

# **Loxwood Neighbourhood Plan Steering Group**

## **Progress Update 02.12.25**

Progress on the NP up 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**

Our consultant James Garside (JG) visited the 9 sites under consideration on Saturday 8<sup>th</sup> November. This has put him in a good position to advise on site allocations.

## **SEA and HRA**

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

The SEA scope has been extended slightly to include a Sustainability Appraisal and has been submitted to the statutory consultee bodies - Natural England, Environment Agency and Historic England.

The draft SEA Report has been completed by JG and is now under review by the Steering Group (SG) ahead of a meeting next week to discuss feedback on the document and agree next steps.

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 have confirmed their intention to progress with developing the site and following a LNPSG and PC visit to the site in October, they have submitted an outline plan for up to 35 homes. As a 17 homes allocation on this

site is carried forward from the made Neighbourhood Plan only 18 of these dwellings will be counted towards the required 220 homes allocation from Loxwood.

The developers expect to submit a planning application early in the new year. This will be for 30 – 35 homes including 40% affordable and a valuable area of green amenity space. The number of homes proposed is an increase on the previously proposed number, in part due to a greater number of smaller 'affordable' houses.

### **Hawthorn Cottage**

LNPSG's present view of this site is that although it is well located in the central part of the parish, it is not sustainable at this time for the following reasons:

- No provision of affordable housing
- Marginal financial viability means it may not progress
- Lack of adequate foul water drainage pending reinforcement of the highway drain.
- Lack of sewerage treatment capacity
- To protect the habitat of barbastelle bats, 10M bat protection corridors are required on the N,W and S borders of the site – if these are fully implemented, as they should be, the site will not support the number of houses proposed.

The Hawthorn Cottage planning application was refused by the CDC planning committee on Wednesday 5<sup>th</sup> November.

The proposers of the Hawthorn Cottage site have requested an opportunity to address the LPC planning committee.

### **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

It is anticipated that additional green spaces will be designated in future developments.

The owners of these sites will be notified in due course.

### **Non-Designated Heritage Assets**

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 will be reviewed and assessed against CDC’s Matrix. This process was completed recently for the Old School House and the owners of the buildings identified will be notified of their inclusion in due course.