to flood risk and that any mitigation measures for the site will not increase flood risk elsewhere and, where possible, reduce flood risk overall.***

***3. Any new development within flood Zone 1 identified in the Loxwood Parish Council Flood risk model or the Environment agency flood risk model and which has been shown to be at increased risk of flooding due to surface water run off should be subject to a site specific flood risk assessment as required by the NPPF paragraph 163 and footnotes 50 and 51. This includes householder development and extensions.***

**4. Surface water mitigation techniques incorporating SuDS should be able to accommodate the water from a 1 in 100-year critical storm event plus an additional 40% climate change allowance.**

**Footnote1**

The Loxwood Parish Council Flood risk model is a model developed by Water Environment and is available of the Loxwood Parish Council web site.

**16.13. Built Environment- Housing Density policy**

16.13.1. Paragraph 123 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 policy DM3 Density of New Homes and Neighbourhoods of the Chichester Local Plan Review 2016-2035. The revised Local Plan recognizes that housing density should balance the goals of efficient use of land with the characteristics of the surrounding built up area. The Policy states that housing proposals should take account of the existing density of the site and its surroundings.

16.13.2. 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.

16.13.3. 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 the built area, 45% have plots between 10 and 5 times and 25% have less than 5 times the built area.

16.13.4. The maintenance of local character has a higher significance than achieving a minimum housing density figure. The Revised Neighbourhood Plan will place emphasis on good design and layout which fits the vernacular of the village and the development's setting within the village and its relationship to adjacent buildings.

16.13.5. The last five developments in Loxwood have varying densities ranging from 8.5 to 25.6 dwellings per hectare (dph). The average of these five developments is 18.5 dph. The average density of the two sites proposed under this Revised Neighbourhood Plan that have already gained planning consent is consistent with this figure at 18.45 dph.

16.13.6. Consequently, in order to maintain the impression of open space and a country village atmosphere, it is proposed to impose a maximum density policy of 18.5 dph for future developments allocated under this Revised Neighbourhood Plan. This may mean that developer requested densities on land allocated under this Revised Neighbourhood Plan will not necessarily be supported unless they conform to this policy.

**Policy 13**

*The density of any new development should 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.*

*All new developments allocated under this Revised Neighbourhood Plan will conform to a maximum of 18.5 dph unless the design and conformity to the village vernacular or other policies within the Revised Neighbourhood Plan support a different density. Such a decision to be agreed in advance with the Loxwood Parish Council.*

**16.14. Built Environment- Vernacular policy**

16.14.1. 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.

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

16.14.3. 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.

16.14.4. 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.

16.14.5. 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.

16.14.6. Most houses are two storeys with roof angles typically 45 degrees. One recent exception to this building style is in 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.

16.14.7. 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.

16.14.8. 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.

16.14.9. The parish has many listed buildings and houses of historic interest as defined in appendix 2. These buildings will be protected to ensure that any development respects and preserves their setting, form and character so that any special architectural or historic interest is maintained.

## **Policy 14**

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

*All new developments should continue to reflect the character and historic context of existing developments within the parish. The following criteria will be required: -*

- 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. Flat roof dormer windows should be avoided.*

- f. Where enclosure of plots is planned, hedges of indigenous plants or post and rail fences are preferable giving a sense of open space from plot to plot.*
- g. Developments should be enhanced by landscaping and planting with existing trees and hedges preserved whenever possible.*
- h. The provisions on the built environment contained in the Village Design Statement and in the Chichester Local Plan Review 2035 Preferred Approach policies S20, S22, DM16, DM22, DM27 DM31 and DM32 in particular will be required.*
- i. Any new development adjacent to a listed building or building of historic interest and/or open space as defined in appendix 2 should be sensitively designed to conserve and enhance the setting, form and character of the building and/or space.*
- j. The design of developments should recognise the distinctive local character of the parish and sensitively contribute to creating dwellings of a high architectural and rural quality*
- 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.*
- l. Any development resulting in the loss of ancient woodlands including the loss of aged/veteran trees outside the ancient woodland will not be permitted.*

## **16.15. Wey & Arun Canal policy**

16.15.1. Canal restoration has progressed further north with completion of Gennet's Bridge Lock in 2018. The Trust are actively working with Surrey County Council to restore the canal in Cranleigh, including widening the current single lane bottleneck in Elmbridge Road to two lanes and providing a new canal bridge allowing restoration work to continue.

16.15.2. 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.

16.15.3. At present the Onslow Arms public house 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.

16.15.4. 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.

16.15.5. *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.*

16.15.6. *The Spaces and Outlooks in Appendix 2 of this revised Neighbourhood Plan lists the outlook from the line of the canal and the open spaces on each side of the canal and identifies that such outlooks give pleasure to the residents of the parish and helps form the rural character of the village of Loxwood. Accordingly, the outlooks either side of the canal will be protected from future development*

## **Policy 15**

*The Wey & 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 avoid boats lining the edge of the canal, support will be given for canal moorings located away from but connected 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 & 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.*
- c. Maintain and protect the heritage assets adjacent to the canal.*
- d. Protect the outlook and vistas from either side of the canal from development.*

## **16.16. The Rural Area policy**

16.16.1. The rural area is defined as anywhere outside the Settlement Boundary as depicted by figure 6. The

rural area makes up the majority of the land area of the parish and includes the hamlets of Alfold Bars and Roundstreet common.

16.16.2. The area is scattered with beef, dairy and arable farms with Scandia Hus, Indigo Cabinet Design, the Tichbourne and Onslow Arms public houses being the only non-farming businesses activities employing more than 2/3 people.

16.16.3. Any development will be limited primarily to that which requires a rural location, is sensitive to its setting by means of size, bulk and location and supports rural diversification and sustainability of the rural area. The NPPF paragraphs 77,78 and 79 , the CDC Revised Local Plan and the General Permitted Development Order address development in the rural area and these policies should be followed except to provide business and agricultural opportunities as described in paragraph 16.16.4 below.

16.16.4. As illustrated in paragraph 11 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 16**

*Development within the rural area will be in accordance with the NPPF paragraph 77, 78 and 79, the CDC Revised Local Plan and the General Permitted Development Order.*

*The re-use of farm and rural buildings outside the Settlement Boundary for agricultural/business purposes or to provide dwellings for agricultural workers, which is not allowed under the General Development Order, will be 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.*

#### **16.17. Housing Extensions-Style and Vernacular policy**

16.17.1. 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.

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

#### **Policy 17**

*All house extensions requiring planning permission 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 that prescribed in CDC Design Guidelines for Alterations to Dwellings & Extensions.*
- d) *Any proposed extension adjacent to a listed building or building of historic interest and/or open space as defined in Appendix 2 should be sensitively designed to conserve the setting, form and character of the building and/or space.*

#### **16.18. Economy & Business**

16.18.1. 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.

16.18.2. 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.

16.18.3. 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.

16.18.4. 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.

16.18.5. There is a need to recognise that many people conduct their businesses from home and that this will increase as economic pressures on travel and jobs increases. The Revised Neighbourhood Plan needs to reflect this in its proposals to provide more affordable housing and to encourage the provision of local business premises together with some retail facilities possibly with accommodation above. Loxwood parish is a unique place where businesses sympathetic to a rural community can and should grow and flourish.

16.18.6. 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, preservation of historic/heritage assets and local environment

### **Policy 18**

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

*The provision of viable small business premises 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, car parking and storage.*

### **16.19. High Speed Broadband**

16.19.1. 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.

16.19.2. Today, more than ever, people are working from home and the Covid-19 pandemic has accelerated this process on an exponential scale. It is likely that this

increase in home working will not be reversed. It is the new norm.

16.19.3. The world of telecommunications and connectivity is a rapidly 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 new developments. Other technologies may provide interim solutions.

16.19.4. Loxwood has its own BT telephone exchange where fibre broadband equipment is installed. Fibre optic cables have been connected to a number of cabinets within the village of Loxwood. The majority of cabling from the cabinet to the house is either copper or aluminium. The upload and download speeds are therefore a function of the distance of the house to the cabinet. The greater the distance, the slower the speed.

16.19.5. West Sussex County Council has recently introduced the gigabit connectivity initiative making available £20 million to businesses to upgrade to gigabit technology.

16.19.6. All developers should consider the connectivity requirements of their proposals at an early stage. A connectivity statement should be provided which sets out at the planning application stage how connectivity will be delivered within the development site. The statement should address how fibre connectivity will be provided from the BT exchange and or fibre connected roadside cabinet to the individual houses within the development. All houses should be networked with fibre technology

16.19.7. The only exception to the connectivity requirements of the policy will be where it can be demonstrated, through consultation with Next Generation Access (NGA) Network providers, that this would not be either possible, practical or economically viable. In such circumstances sufficient and suitable ducting should be provided within the site and to the premises to facilitate ease of installation at a future date on an open access basis

### **Policy 19**

*All new residential, commercial and community premises within the Neighbourhood Plan area should be served by a superfast broadband (fibre-optic) connection.*

*Developers, at the time of submitting the planning application must provide a Connectivity Statement giving details of how fibre connectivity will be provided*

*from the BT exchange to each individual house in the development. Fibre connectivity should be networked throughout each individual house.*

*The only exception will be where it can be demonstrated, through consultation with Next Generation Access (NGA) Network providers, that this would not be possible, practical or economically viable. In such circumstances sufficient and suitable ducting should be provided within the site and to the premises to facilitate ease of installation at a future date on an open access basis*

**16.20. Traffic Calming and Speed through the Parish**

16.20.1. Traffic Calming and vehicle speed are perceived to be two of the most important issues needing to be addressed through the Neighbourhood Plan in the opinion of residents of the parish. There is a great deal of concern amongst residents at the speed of traffic through the village, the lack of safe and sufficiently wide pavements and the safety of pedestrians and cyclists on the roads.

16.20.2. The Community Led Plan sponsored survey in September 2013 conducted by URS, an independent Traffic Consultancy (see evidence base), confirmed that the number one concern for Loxwood residents was road and pedestrian safety. The village has progressively been developed on either side of the B2133 which runs north to south. However, the majority of homes and the Primary School are located on the east side of the main road whereas the Post Office/shop and a proposed new retail store are situated on the west side.

16.20.3. Loxwood village can be described as a long ribbon development with only two side roads running to the east at Spy Lane and Station Road. The main hazard is perceived to be the speed of traffic through the village endangering people wishing to walk or cycle on the B2133 to or from the post office, village shop, the village hall (North Hall) and the Onslow public house, and from the Post Office down Station Road past Nicholsfield and the School.

16.20.4. The only footpath, which runs continuously between North Hall, at the northern end of the village, and the Onslow public house, at the southern end, is located on the east side of the B2133. This necessitates crossing the road to access the shops and North Hall. Developments on the western side of the B2133 do not have access to a continuous run of pavement and residents need to cross the road at least twice to get to the local facilities.

16.20.5. In many locations this eastern footpath is very narrow (less than one metre), with overhanging vegetation, making it hazardous when walking, both for the elderly and for parents with young children in prams/buggies. This is particularly dangerous when

meeting another pedestrian coming the other way, necessitating one party moving onto the roadway.

16.20.6. There is inadequate car parking for shoppers using the post office, village shop, butchers or hairdressers. There are no formal identified crossing points anywhere within the village boundary. Pedestrians have to cross the B2133 when visiting the shop. There is no shopper's car park, so people park randomly where they can; on double yellow lines and in the bus-stop lay-by 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 very dangerous.

16.20.7. The URS speed survey, which was measured 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.

16.20.8. Traffic volumes and speeds have been measured using the data supplied by West Sussex County Council Highways using their Traffic Monitoring Sites, one of which is located adjacent to North Hall in the village. This site provides 24-hour data on traffic volumes, speed and type of vehicle. The charts 9,10 and 11 below represent a summary of this data over a 12-month period commencing 1st January 2019 (all referenced data is available in the evidence base).

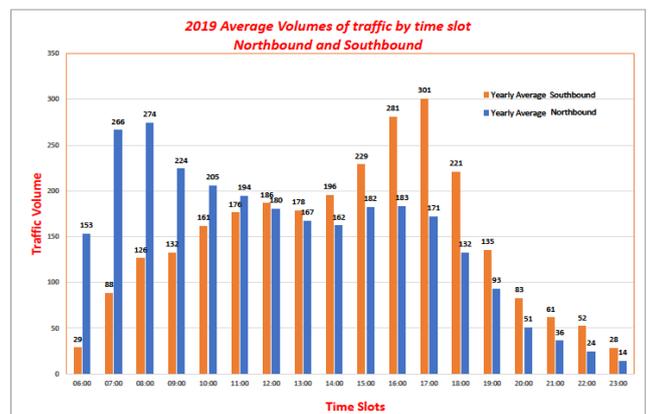


Chart 9

16.20.9. Chart 9 shows that there are distinct volume peaks at the normal commuting times between 07:00 to 09:00 and 15:00 to 18:00.

16.20.10. Chart 10 below shows the Mean and 85<sup>th</sup> Percentile speeds through the village as an annual average. The Mean and 85th percentile speeds never fall below the legal speed limit at any time of day which demonstrates and confirms the perception by residents

that speed is a critical factor for road safety. Evidence from Community Speedwatch activities confirm that the majority of drivers exceed the statutory 30mph speed limit with typically one person per minute exceeding the threshold set by the police for reporting purposes of Speed limit plus 10% plus 2mph; meaning that only those vehicles doing 36mph or more in a 30mph limit get reported (or vehicles doing 47mph in a 40mph limit).

16.20.11. It can be seen that the Mean and 85<sup>th</sup> percentile speeds increase into the evening and early morning when roads are generally less busy. However, the average never falls below the statutory speed limit at any time of day.

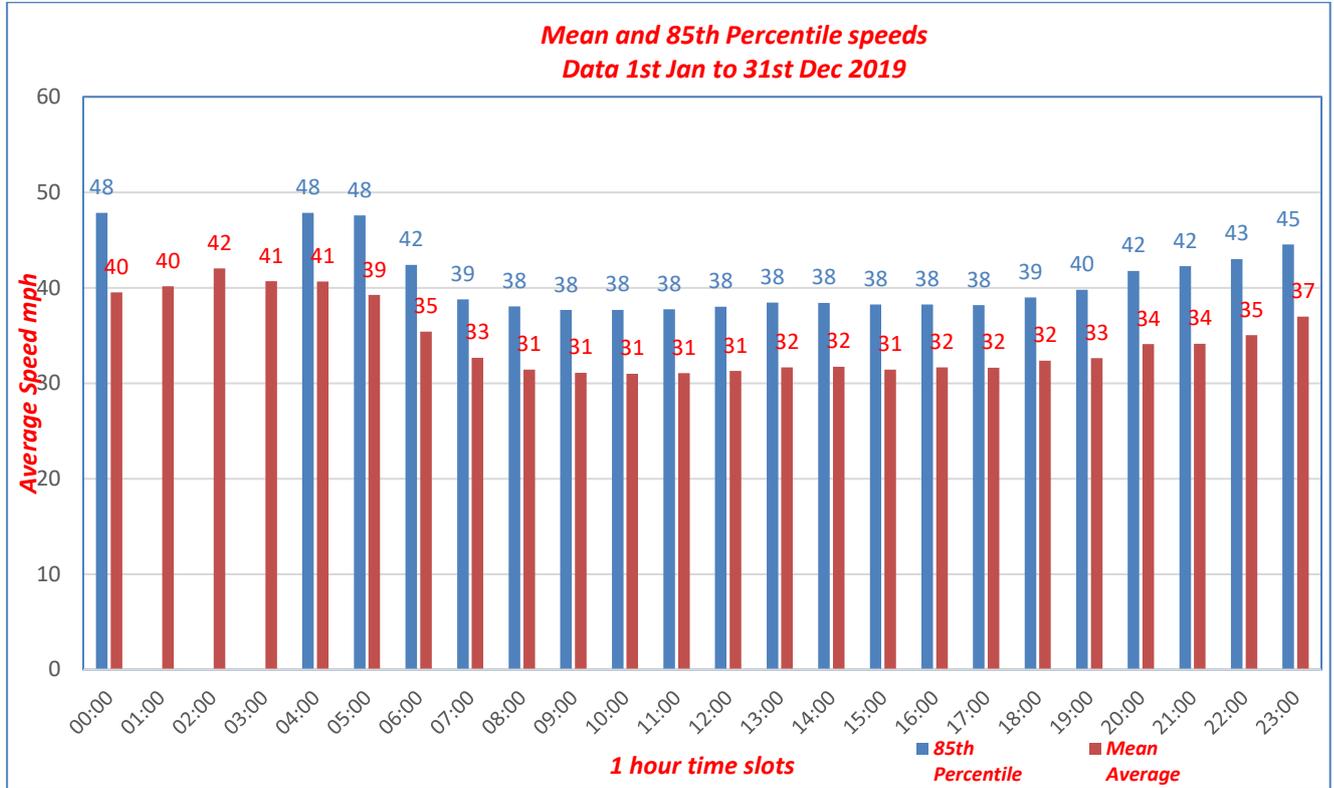


Chart 10

16.20.12. Traffic monitoring measures included the setting up of the Loxwood Community Speedwatch Group. This group regularly monitors the speed of traffic at approved locations in the village and at Alfold Bars. Motorists exceeding the stated national speed limits in each location by 10% plus 2 mph are reported to West Sussex Police, who then issue warning letters to offenders. WSCC police operate a “three strikes and you’re out” policy with respect to repeat offenders and, in conjunction with Surrey and Hampshire constabularies, maintain a joint database.

- Since 2018 40 Speedwatch sessions have been carried out.
- A total of 1677 offences over that period
- Of which 1450 letters were sent out by the police
- Fastest offence – 58mph in a 30mph limit

Anyone recorded as having exceeded the threshold speeds more than 3 times across all three counties are liable to prosecution. This activity has an immediate traffic calming effect, but is not lasting in slowing down traffic through the village. Data from these exercises is available for interrogation on the Community Speedwatch web site. Speed data from this site indicate the following results: -

16.20.13. Chart 11 shows the make up of vehicle types for a typical week in January 2019. The mix of traffic is predominantly private cars and light goods vehicles. The incidence of HGVs, although thought to be excessive, accounts for only approximately 2.5% of the volume. This is insufficient to qualify for an HGV ban according to WSCC Highways department (source WSCC Data Logger located at North Hall Loxwood).

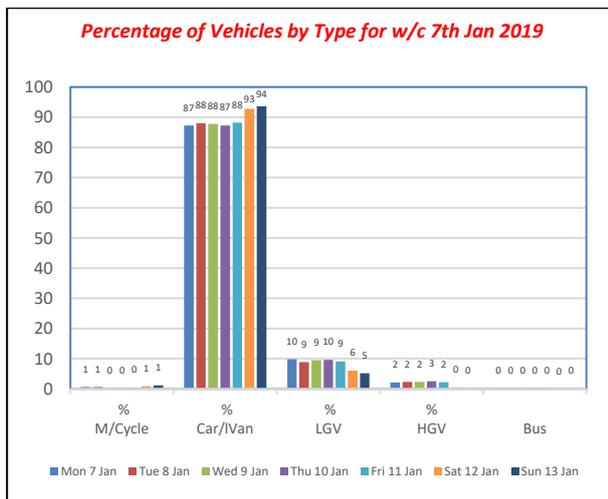


Chart 11

**16.20.14. Aim:** - Given the established record of excessive vehicle speeds through the village, and in order to mitigate the potential road safety risks on the B2133 in the village of Loxwood, the Revised Neighbourhood Plan will seek to negotiate additional developer contributions towards the introduction of further traffic calming measures along the B2133. This will take the form of a requirement on developers for all future development proposals to enter into discussions with the Parish Council at the earliest stage in order to agree the amount of any such additional funding and will apply to all proposed developments including windfall developments of greater than 5 dwelling.

**16.20.15.** Such contributions towards traffic calming measures must be agreed in advance of planning permission being granted or the negotiation of any S106 agreement or the application of a planning condition with the LPA between the developer, CDC and Loxwood Parish Council. The type, location and design of any such traffic calming measures to be agreed with the PC as above and incorporated into the planning application drawings for submission to the planning Authority. The LPA should endeavour to secure appropriate conditions within the S106 agreements or planning conditions on the approved application in order to ensure these measures are properly and correctly implemented. Developers will be required to obtain the necessary Traffic Regulation Orders (TROs) to allow such measures to be approved by the Highways Authority and to ensure that their design meets the current Road Traffic Regulations and construction standards.

**16.20.16.** Traffic consultants, URS, were also commissioned to carry out a traffic calming study to examine suitable potential traffic calming measures and locations throughout the village settlement boundary. This focuses on traffic speed reduction, safe crossing points, pedestrian safety/footpaths and potential cycle tracks throughout the village road system to the extent

of the village boundaries. This URS report can be found in the evidence base.

**16.20.17.** This Revised Neighbourhood Plan sets out significant increases to the number of dwellings within the village, the majority of which are proposed to be situated on the western side of the B2133. Also, the proposed Retail Development for a new Village convenience store, detailed in the previous Revised Neighbourhood Plan, will be situated on the same western side. Attempts in the past to put a traffic light controlled pedestrian crossing(s) in suitable accessible location(s) to this store have failed due to the limited perceived footfall across the B2133.

**16.20.18.** With the proposed additional housing on the western side of the B2133, there will be a significant increase in footfall across this road adding to the danger for pedestrians, particularly children, who will need to cross the road to access the local school & Medical Centre, or pedestrians from the Eastern side of the road accessing the convenience store and North Hall facilities. Developers of allocated sites on the western side of the B2133 will be encouraged to engage with the WSCC Highways Department to overcome this restriction and contribute towards a safe means of crossing the B2133.

**16.20.19.** Locations to be considered for suitable pedestrian crossing points will be the proposed new convenience store at Nursery Green; at North Hall; by St. John the Baptist Church on Vicarage Hill and at the Nicholsfield/Station Road junction to protect School children needing to cross from Willetts Way and Farm Close.

**16.20.20.** Since the last Neighbourhood Plan was compiled, several speed controls measures have been put into place to attempt to reduce the average speed through the village. These include: -

- Erection of "Gateways" denoting the village boundaries and the commencement of the 30mph speed restrictions.
- Road markings leading up to these gateways with "count down" lines across the carriageways
- The introduction of a moveable Speed Indication Radar Device (SID) located at three specific locations where speeding traffic is prevalent.
- The setting up of a Community Speed Watch Group for Loxwood under the auspices of the National Community Speed watch scheme. The Parish Council invested in its own Radar Device to facilitate the activities of this group so that they were not reliant on borrowing the few devices available through the West Sussex Police Scheme.

16.20.21. All of these measures have been effective to a greater or lesser extent, but the problem of speeding traffic still exists, as there is little enforcement available from WSCC Police.

16.20.22. Further measures proposed in the URS report from the last NP are being considered including the introduction of “Chicane” type road narrowing schemes in appropriate locations subject to agreement with WSCC highways department and available funding.

16.20.23. Another potential measure to combat speeding and to provide a measure of safety for cyclists is the introduction of a cycle lane on both sides of the road from the commencement of the Village 30mph restrictions on the B2133 through the village and from the junction with Station Road to the village boundary going east. This makes the available road space for cars and other vehicles narrower and less determinable. Evidence from similar schemes shows that such narrowing of the carriageways, even by “artificial” means, such as the painting of white lines, successfully slows down vehicles. Such a measure would also provide a safety corridor for cyclists through the Village.

16.20.24. The site known as Land to the West of Guildford Road proposed by ThakeHam Homes Ltd. has recently been granted planning consent by CDC. Their original and final applications both included traffic calming measures as recommended by the previous Neighbourhood Plan. These measures are in addition to the S106 and CIL requirements and have been incorporated in the Planning conditions set out by CDC.

16.20.25. The site known as Land to the south of Loxwood Farm Place has also got provisions for traffic calming measures incorporated into its transport statement providing for a vehicle activated sign (VAS) in the vicinity of their site. The recorded 85th percentile speeds so close to the village centre and at the brow of a hill were 35.6mph northbound and 34.9mph southbound according to their traffic report. There are also proposals for a linked footpath on the western side of the B2133 to link with an existing footpath serving Loxwood Farm Place to the North.

16.20.26. Allocations from CIL and any additional Developer contributions, where applicable, from all proposed developments within the parish will be used to help fund designated traffic calming work.

## **Policy 20**

***This policy describes the means proposed to deliver a safer environment for residents within Loxwood parish by stipulating traffic calming and speed controlling measures.***

1. ***As a condition of a site being allocated under this Neighbourhood Plan, developers will be required to negotiate with the Loxwood Parish Council, West Sussex County Council and Chichester District Council in advance of submitting planning applications, the design and additional funds necessary to contribute towards the objectives of this policy. The Design and Funds agreed with the developer and the Loxwood Parish Council will be included in the planning application and incorporated in the S106 agreement or by means of a planning condition defined for each development.***
2. ***The objective of this traffic calming policy will be to introduce a safer environment for pedestrians, cyclists and other road users. This can be achieved by the introduction of some or all of the following traffic calming measures: -***
  - a) ***Continued use of existing speed controlling measures and introduction of further speed control measures along the B2133 and Station Road by means of CIL and developer negotiated contributions.***
  - b) ***Introduction of other measures such as road chicanes on the B2133 and/or a raised platform at the junction with the B2133 and Station Road. All such measures to be subject to approval by West Sussex County Council.***
  - c) ***Provision of safe crossing points across the B2133 and Station Road at identified locations deemed to be most useful to residents using CIL and developer negotiated funding.***
  - d) ***Introduction of cycle lanes throughout the village on the B2133 and Station Road resulting in a perceived narrowing of the carriageway.***
  - e) ***Introduction of improved road signage on Station Road identifying the proximity of the school and “Children Crossing”.***
3. ***Developers will, as part of their proposed site design, be required to introduce pedestrian footpaths contiguous with their developments and elsewhere adjacent to their proposed sites, wherever practicable, in order to link pavements together and thus provide continuous pavement access on both sides of the B2133 and Station Road.***
4. ***Public footpaths and bridleways are to be retained and, wherever possible, all new developments should provide linkages to the existing village system of public footpaths (twittens).***

## 16.21. Environmental Characteristics

16.21.1. 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. Maintaining, protecting and enhancing the distinct rural character and features of the village, is of key importance to the local community.

16.21.2. This Revised Neighbourhood Plan seeks to ensure that development respects and enhances historic settlement patterns. New buildings should reflect the essence, form and type of materials used in existing buildings, in order to compliment the vernacular.

16.21.3. In order to minimise the effects of adverse incremental change, new development of high quality that sits well within the landscape and reflects local distinctiveness is sought, in order to reduce the cumulative impact of land use changes and the introduction of suburban styles and materials.

16.21.4. In addition to any appropriate site-specific landscape investigations, new proposals visible from the countryside must demonstrate that the development has been informed by a landscape led design approach to minimise visual impact.

16.21.5. It is important that new development on the urban fringe of the village responds sensitively to the rural countryside setting. To achieve this, development proposals located at the edge of the village must give careful consideration to spaces between new built form, specifically boundaries and edges, to the open countryside, neighbouring properties, streets and lanes that they frame.

16.21.6. Rural character and openness must be demonstrated in those interfaces between public, private and shared spaces. They must be addressed from the start of the design work and not as an afterthought.

16.21.7. This Revised Neighbourhood Plan will expect all development to retain features of high nature conservation or landscape value, including mature trees, species-rich hedgerows, natural habitats, ponds and existing areas of woodland. It encourages new tree cover in and around the village and the planting of new hedgerows to reduce the intensity and visual impact of development.

16.21.8. High quality/good quality trees (BS 5837 2012) should be retained wherever possible as part of a development proposal. Where any trees are lost as a consequence of any proposed development, an equal numerical replacement should be provided (minimum good quality) preferably on site or within the vicinity of the site.

16.21.9. New areas of recreational green space will be designed into developments to encourage biodiversity wherever appropriate. The development of green infrastructure is encouraged to provide links for wildlife and residents as well as minimising the coalescence of settlements. Existing exemplars are the Jubilee Gardens at Willetts Way and the green spaces in the front of Hall Hurst Close and Nursery green.

16.21.10. Public footpaths/bridleways are to be retained and wherever possible all new developments integrated into the village system of public footpaths (twittens).

16.21.11. Applications should be conditioned to undertake ecological surveys as applicable. All development proposals should seek to result in a net gain in biodiversity. Proposals which result in an adverse impact on protected species will not be supported unless the harm can be avoided, mitigated or compensated for. Proposals should seek to retain and where possible enhance existing biodiversity corridors and network within and beyond the site.

16.21.12. Permission for development concerned with conversion and sub-division of residential properties should ensure: -

- Features such as trees boundary walls, hedges, open spaces, are preserved or replaced, so as to, match or enhance in style and volume, what was there.
- Boundaries between individual sites particularly when visible from outside the site, are defined in a way that retain and enhance the character of the site and its setting.

16.21.13. 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 carbon footprint. 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. Innovative and sustainable design is promoted through an awareness of energy conservation and efficiency in order to minimise their impact on the environment, a reduction in waste, recycling of materials etc. This policy relates to all new buildings and their setting in the built and rural landscape. Development proposals should contribute to the provision of cleaner air, reduce noise and air pollution by minimising traffic congestion and providing facilities for low pollution transport, including safe cycle storage and charging points for electric vehicles.

## **Policy 21**

*The Environmental Characteristics Policy is divided in to the following four sub areas.*

- 1. Landscape and Natural Environment**
- 2. Trees**
- 3. Biodiversity**
- 4. Sustainable Design and Construction**

### **1. Landscape and Natural Environment**

*1.1. For developments of over 20 houses, new areas of recreational space should be designed into the development.*

*1.2. All new development, particularly located at the edge of the village, must be sensitively designed to minimise its impact on the natural landscape, openness and rural setting of the village.*

### **2. Trees**

*2.1. All new developments should retain high quality/good trees in accordance with BS 5837 2012, unless it can be demonstrated that the removal is necessary and benefits would outweigh the loss.*

*2.2. Where the loss of a tree(s) is accepted in line with para 2.1 above, an equal numerical replacement must be provided, preferably on site or within the vicinity of the site, in consultation with Loxwood Parish Council.*

*2.3. Any development resulting in the loss of ancient woodland, including the loss of aged/veteran trees outside the ancient woodland will not be supported.*

*2.4. The planting of new trees and hedgerows in and around the village will be supported.*

### **3. Biodiversity**

*3.1. In order to support biodiversity, all new developments must retain and enhance features of high nature conservation or landscape value and should be enhanced by*

*landscaping to include the planting of new hedgerows, ponds and shrubs.*

*3.2. Where possible all existing hedgerows and ponds should be retained.*

*3.3. Where this is not possible an equivalent value of new habitat including mature trees, species-rich hedgerows, natural habitats, ponds, areas of woodland and biodiversity corridors and networks within and beyond the site should be provided.*

*3.4. Proposals which result in an adverse impact on protected habitats and species will not be supported unless the harm can be avoided, mitigated or, as a last resort, compensated for.*

### **4. Sustainable Design and Construction**

*4.1. Developments should seek to minimise their carbon footprint by integrating design strategies that reduce heat loss and minimise energy consumption by means of solar energy, ground and air sourced heat pumps, heat recovery systems*

*4.2. New developments that include off street parking must incorporate individual or communal active electric charging points into their design in accordance with West Sussex County Council guidance where feasible (20% active spaces with the remaining being passive provision).*

*4.3. Permission for development concerned with conversion and sub-division of residential properties should ensure: -*

*a). Features such as trees, boundary walls, hedges and open spaces are preserved or replaced, so as to match or enhance in style and volume what was there.*

*b). Boundaries between individual sites particularly when visible from outside the site, are defined in a way that retain and enhance the character of the site and its setting.*



River Lox and Loxwood Stream Fluvial Flood Plain Map – Zones 2 & 3  
Figure 14



Figure 15  
Surface Water Flood Mapping – Loxwood Village environs

17. Appendices

17.1. Appendix 1 Neighbourhood plan Allocated Site Map



Figure 15

## 17.2. Appendix 2 - Buildings, Settings and Spaces

### Village Centre

Jubilee Villas  
 Ye Olde Cottage  
 Black Hall  
 Post Office  
 1 & 2 Pond Cottage  
 The Dependant's Combination Stores  
 (now a parade of shops)

These are all old houses near the centre of the village which, along with listed Hall House, Willetts, Church Cottage and the Granary, represent life of the village prior to the turn of the twentieth century. Their setting today, around the pond provides the village with a link to its history. Hall House was the original inn facing on to the Green Lane.

### High Street

Cherry Cottage  
 Cherry Villa  
 Penfold  
 Alameda  
 Hilltop Cottage

These old houses along with their listed neighbours form an almost unbroken line down the hill and represent some of the earliest houses in the village. The aspect is enhanced by almost no properties being on the opposite side of the road.

### Canal Properties

Clifton's Workshop, High St.  
 Canal Villa, High St.  
 Arun Villas High St.

These houses had a close association with the Wey & Arun Junction Canal from the middle of the nineteenth century. A major wharf on the canal existed around this particular area.

### Vicarage Hill

#### Old Vicarage

A beautiful house is representing the esteem and wealth of the Church at the turn of the twentieth century.

#### Fritchfold farm

Old farmhouse, once part of Lakers Lodge Estate, which with its pond and out-buildings, gives a rare view of a collection of farm buildings close to the public road.

#### The Old School

Built in 1876 this church school continued until the school in Nicholsfield was constructed in the 1950's when it became a private dwelling.

### Station Road

Little Pancake Cottage  
 Pancake Cottage

These houses form an interesting group with listed Hillgrove at the eastern entrance to the village and they are examples of some of the original village houses of the seventeenth century.

#### The Old Cottage

One of the earliest buildings in Station Road.

### Spy Lane

1-4 New Houses  
 Chapel and grounds  
 The Old Cottage

The chapel was the centre of the world of the Dependent Brethren in Loxwood for one hundred years from the mid nineteenth century. The row of cottages provided accommodation for some of their work people. The cemetery is at the back of the chapel.

Spy Farm

Historic farm house - from the seventeenth century

### **Loxwood Hall complex**

Loxwood Hall  
The Clock House  
Cedar House  
The Court  
The Lodge  
Little Loxwood  
Loxwood Cottage  
The Courtyard House  
Tokens Farm  
The Coach House

These buildings, formally part of Loxwood House, can trace their origins back to the 1500's. In the early twentieth century it had connections with big business and horse racing. There was a glass factory on the site as far back as 1610.

### **Alfold Bars**

Edwardian Houses along the B2133  
These houses, together with the listed Sir Roger Tichborne Pub, comprise a little hamlet from the early twentieth century.

### **Brewhurst Lane**

Buildings local to Brewhurst Farm & Mill

As well as the actual listed houses, the setting of the collection of building around that area is a very significant asset to the village locality.

### **Guildford Road**

Entrance to main village

The three listed houses of Four Houses Chestnut Mead and Elm Cottage, along with Yew Tree Cottage in Merryhills Lane, have an interesting setting which helps to set the tone of the village at its northern entrance.

### **Spaces and Outlooks**

There are spaces and outlooks from many parts of the village which give pleasure to the residents and form the rural character of the village.

Area around North Hall including the parish land to the North of the hall including the wildlife conservation area.

Corners at entrance to Nicholsfield including the Jubilee gardens opposite Nicholsfield. Village pond at centre.

Loxwood Sports Association football and Cricket pitches.

Views to the West & North West from Fritchfold over Blackdown and Hascombe Hill

Views to South, East and West from the ridge running to east of Spy Lane and Merry Hills.

Line of Canal and the open space **and vistas** on each side.

### **Local Lanes within the parish**

Green Lane  
Brewhurst Lane  
Nep Lane  
Twittens

## 18. Bibliography – Original Neighbourhood Plan 2013-2029

The below documents are held electronically on the Loxwood Parish Web Site. See link below

<https://www.loxwood-pc.gov.uk/>

- 18.1 AiRS Community Led Plan Survey Report Sept 2012
- 18.2 Village Design Statement 2003
- 18.3 URS Site Assessment Criteria
- 18.4 URS traffic Calming Report
- 18.5 URS Speed Survey
- 18.6 GlassHouse Community Led Plan Report
- 18.7 Chichester District Council Draft Local Plan Key Policies
- 18.8 National Planning Policy Framework
- 18.9 Community Led Plan Questionnaire
- 18.10 SHLAA 2010
- 18.11 SHLAA 2013
- 18.12 Loxwood Development Plan Area Designation Letter
- 18.13 Chichester District Local Housing Requirements Study
- 18.14 Chichester District Local Housing Allocation Policy
- 18.15 URS Basic Conditions Compliance Guide
- 18.16 URS Evidence Base Gap Analysis
- 18.17 URS Policy Writing Guide
- 18.18 Chichester District Council's Guide to producing a Neighbourhood Plan
- 18.19

## 19. Bibliography - Revised Neighbourhood Plan 2019-2035

The below documents are held electronically on the Loxwood Parish Web Site. See link below: -

<https://www.loxwood-pc.gov.uk/neighbourhood-plan.html>

- 19.1. Chichester District Council Revised Local Plan 2019-2035
- 19.2. Chichester District Council HEDNA
- 19.3. Chichester District Council HELAA
- 19.4. Chichester District Council Strategic Flood Risk Assessment
- 19.5. Chichester District Council Landscape Capacity Study
- 19.6. Loxwood Neighbourhood Plan Steering Group Site Individual Assessments
- 19.7. Loxwood Neighbourhood Plan Steering Group Site Assessment Summary Spreadsheet
- 19.8. Loxwood Neighbourhood Plan Steering Call for Sites invitation
- 19.9. Loxwood Neighbourhood Plan Steering Group Individual Call for Site Responses
- 19.10. Loxwood Neighbourhood Plan Steering Group Resident Questionnaire and Letter
- 19.11. Loxwood Neighbourhood Plan Steering Group Questionnaire Results Table
- 19.12. Locality - How to Create a Neighbourhood Plan – Your step by Step Guide – See link below  
<https://neighbourhoodplanning.org/>
- 19.13. Locality - How to Assess and Allocate Sites for Development – See link below  
<https://neighbourhoodplanning.org/>
- 19.14. Environmental Agency Flood risk assessments: climate change allowances document
- 19.15. Strategic Environmental Assessment Scoping Report
- 19.16. Strategic Environmental Assessment
- 19.17. UK Bio-Diversity Action Plan
- 19.18. Southern Water Letter for Planning Application 20/01481/FUL
- 19.19. Water Environment Flood Report