

Loxwood Neighbourhood Plan Steering Group

Progress Update 07.10.25

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

Following the government's discontinuation of funding for the technical aspects of Neighbourhood Plan preparation, the steering group has reviewed the level of support required from our professional consultants. We have concluded that we need a greater level of 'hands on' support.

Our original consultant has moved from being an independent consultant to part of the large LUC practice and is unable to provide the closer support required. LUC have agreed to provide support in preparation of draft site allocation policies under the agreed and committed budget.

Accordingly we have engaged James Garside (JG) to work with us. James is based in Epsom and is able and willing to meet with us in person and remotely as required.

SEA and HRA

In consultation with CDC we have been advised that two technical documents will be required, an SEA (Strategic Environment Assessment) and an HRA (Habitats Regulations Assessment). The first of these, the SEA, is an EU requirement (now incorporated into UK law) and is being progressed immediately while the second will follow at a later stage.

Work on the SEA has commenced and JG has prepared an initial draft SEA Scoping Report. This was presented to the LNPSG at a workshop session on 6th October at North Hall. The SEA scope will be extend to include a Sustainability Appraisal.

The LNPSG are reviewing the SEA scope for accuracy and JG is due to discuss it further with CDC this week and will feed back the results of these discussions.

JG will commence consultation with the statutory bodies – Natural England, Environment Agency and Historic England.

Farm Close

The Farm Close site for 17 – 19 homes was allocated under the original 2015 version of the NP. 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 have invited the LNPSG to visit the site later in October.