



***Loxwood
Neighbourhood Plan
Steering Group***

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Neighbourhood
Plan Steering
Group*

Introduction

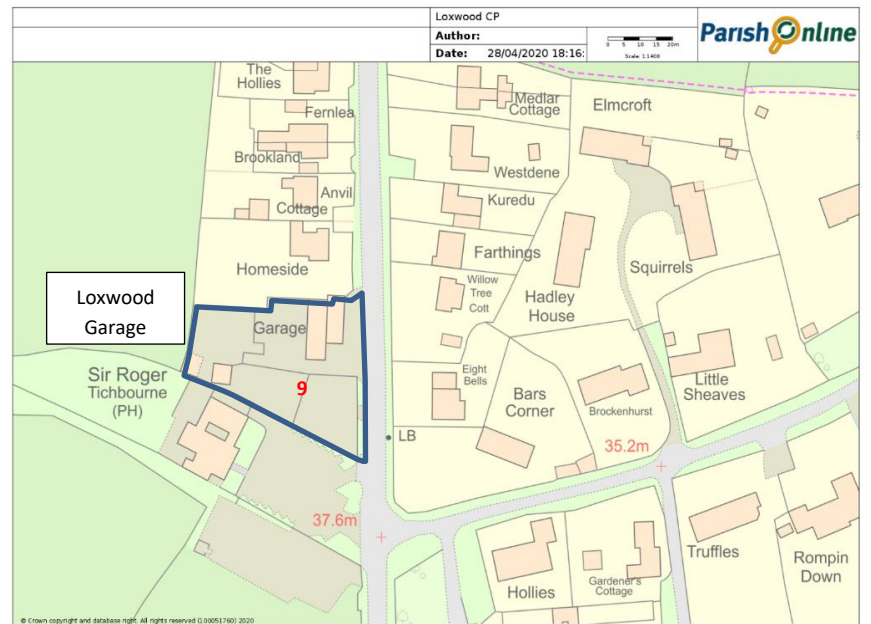
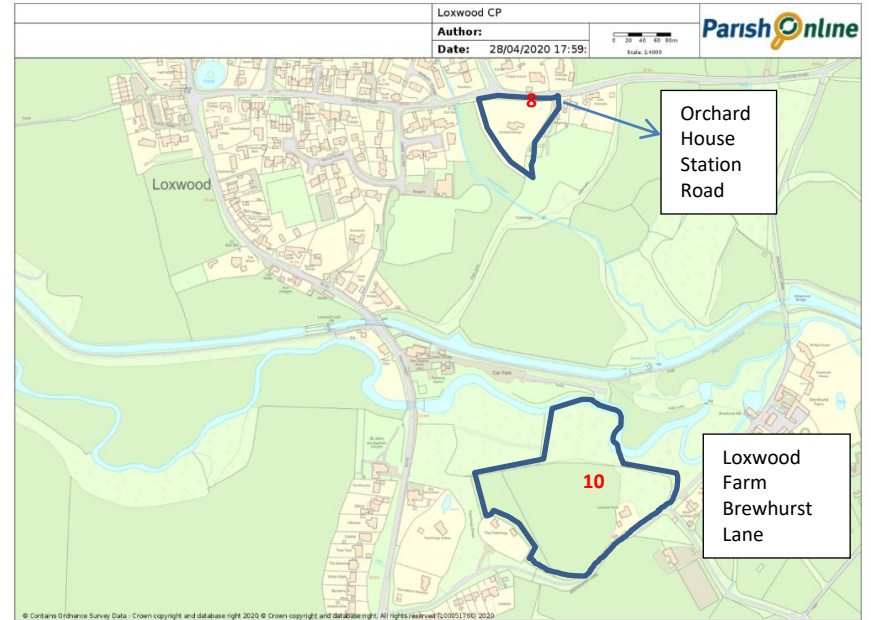
- For the last year, the Steering Group has been working on a revised Neighbourhood Plan
- So why do we need a Neighbourhood Plan? – **Good Question!**
- The objective is for the parish, not developers to decide the location, style and vernacular of developments in the parish
- We can use the policies in the Neighbourhood Plan to do this
- A Neighbourhood Plan can seek to provide community benefits as part of the development proposals
- Policies in the NP on traffic calming, infrastructure upgrades, open spaces ,control of housing density, protection of heritage assets, definition and protection of vistas and limiting the use of street lighting

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Background-1

- **2018 - CDC new draft Local Plan allocates 125 extra houses to Loxwood**
- **Driven by government requirement to build 300,000 houses per year**
- **CDC received over 200 objections to this allocation from residents of Loxwood**
- **Dec 2018 Village Meeting - Residents agreed to revise its Neighbourhood Plan to take account of this allocation, whilst still strongly objecting in principle**
- **Neighbourhood Plan Steering Group set up consisting of LPC councillors and residents**
- **January 2020 - Steering Group issued a “Call for Sites”**
- **10 sites put forward by developers and landowners**

Location of Assessed sites



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Background-2

- NPSG assessed all 10 sites using nationally agreed criteria
- 8 sites found to be viable, sustainable and policy compliant
- June 2020 – NPSG issued a village questionnaire asking residents to rank the 8 sites in order of preference
- 373 valid questionnaires returned
- NPSG have now analysed the results – September 2020 – recommendation of sites for allocation made to residents
- CDC have still not published their revised Local Plan
- Rationale of Steering Group is ***“Plan for the Worst and Hope for the Best”***
- If CDC reduce housing numbers, allocated sites will be reduced accordingly.

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Complications

- CDC behind with their timetable and do not expect to have their new plan in place until well into 2021
- Details of final housing numbers now not expected until October 2020
- From 15th July 2020, CDC do not have a 5 year housing supply
- Government policy then requires planning permission to be granted irrespective of housing policies in the existing Local and Neighbourhood Plans
- Thakeham Homes now have been granted planning consent for 50 houses on Land West of Guildford Road
- Castle Developments have submitted a planning application for 24 homes on Land South of Loxwood Farm Place – **likely to be approved**
- Antler have submitted a planning application for 30 homes on Land to the rear of Blackhall including the Retail site with a smaller village shop
- Woolspinnners have submitted a planning application for 5 Houses
- ***This could account for 109 houses which we have no control over***

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Site Allocations - 1

- **Steering Group have decided to press on with the Neighbourhood Plan as fast as possible**
- **Results of site allocation questionnaire are given on next slide**
- **Steering Group have decided to allocate the following sites:**

- 1. Land West of Guildford Road - 50 houses***
- 2. Land South of Loxwood Farm Place - 24 houses***
- 3. Loxwood House Houses - 30 houses***
- 4. Land rear of Blackhall plus commercial site at Nursery Green - up to 22 houses***

Site allocations will be based on a density of 18.5 houses per hectare.

This is the average density of recent developments in the parish

This gives a total allocation of 126 houses

Resident Questionnaire Results

Loxwood NP Site	No. of proposed houses	Replies for each ranking position								Weighted Score	Weighted Ranking
		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 weighted ranking											
Total weighting 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' choices to be weighted such that their first choice carries the highest weight, then their second choice and so on to their last choice.											

Allocated Sites




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Site allocations - 2

- **The revised Neighbourhood Plan will allocate a minimum of 126 houses on four sites within a revised settlement boundary**
- **The revised settlement boundary will make provision for windfall development**
- **The Land at Farm Close is already an allocated site in the current NP for 17 houses with associated community benefits**
- **The Farm Close policy will be carried forward into the revised Neighbourhood Plan**

*Land West of
Guildford
Road - 1*

Policy will include the following


- 50 houses with 15 of these being affordable housing
 - Traffic calming along the B2133
 - No street lights except for safety at low level
 - Provision of a footpath on the west side of the B2133 between the site access road and Nursery Green
 - Planning consent has now been granted
- 

Land West of Guildford Road - 1



***Land South of
Loxwood Farm
Place - 6***

Policy will include the following

- **24 houses with 7 being affordable**
 - **Contribution towards Traffic Calming along the B2133**
 - **Planning application now submitted and likely to be approved despite objections from Loxwood Parish Council**
- 


Land South of Loxwood Farm Place - 6



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Loxwood House - 3

Policy will include the following

- Land to the rear of Nursery Green comprising 1.8 hectares
 - 30 houses including 9 affordable houses
 - Contribution towards traffic calming
 - Public open space
- 

*Land to the
Rear of
Black hall - 4*

Policy will include the following

- **14 houses including 4 affordable houses based on density of 18.5**
- **8 flats/apartments on the Nursery Green Commercial site together with a convenience store and parking**
- **Contribution towards traffic calming**

However, Planning application now submitted for 30 houses on a combined site with the Nursery Green Commercial site



Land to the Rear of Black Hall – 4 (Planning Application Layout)



Nursery Green Commercial Site

- This site allocated for retail development in the current NP policy 5
- The Nursery site has been built out with 43 houses
- It is intended to remove the nursery site residential allocation from the policy but retain the commercial land in the policy

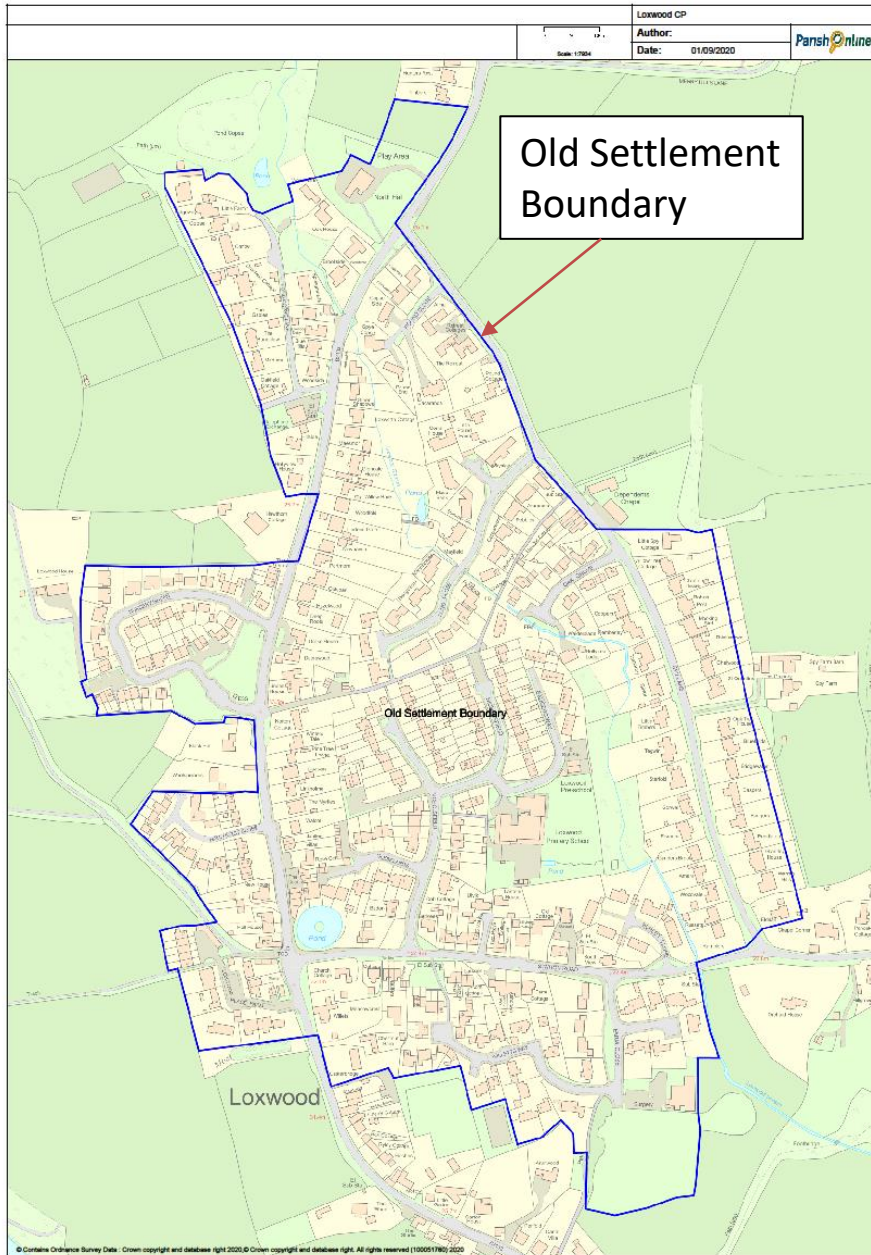
The new policy will include the following:-

- 1. A new village store appropriate in size to accommodate the expanding parish of Loxwood and the surrounding parishes*
 - 2. In order to make the site viable, up to 8 apartments/flats accommodated over 1.5 stories*
 - 3. Customer parking on site*
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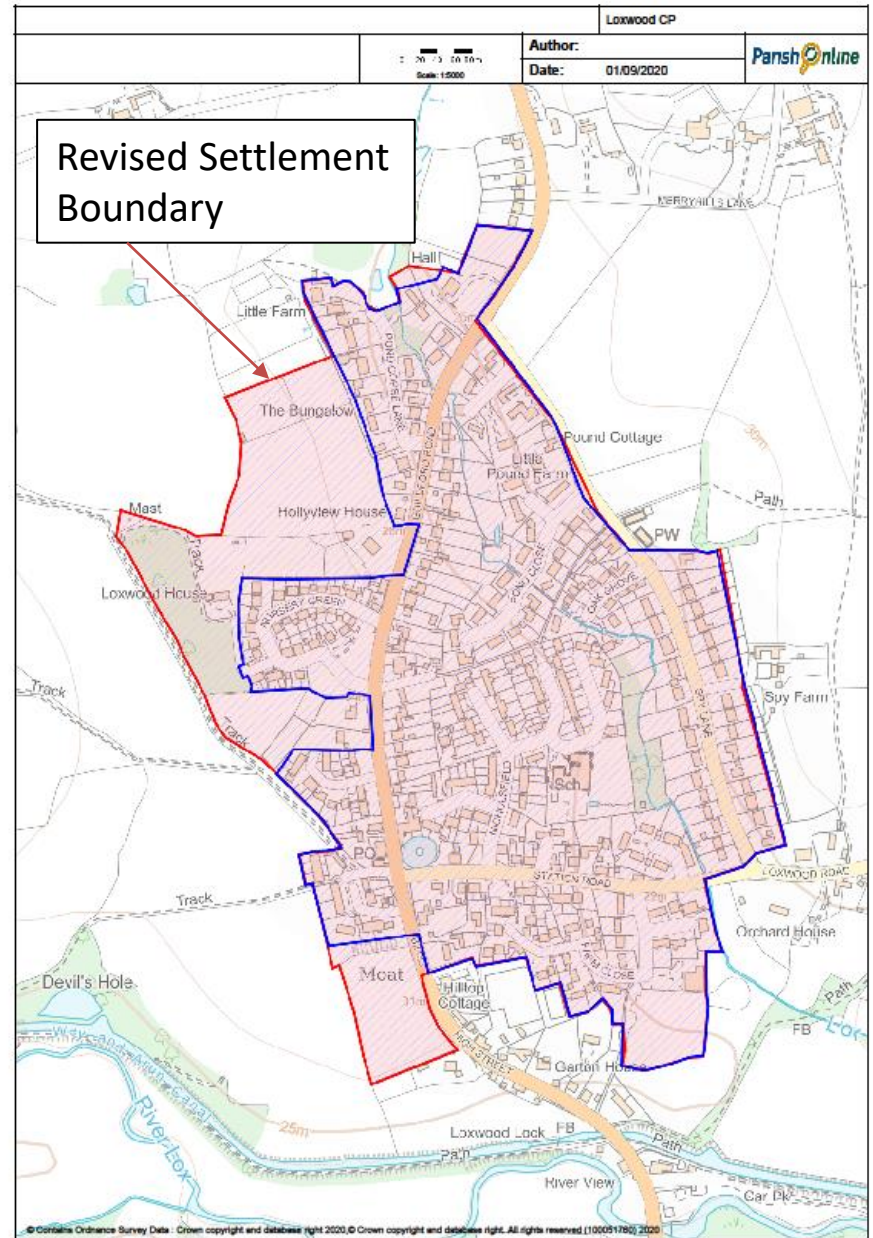
Settlement Boundary

- The settlement boundary (SB) of the village defines the permitted development area of the village
- Presumption in favour of sustainable development within the SB
- New SB drawn to provide windfall development on unallocated sites that lie within it
- These could include *Hawthorn Cottage* and *Woolspinnners*

Original Settlement Boundary



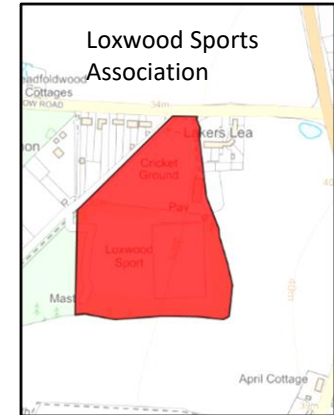
Revised Settlement Boundary



Local Green Spaces

- This policy in the current NP designates certain parcels of land as Local Green Spaces.
- These designated spaces retain protection from development.
- The current spaces are:-
 - Land at North Hall, Jubilee Gardens and Loxwood Sports Association playing fields*
- Land at the front of Nursery Green will be designated as a Green Space under the Revised NP

Revised Local Green Spaces



Surface & Foul Water Policies - 1

- Surface & Foul water policies are currently 2 separate policies in the NP
- It is intended to merge them into one policy
- LPC commissioned Water Environments to conduct an investigation into the flooding within Loxwood - report on the PC web site.
- Most foul & surface water problems not reported to Southern Water (SW).
- LPC set up a confidential database so residents can report issues in confidence.
- The database will be used to present evidence to WSCC, Environmental Agency & SW to justify improvements to the network

Policy

- ❖ ***LPC will develop & maintain a database recording known and future foul & surface water flooding events.***
- ❖ ***The database will provide evidence to the appropriate authorities to justify improvements to the Loxwood foul & surface water infrastructure***

Surface and Foul Water Policies – 2

(Policy contd.)

- ❖ New connections to the Loxwood sewer network of 5 or more houses will not be supported unless it can be shown that they will not cause overloading and flooding in the network***
- ❖ New developments in flood risk zones 2 & 3 will only be supported provided a flood risk assessment has been carried out***
- ❖ New developments in flood Zone 1 which demonstrate an increased risk of flooding due to surface water run off should be subject to a flood risk assessment. This includes householder development and extensions.***
- ❖ 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.***

Traffic Calming Policy

- **Traffic Calming & speed are perceived to be two of the most important issues for Residents**
- **No pedestrian crossings**
- **Narrow and limited pavements**
- **Inadequate car parking**

Proposed Policy

- ❖ *Developers will be required to negotiate, in advance of submitting planning applications, the design and additional funds necessary for traffic calming measures*
- ❖ *The objective is to introduce a safer environment for pedestrians, cyclists and other road users*
- ❖ *Developers required to introduce pavements joining up their developments to existing footpaths*
- ❖ *New traffic calming measures proposed:- Speed controls; chicanes; pedestrian crossings; cycle lanes; School road signage*

Natural Environment Policy

- **The natural environment that surrounds us, our cultural & historic heritage and the built environment are key to the village.**
- **Maintaining, protecting and enhancing the rural character & features of the village is of key importance**
- **New developments on the fringes of the village must respond sensitively to a countryside setting**

Proposed Policy

- ❖ *New developments should retain high quality/good trees or provide equivalent replacements*
- ❖ *Loss of ancient woodland or aged/veteran trees outside the ancient woodland will not be supported*
- ❖ *New developments should be enhanced by landscaping including the planting of hedgerows, ponds and shrubs*
- ❖ *Developments of >20 houses, should have areas of recreational space included*
- ❖ *Developments should minimise their carbon footprint by means of solar energy, ground & air sourced heat pumps or heat recovery systems.*
- ❖ *Developments must incorporate electric charging points into their design*
- ❖ *Conversion and sub-division of residential properties should ensure retention of the character of the site*

Broadband Policy

- **The provision of good telecommunications is increasingly important in the modern world**
- **The Covid-19 pandemic has accelerated this process exponentially and it is likely that home working will be the new norm**

Proposed Policy

- ❖ ***All new housing to be served by a superfast broadband (fibre-optic) connection from exchange to dwelling***
- ❖ ***Developers must provide a Connectivity Statement stating how fibre connectivity will be provided***

Current Policies

The following policies will remain unchanged except for minor amendments to enhance the policies context:-

- **Density policy – 18.5 houses per hectare used for the new allocated sites and the policy will be amended accordingly**
- **Built Environment- unchanged**
- **Wey and Arun - policy will be amended to protect the vistas defined in appendix 2 of the NP**
- **Rural Area Policy - unchanged**
- **House Extensions - unchanged**
- **Street Lighting - unchanged**
- **Economy and Business - updated**

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What Next ?

- **Steering Group will analyse all comments received and amend draft revised Neighbourhood Plan accordingly**
- **Carry out Regulation 14 consultation -6 weeks**
- **Amend Plan taking into account Regulation 14 Comments**
- **Write Consultation and Basic Conditions Statements**
- **Submit revised Plan to CDC for Regulation 16 consultation-6 weeks**
- **CDC submits revised Plan plus Regulation 16 comments to independent Examiner for Review**
- **Examiner produces report approving revised Plan or requiring changes to be made**
- **Revised Plan then has planning weight**
- **Referendum would normally be carried out but government has cancelled all referendums until at least May 2021**