Loxwood Neighbourhood Plan Steering Group

Progress Update 01.09.26

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

James Garside (JG) has completed a review of the LNP for consistency with the latest NPPF 2026 version and the document has been updated to a final version for Reg 14 consultation.

SEA and HRA

The SEA (Strategic Environment Assessment) and HRA (Habitats Regulations Assessment are both complete ahead of Reg. 14.

Farm Close

The Farm Close was allocated under the original 2015 version of the NP for 17 homes but did not proceed.

The developers have now submitted a plan for 33 dwellings on the site and have adopted modifications – principally with respect to building finishes – in the final version which is due to is due before the CDC planning committee in September 2026 .

Hawthorn Cottage

Following discussion with LPC and LNPSG an application for 18 dwellings has been approved by CDC on this site.

Loxwood Place

An outline planning application is in progress for 223 homes on this site.

The LNPSG are concerned that this development can only proceed when there is sufficient waste water treatment capacity at Loxwood. The HRA is very clear on this point because of the potential to compromise the Arun Valley SAC/SAR/ RAMSAR which is supported by EU law (now incorporated in UK law). Southern Water has no current plans to undertake this work.

The proposal in the LNP to allocate this site is based in part on its ability to provide community benefits including a CLASS E building that could fulfil a number of uses. These could be a Nursery (favoured by the community), Café and/or small workshop units. This provision is supported by a very positive financial viability report commissioned by the developer as well as the SEA and NPPF but has been removed from the latest version of the plan.

Reg 14 Consultation

The Reg 14 consultation is scheduled to start of 8th September and notification to this effect has been published in the Parish and rh fourteen magazines.

The required documents are complete:

- Loxwood Neighbourhood Plan
- Strategic Environmental Assessment
- Habitats Regulations Assessment

CDC has provided a list of statutory consultees

A number of other tasks need to be complete by 8th September:

- On-line questionnaire
  - resolve outstanding addresses issue
  - include Data Protection Notice
  - include question 'is responder happy to be kept up to date by CDC'
  - finalise format

- Formal notification to CDC
- Notification to Statutory Consultees
- Mail drop to residents
- Plan additional mail / email to businesses
- Web site wording

Next Steps

- LNPSG Meeting (TEAMS) 3rd September 2026.
- Prepare presentation and material for North Hall
- Sail Banner for ad-hoc presentations, e.g. at Budgens