

Loxwood

1. Introduction

The Core Strategy sets a requirement for up to 30 homes on previously developed land, and a further 10 homes on greenfield sites up to 2018. Five sites have been assessed in Loxwood.

- Site LX 74, Land south of Loxwood Place Farm, is a greenfield site to the southwest of the settlement.
- Site LX 75, Land at Hall Hurst Farm, is a greenfield site to the west of the settlement which is adjacent to an Urban Potential site.
- Site LX 76, Land south of Farm Close, is a large site to the south of the settlement.
- Site LX 142, Land at Farm Close, is a greenfield site within the current Settlement Policy Area boundary.
- Site LX 133, Conifer Nursery.

2. Site Information

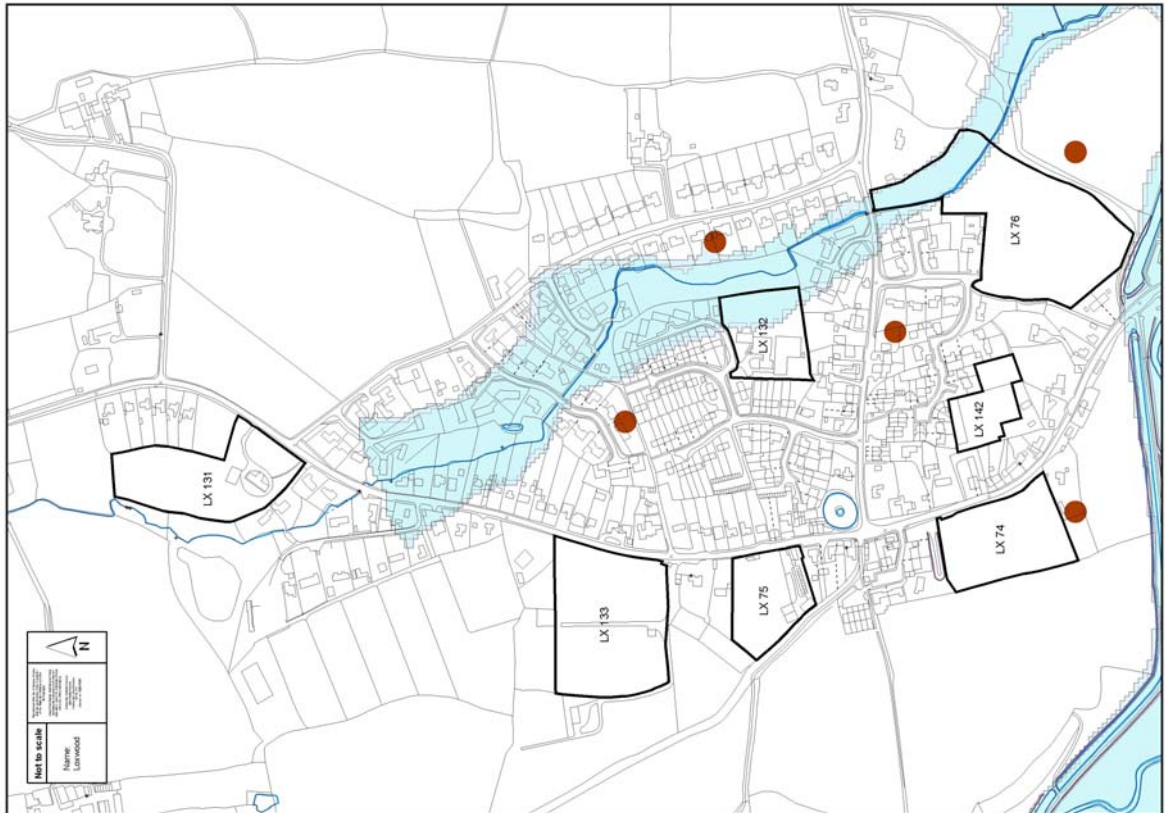
Information gathered from sites

Site Number	LX 74	LX 75	LX76	LX 142	LX 133
Site Name	Land south of Loxwood Place Farm	Land at Hall Hurst Farm	Land South of Farm Close	Land at Farm Close	Conifer Nursery
Environmental Quality					
<i>Habitat and species populations (SA Obj 1)</i>	Hedgerows along boundaries and significant trees	Significant trees along boundaries; hedgerows along W and NE edge. Potential for bats and pond within 500m to SE of site.	Hedgerows surrounding the site with some significant trees. Potential for bats in hedgerows?	None visible	
<i>Water Quality (SA Obj 4)</i>	None	None	Loxwood Stream to North	None visible	
Site Exposure					
<i>Exposure (SA Obj 6)</i>	Exposed to High Street and at western edge	From Main Road	Slight from the South	Not exposed	
<i>Slope (SA Obj 6)</i>	Mainly flat but dips to S at southern end	None	Majority is flat but slopes towards the stream	Flat	
Land Condition					

Site Number	LX 74	LX 75	LX76	LX 142	LX 133
Site Name	Land south of Loxwood Place Farm	Land at Hall Hurst Farm	Land South of Farm Close	Land at Farm Close	Conifer Nursery
<i>Present use of land (SA Obj 7)</i>	Rough grassland	Rough grassland with some vacant farm buildings on site	Rough grassland - maybe grazing	Rough grassland - grazing	
Accessibility					
<i>Transport access (SA Obj 8)</i>	High Street. Poor visibility to south due to bend.	Guildford Road	Farm Close	Willetts Way off Farm Close	
Local Character					
<i>Landscape (SA Obj 9)</i>	Extend Loxwood to west	n/a	Extends the village south to countryside	Local impact on surrounding houses	
<i>Townscape (SA Obj 9)</i>	New estate to the northern boundary	New house and old cottages surrounding the site	80s housing estate and new surgery to west	80s housing estate and detached/semi detached on The Parade	
Any other comments	Too large a site for 10 houses	n/a	Too large a site for 10 houses	n/a	

N.B. a site visit has not been carried out for LX 133, Conifer Nursery. This will be undertaken prior to submission. The following appraisal has been undertaken using desk based information.

**Desk based information
Constraints Map**



Services / Opportunities Map



3. Sustainability Assessment

Assessment Topic	Assessment Criteria	LX 74	LX 75	LX 76	LX 142	LX133
Environmental Quality	Quality / Extent of Natural Habitats	-3	-3	-3	-3	0
	Water quality	0	0	-3	0	0
	Sub-total	-3	-3	-6	-3	0
Site Exposure	Opportunities for Passive Solar Gain	6	3	6	3	0
	Slope	0	0	0	0	-3
	Sub-total	6	3	6	3	0
Land Condition	Potential contamination	0	-3	0	0	0
	Sub-total	0	-3	0	0	0
Accessibility	Transport modes	3	6	0	3	3
	Services / Facilities	0	3	3	3	3
	Sub-total	3	9	3	6	6
Local Character	Landscape	-3	0	-3	3	-3
	Sub-total	-3	0	-3	3	-3

Further considerations:

- *Short, medium and long term effects*

The predicted impacts are expected in the short-medium term given the expectation that development will be completed by 2018. According to the Core Strategy no further development is expected beyond 2018 and therefore the long term effects will be similar to the medium term.

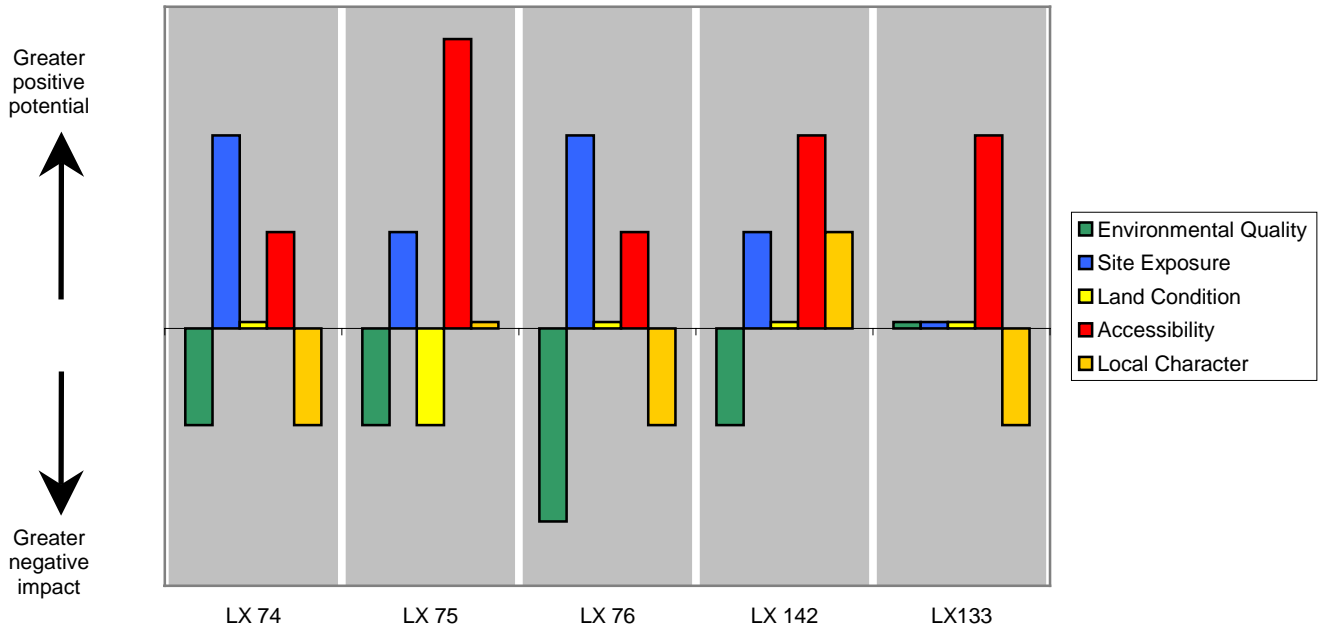
- *Cumulative effects*

The five sites considered in Loxwood would all be large enough to meet the required number of homes in isolation. No cumulative effects as a result of numerous sites being developed are expected. Furthermore, Loxwood is sufficiently separate from other settlements expecting development for there to be no cumulative impact from development.

4. Conclusions and Summary

Of the five sites assessed LX 142 (land at Farm Close) is the most sustainable option with a number of positive opportunities that are counterbalanced slightly by its impact on environmental quality.

Site LX 75 (land at Hall Hurst Farm) would be a reasonable alternative option with similar positive opportunities, however, by developing to the west of the main settlement there may be a greater impact on local character.



Site LX 74 and LX 76, (land south of Loxwood Place Farm and land south of Farm Close respectively), demonstrate a similar sustainability profile with negative impacts on both environmental quality and local character. LX 76 has a greater environmental impact due to its proximity to the Wey and Arun Canal to the south and the Loxwood Stream which dissects the northern section of the site. These impacts would need to be mitigated if the site were developed.

LX 133 (Conifer Nursery) offers some potential through accessibility to the main arterial road and the bus routes, however it extends the settlement to the east with associated impact on local character.