

Loxwood Neighbourhood Plan Steering Group

Progress Update 04.11.25

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) who joined us in September after our review of development sites is planning to visit the 9 sites under consideration on Saturday 8th November. This will put him in a better position to advise on site allocation.

SEA and HRA

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

The SEA scope has been extended slightly to include a Sustainability Appraisal. Work is in progress and an initial draft SEA Scoping Report was presented to the LNPSG at a workshop session on 6th October.

Following the review of the SEA Scope JG has submitted it for consultation with the statutory bodies – Natural England, Environment Agency and Historic England.

Farm Close

The Farm Close was allocated under the original 2015 version of the NP for 17 – 19 homes. However, for various reasons including Water Neutrality it remains undeveloped. CDC indicated that this site should remain allocated and would not be included within the new 220 homes allocation.

The developers have confirmed their intention to progress with developing the site and LNPSG visited the site in October.

The developers expect to submitted 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 propose.

The Hawthorn Cottage proposal is before the CDC planning committee on Wednesday 5th November. Despite the above concerns that will be presented to the meeting, the CDC planning officers are recommending its approval.