

Loxwood Neighbourhood Plan Steering Group

Progress Update 07.04.26

Progress on the NP is summarised on the Loxwood PC website with copies of questionnaires and presentation material:

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

Consultancy Support

LNPSG met (Teams) with James Garside (JG) on 10th February 2025.

SEA and HRA

Two technical documents are required, an SEA (Strategic Environment Assessment) and an HRA (Habitats Regulations Assessment).

The draft SEA Report completed by JG has been reviewed by the Steering Group (SG). Following discussion with CDC (Valerie Dobson) JG is addressing issues related to site allocations and an update is expected shortly.

Consultants have been engaged to complete the HRA. Substantive progress on this is dependent on completion of the draft NP.

Farm Close

The Farm Close was allocated under the original 2015 version of the NP for 17 homes. However, for various reasons including Water Neutrality it remains undeveloped.

The developers are now expected to propose a development of up to 35 homes and presented their proposal to Loxwood PC on 3rd March 2026. A planning application is expected to be submitted shortly.

Hawthorn Cottage

LNPSG's present view of this site is that although it is well located in the central part of the parish, the original proposal for 19 homes is not sustainable at this time.

The Hawthorn Cottage planning application was refused by the CDC planning committee on Wednesday 5th November. This decision is now the subject of an appeal by the proposers.

The proposers have now submitted a revised plan that is intended to address most of LPC's objections to the earlier plan.

Headfoldswood Farm

There is an issue with groundwater flood risk that JG will include in the SEA.

Local Green Spaces

Four local green spaces will be identified in the LNP:

- Land at North Hall
- Loxwood Sports Association Playing Fields
- Jubilee Gardens
- Land at the front of Nursery Green

The owners of these sites have been notified.

Non-Designated Heritage Assets (NDHA)

In the revised LNP 2019 – 2037, 48 Non-Designated Village Heritage Assets are identified. These include not only buildings but also 'spaces and outlooks'. These have been reviewed and assessed against CDC's Matrix. Owners of the buildings identified have been notified of their inclusion.

NPPF 2026 and National Decision Making Policies (NDMP)

The government has published an updated National Planning Policy Framework (NPPF) together with a new National Decision Making Policies(NDMP) document.

JG has reviewed the plan taking into account the new NPPF and advises that so long as we remove any major areas of friction he does not see a need to wait for the publication of the NPPF before proceeding with the Reg 14. There may be some changes to the NPPF but we wouldn't expect anything significant

to be added (more likely taken away or watered down) and these can be factored in after the Reg 14 consultation.

2021 Census Data

The 2021 Census Data has been reviewed and is now included in the revised NP document.

Neighbourhood Plan Document

JG has produced an updated document incorporating the Steering Group's comments and work is progressing on the document formatting. The principal formatting change is to remove columns that make maintenance of the document particularly difficult. Once this is complete the document will be reviewed in the updated format.

There are still a number of issues outstanding, including how self-build will be addressed.

Next Steps

- Draft NP formatting to be addressed and a revised draft issued.
- Review by the LNPSG of the re-formatted document.
- LNPSG Meeting scheduled 14th April 2026.
- Initiate work on HRA by AECOM.
- Plan for Regulation 14
- An update to residents on the NP needs to be planned.