

# **Loxwood Neighbourhood Plan Steering Group**

## **Progress Update 06.01.26**

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 8<sup>th</sup> December 2025.

## **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. Some general comments have been received none of which require any significant revisions.

The draft SEA Report has been completed by JG and is now under review by the Steering Group (SG) initial feedback has discussed with JG and next steps agreed.

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 now propose a development of up to 35 homes. As a 17 homes allocation on this site is carried forward from the made Neighbourhood Plan, LNPSG believe that 18 of these dwellings should be able to be counted towards

the required 220 homes allocation from Loxwood - JG will confirm that this with Valerie Dobson at CDC.

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 addressed the LPC planning committee on 2nd December 2025.

Although they do intend to appeal the refusal decision by CDC (and expect to win) the proposers presented a revised plan that they believe address most of LPC's objections.

Under this revised proposal it is expected that the number of homes would be reduced by 2 to 17. Enhanced bat protection along the North side would be included and although affordable housing would not be provided there would be more small houses.

This revised proposal is expected to be submitted early in 2026.

### **Headfoldswood Farm**

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

### **Land South of Loxwood Farm Place**

This site for 24 homes received approval before the cut-off date for inclusion within the 188 homes allocation required of Loxwood by the CDC Local Plan. However, the site would provide access to the Loxwood Place site and revised plans have been submitted and approved by CDC that would provide this access.

### **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 (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 are being reviewed and assessed against CDC’s Matrix. Owners of the buildings identified will be notified of their inclusion in due course.

### **Next Steps**

- NP policies to be reviewed by LNPSG.
- Census information to be reviewed and draft NP updated.
- NDHA to be reviewed and updated.
- A further consultation with residents needs to be planned in step with completion of NP and SEA.