Loxwood Parish Council

Updated Neighbourhood Plan, Resident Survey - September 2026

This Questionnaire is your opportunity to give the Parish Council your views on each of the new policies that have been developed for inclusion in the updated Neighbourhood Plan that will govern building permissions for Loxwood Parish until 2039.

Please review the Neighbourhood Plan and for each Policy below indicate that you are either happy with the policy or if you disagree with all or part of it. There is space in the free text under each question to provide any comments/feedback specific to that Policy, as well as a more general free comment section at the end of the questionnaire. The closing date for responding is 5pm on 20th October 2026.

The full updated Neighbourhood Plan can be found on the Loxwood Parish Council Website: www.loxwood-pc.gov.uk/neighbourhood-plan.html

How the information you provide will be used - General Data Protection Regulations

Any personal information given via this form will be kept strictly confidential and be used only to provide a requested service. It will only be kept for as long as necessary to provide that service and shared only with the Neighbourhood Plan Steering Group for this purpose. It will not be disclosed to any other third party without your permission or unless we are required to do so by law.

Personal data will be deleted as soon as possible after the analysis can be completed.

Thank you for your participation.

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* *Indicates required answer*

Please provide your name: *

Please provide your residential address: *

Please provide your email: *

Use of your email by Chichester District Council to inform you of future stages of the Neighbourhood Plan *

Mark only one option.

☐ **Yes please**, I am happy for my email to be used for this purpose only

☐ **No thank you**, please do not use my email

POLICY 1 - SPATIAL STRATEGY - *(See Section 17.1 and 17.2 (p31-34) of Neighbourhood Plan)* *

a. New development in Loxwood Parish shall be focused within the settlement boundary of Loxwood Village and on the site allocations in Policies 2 to 3, as identified on the Site Allocation Map found in Appendix 1.

b. Small scale self-build developments that respond well and integrate with their context within the settlement boundary will be strongly supported.

c. The revised Loxwood Neighbourhood Plan provides for a minimum of 188 new dwellings to be built in the period 2024 to 2039, with the Loxwood Place site allocated for development (Policy 3).

d. In addition, the allocation of land at Farm Close for a minimum of 17 dwellings is retained from the 2015 Loxwood Neighbourhood Plan (Policy 2).

Mark only one option.

☐ **Agree** ☐ **Disagree**

If you would like to comment on **Policy 1 - Spatial Strategy**, please do so here:

POLICY 2 - LAND AT FARM CLOSE - *(See Section 17.3 (p35-36) of Neighbourhood Plan)* *

The land at Farm Close, as shown in Appendix 1, is allocated for residential use and community facilities as follows:

a. A minimum of seventeen dwellings consisting of affordable and open market houses, taking into consideration desirable densities in accordance with policy 8 of the Revised Neighbourhood Plan. The proportion and tenure mix of affordable housing to be in line with current Chichester District Council requirements and allocations policies.

b. Community benefits to be delivered alongside the residential units consist of:

- An on-site Community Parkland, to be secured through a s106 legal agreement.
- Financial contributions towards Village traffic calming.

c. The layout of this site will need to be planned to ensure future access to existing infrastructure (including surface water tank) for the purpose of maintenance.

Mark only one option.

☐ **Agree** ☐ **Disagree**

If you would like to comment on **Policy 2 - Land at Farm Close**, please do so here:

POLICY 3 - LAND AT LOXWOOD PLACE - *(See Section 17.4 (p37-38) of Neighbourhood Plan)* *

The site Loxwood Place, as shown in Figure 8 above, is allocated for a minimum of 188 no. dwellings subject to the following requirements:

a. The provision of the minimum affordable housing requirement as required by the adopted Chichester Local Plan.

b. An appropriate house size mix in line with current Chichester Housing and Economic Needs Assessment (HEDNA)

c. The provision of specialist housing and accessible (M4(3)) and adaptable (M4(2)) homes, in line with the CDC Local Plan

d. The delivery of on-site employment and community facilities, including a nursery and café (Class E).

e. A carefully considered layout and design, and the provision of a robust landscaping scheme, to ensure the development successfully integrates with the Village and mitigates any impact on the wider landscape.

f. The delivery of on-site public green infrastructure, including a Village green, park, orchard, allotments and play areas to be provided and maintained in perpetuity by the developer, secured by a s106 legal agreement.

g. Safe and suitable access to be achieved without leading to a harmful level of traffic and congestion on the B2133, to the satisfaction of the local highways' authority.

h. As appropriate, the provision of traffic calming measures along the B2133. The design and location of such traffic calming measures to be agreed with Loxwood Parish Council and Chichester District Council and secured by means of a S106 agreement.

i. The easternmost field between the canal and Devils Hole, as indicated as 'Area set aside for BNG' on Figure 8 above, is to be secured for dedicated, on-site Biodiversity Net Gain with the land transferred to LPC ownership through a S106 Agreement. The developer is to deliver an all-weather footpath/bridleway to provide access for residents.

j. The provision of cycle and pedestrian routes within the site, connecting to the existing Village network.

k. Existing footpath across the site to be upgraded to bridleway with suitable all-weather surface.

l. The bridleway (old road pre turnpike) to be upgraded with all-weather surface.

Mark only one option.

☐ **Agree** ☐ **Disagree**

If you would like to comment on **Policy 3 - Land at Loxwood Place**, please do so here:

POLICY 4 - LOCAL GREEN SPACES - *(See Section 17.5 (p39-40) of Neighbourhood Plan)* *

This revised Neighbourhood Plan designates the following local green spaces, as shown on Figure 9:

a. Land at North Hall Fields

b. The Jubilee Gardens

c. The Loxwood Sports Association playing fields, and

d. The land at the front of Nursery Green

Mark only one option.

☐ **Agree** ☐ **Disagree**

If you would like to comment on **Policy 4 - Local Green Spaces**, please do so here:

POLICY 5 - STREET LIGHTING - *(See Section 17.6 (p41) of Neighbourhood Plan)* *

Unless it is required to mitigate a potential road or pedestrian safety hazard; or other requirement of the highway authority; all new roads built as part of a housing development should not feature street lighting.

Mark only one option.

☐ **Agree** ☐ **Disagree**

If you would like to comment on **Policy 5 - Street Lighting**, please do so here:

POLICY 6 - FOUL WATER SYSTEM - *(See Section 17.7 (p42-44) of Neighbourhood Plan)* *

Any new connections to the Loxwood sewer network will not be supported unless it can be shown that the new connection will not exacerbate the existing system hydraulic overloading, system back up and flooding, taking into account both the dry weather flow and the wet weather flow.

Where necessary, foul water infrastructure and network upgrades for new developments should be subject to a planning condition which stipulates that such upgrades must be implemented prior to occupation of the development. The condition to be agreed with Southern Water and the local planning authority.

Mark only one option.

☐ **Agree** ☐ **Disagree**

If you would like to comment on **Policy 6 - Foul Water**, please do so here:

POLICY 7 - FLOOD RISK AND SURFACE WATER - *(See Section 17.8 (p45-47) of Neighbourhood Plan)* *

All new development must demonstrate how it follows the drainage hierarchy set out in national planning practice guidance. New site drainage systems should include surface water mitigation techniques incorporating SuDS and should be able to accommodate the water from a 1 in 100-year critical storm event plus an additional 40% climate change allowance.

Mark only one option.

☐ **Agree** ☐ **Disagree**

If you would like to comment on **Policy 7 - Flood Risk and Surface Water**, please do so here:

POLICY 8 - BUILT ENVIRONMENT - HOUSING DENSITY - *(See Section 17.9 (p48) of Neighbourhood Plan)* *

a. The density of any new development should make efficient use of land but must be in character with the local surrounding area, respect the semi-rural nature of the Parish and be designed to give an impression of spaciousness with uniform houses and plots being avoided.

b. All new housing development, including sites allocated through this Neighbourhood Plan, should have a density that is consistent with its surrounding context. A higher density will only be permitted where it can be robustly demonstrated that a higher density can be achieved that integrates and enhances the character of the area and does not conflict with other policies within the Revised Neighbourhood Plan.

Mark only one option.

☐ **Agree** ☐ **Disagree**

If you would like to comment on **Policy 8 - Built Environment (housing density)**, please do so here:

POLICY 9 - BUILT ENVIRONMENT – VERNACULAR - *(See Section 17.10 (p49-50) of Neighbourhood Plan)* *

This policy will apply to all new developments of one or more houses.

All new developments must be of a high quality and, reflect the distinctive local character and historic context of existing developments within the Parish and reflect the requirements of the Loxwood Village Design Statement and the other relevant design policies in the development plan. The following criteria will be required: -

a. Materials in any new development should be of clay-based products in red or brown hues with limited use of white paint on brick or wood that could be used to provide interest. Light hues should be avoided. In general, clay or concrete roof tiles should be used.

b. Where brick elevations are used, half clay tile hanging will help break up the visual effect of the elevation and maintain the continuity of design throughout the Village.

c. Building heights and rooflines should be consistent with the general roofline. Taller buildings will only be permitted where it is clearly demonstrated that they can complement or enhance the local character.

d. Apparent excessive bulk of dwellings should be avoided by careful design of roof elevations, particularly on rising ground. The use of chimneys to add variety to roof lines is welcomed

e. Flat roof dormer windows should be avoided.

f. Where enclosure of plots is planned, hedges of native plants, brick walls or post and rail fences are preferable giving a sense of open space from plot to plot. Close board fencing should be avoided on front elevations

g. Developments should be enhanced by landscaping and planting with existing trees and hedges preserved whenever possible.

h. New development that makes a positive contribution to designated and non-designated heritage assets (the buildings and open spaces defined in Appendix 2) will be supported. Any harm to the significance of heritage assets will be a matter of considerable and importance and considered in line with the NPPF.

Mark only one option.

☐ **Agree** ☐ **Disagree**

If you would like to comment on **Policy 9 - Built Environment (vernacular)**, please do so here:

POLICY 10 -WEY & ARUN CANAL *(See Section 17.11 (p51-52) of Neighbourhood Plan)* *

The Wey & Arun Canal Trust long-term vision of a through route for both navigation and recreation from the Wey to the Arun Rivers will be supported.

This policy will:

a. Protect the green corridor and avoid boats lining the edge of the canal, support will be given for canal moorings located away from but connected to the canal. Tree and hedgerow planting should be used to soften the visual impact of the moorings.

b. Support the expansion of the Wey & Arun Canal Trust tourism activities where it can be demonstrated that such expansion benefits the Parish by means of increased tourism, business and leisure activity. This includes support for reopening the canal for boaters, canoeists, and paddleboarders.

c. Support new development that makes a positive contribution to the significance of designated and non-designated heritage assets adjacent to the canal and the outlooks from the canal identified in Appendix 2. Any harm will be considered in line with the NPPF.

d. Support maintenance and upgrades to the tow path to improve its accessibility.

Mark only one option.

☐ **Agree** ☐ **Disagree**

If you would like to comment on **Policy 10 - Wey & Arun Canal**, please do so here:

POLICY 11 - THE RURAL AREA *(See Section 17.12 (p53) of Neighbourhood Plan)* *

Beyond the requirements set out in national and local planning policy, outside of the settlement boundary, the re-use of farm and rural buildings for agricultural / business purposes or to provide dwellings for agricultural workers, or new agricultural or business development on land already in agricultural or commercial use, will be supported where:

a. The proposed re-use would not cause unacceptable conflict with agriculture and other land-based activities; and

b. The sustainability of the site is enhanced by improving or creating opportunities to access the site by sustainable forms of transport

Mark only one option.

☐ **Agree** ☐ **Disagree**

If you would like to comment on **Policy 11 - Rural Area**, please do so here:

POLICY 12 - HOUSING EXTENSIONS STYLE AND VERNACULAR

(See Section 17.13 (p54) of Neighbourhood Plan) *

Where planning permission is required, proposals for extensions must respond positively to the style and vernacular of original buildings and demonstrate how the following criteria are satisfied (noting that this is not an exhaustive list and other criteria may be applied dependent on the site context):

a. Particularly in locations where there is a consistent character and sense of place, the development must respond positively to the surrounding context, including the size and shape of windows, roof shapes and pitch angles and other architectural features.

b. Where possible the same type of materials should be used but where uPVC is to be used it should respect as far as practicable the original design. Tiling materials, brickwork colour and texture should match the existing.

c. The combined building of the original and the extension should not significantly change the form, bulk and general design of the original building or harm its landscape character or setting.

d. Any proposed extension adjacent to a designated heritage asset or building of historic interest and/or open space as defined in Appendix 2 that makes a positive contribution to the building/open space will be supported. Any harm to the significance of heritage assets will be a matter of considerable and importance and considered in line with the NPPF.

Mark only one option.

☐ **Agree** ☐ **Disagree**

If you would like to comment on **Policy 12 - Housing Extensions (style and vernacular)**, please do so here:

POLICY 13 - ECONOMY AND BUSINESS. *(See Section 17.14 (p55-56) of Neighbourhood Plan)* *

The expansion of existing retail and business sites, and new small-scale developments, that are economically sustainable and benefit the local economy and the wellbeing of the Parish will be supported where they satisfy the criteria below:

a. Any re-use of existing agricultural buildings would not cause unacceptable conflicts with agriculture and other land-based activities.

b. Give broad, positive support for the development and growth of the local economy though flexible and responsive planning and encourage local economic innovation.

c. Meet the needs of existing and future local businesses, including quality workspace, car parking and storage.

d. The loss of existing business and employment land and floorspace will be resisted and only permitted where robust evidence is provided demonstrating that the site is no longer required and is unlikely to be re-used or redeveloped for employment uses to meet future demand, in line with the Chichester Local Plan.

Mark only one option.

☐ **Agree** ☐ **Disagree**

If you would like to comment on **Policy 13 - Economy and Business**, please do so here:

POLICY 14 - HIGH-SPEED BROADBAND *(See Section 17.15 (p57-58) of Neighbourhood Plan)* *

a. All new residential dwellings, commercial and community facilities should be served by a superfast broadband fibre-optic connection. Planning applications should be supported by a Connectivity Statement giving details of how fibre connectivity will be provided to each individual house/building in the development.

b. Where it is satisfactorily demonstrated that it is not possible, practical or economically viable to provide a super-fast broadband connection in line with paragraph a). above through consultation and agreement with Next Generation Access Network Providers, then sufficient and suitable ducting should be provided within the site and to the premises to facilitate ease of installation at a future date on an open access basis.

Mark only one option.

☐ **Agree** ☐ **Disagree**

If you would like to comment on **Policy 14 - High-Speed Broadband**, please do so here:

POLICY 15 - ACTIVE TRAVEL - TRAFFIC CALMING AND SPEED THROUGH THE PARISH

(See Section 17.16 (p59-60) of Neighbourhood Plan) *

Proposals that introduce a safer environment for pedestrians, cyclists and other road users, encouraging more active travel and fewer car journeys will be strongly supported.

a. Residential developments of 2 or more dwellings will be required to deliver traffic calming measures along the B2133 and Station Road, commensurate to the scale of development. The type, location and design of traffic calming measures are to be agreed with Loxwood Parish Council, West Sussex County Council and Chichester District Council and secured through a S106 legal agreement and/or Highways Agreement.

b. As appropriate to its scale and location, development is required to introduce pedestrian footpaths which link up with existing footways and thus provide continuous pedestrian access on both sides of the B2133 and Station Road.

c. Public footpaths and bridleways are to be retained and, wherever possible, enhanced. As appropriate to their scale, nature and location, new development proposals should provide linkages to the existing Village system of public footpaths (twittens) and bridleways.

d. Loxwood Parish Council in conjunction with West Sussex County Council Highways Department will seek to use the Community Highways Scheme together with CIL funding in order to fund traffic calming measures as detailed below which are not considered to be the responsibility of developers unless specifically identified as necessary to make the development acceptable in highways terms. In which case developer contributions will be sought to fund such measures.

i. Continued use of existing speed controlling measures and introduction of further speed control measures along the B2133 and Station Road by means of developer agreed contributions.

ii. Introduction of other measures such as road markings, raised tables, reduced speed limits on the B2133. All such measures to be subject to approval by West Sussex County Council.

iii. Provision of safe crossing points across the B2133 and Station Road, notably a crossing to the shop on Nursery Green.

iv. Introduction of cycle lanes throughout the Village on the B2133 and Station Road resulting in a perceived narrowing of the carriageway.

v. Introduction of improved road signage on Station Road identifying the proximity of the school and "Children Crossing".

Mark only one option.

☐ **Agree** ☐ **Disagree**

If you would like to comment on **Policy 15 - Active Travel (traffic calming & speed)**, please do so here:

POLICY 16 - ACTIVE TRAVEL - PUBLIC RIGHTS OF WAY *(See Section 17.17 (p61) of Neighbourhood Plan)* *

New development proposals must protect, enhance, and extend the Parish's network of public rights of way, including footpaths (walking) and bridleways (walking, riding, cycling).

New Developments of one or more residential dwelling must:

a. Explicitly protect (and enhance where possible) existing rights of way from development, ensuring they are not obstructed or negatively impacted.

b. Where possible, create new public rights of way and new links to connect to existing infrastructure, such as school routes or local amenities, as well as upgrading existing footpaths to bridleways.

c. Design new routes to be accessible for all, including mobility scooters, pushchairs, and pedestrians.

d. Fund improvements and maintenance to the PROW (Public Rights of Way) network to promote and handle increased usage.

e. Support local council initiatives, such as the West Sussex Rights of Way Improvement Plan (ROWIP), by ensuring the network is maintained as a vital recreational resource.

f. Developers and planners are expected to work with the County Council, such as West Sussex County Council, to confirm the status (e.g., footpath vs. bridleway) and ensure compliance.

Mark only one option.

☐ **Agree** ☐ **Disagree**

If you would like to comment on **Policy 16 - Active Travel (public rights of way)**, please do so here:

POLICY 17 - SUSTAINABLE DESIGN AND CONSTRUCTION *(See Section 17.18 (p62) of Neighbourhood Plan)* *

a. New development should achieve a high level of sustainable design, including using thermally efficient building materials and maximising on-site renewable technology such as air source heat pumps and solar panels where they are designed and located to avoid harm to the character and appearance of the area and/or heritage assets.

b. All new residential development must demonstrate that a maximum water consumption of 110 litres per person per day can be achieved including external water use.

c. New developments that include off street parking must incorporate electric vehicle charging infrastructure in accordance with Chichester District Council and West Sussex County Council standards.

Mark only one option.

☐ **Agree** ☐ **Disagree**

If you would like to comment on **Policy 17 - Sustainable Design & Construction**, please do so here:

POLICY 18 - BIODIVERSITY AND GREEN CORRIDORS *(See Section 17.19 (p63) of Neighbourhood Plan)* *

a. All development proposals should aim to protect and enhance existing habitats and species, including hedgerows and mature trees.

b. The incorporation of design features into new development that encourages local wildlife and biodiversity to thrive will be supported.

c. Retaining existing trees and hedgerows, particularly those of high / good arboricultural habitat and amenity value, should be the starting point for new developments. Where it is robustly demonstrated that trees of ecological, arboricultural and amenity value cannot be retained, they should be replaced on-site with tree/s of an appropriate species at a ratio of at least 1:1.

Mark only one option.

☐ **Agree** ☐ **Disagree**

If you would like to comment on **Policy 18 - Biodiversity & Green Corridors**, please do so here:

POLICY 19 - PUBLIC WASTE BINS *(See Section 17.20 (p64) of Neighbourhood Plan)* *

a. In the interests of maintaining local amenity, new developments of 5 dwellings or more must incorporate an appropriate number of waste bins for the use of the general public. A plan must be provided showing the location and type of waste bin(s) to be provided.

b. Responsibility for emptying of these public waste bins must be agreed in advance of the development being occupied with the relevant local authority. In the event that the local authority has no further capacity to empty the additional public waste bins, this responsibility should pass to the management company of the development. The agreed arrangements must be secured through a legal agreement.

Mark only one option.

☐ **Agree** ☐ **Disagree**

If you would like to comment on **Policy 19 - Public Waste Bins**, please do so here:

ADDITIONAL COMMENTS AND FEEDBACK

Please provide any additional comments and feedback that you wish to add on the Neighbourhood Plan as a whole

Email: NP@loxwood-pc.gov.uk
Mail to: Loxwood Parish Council, PO Box 1094, Horsham, RH12 9YS