Loxwood Neighbourhood Plan (Review)

Regulation 14 Version

Sustainability Appraisal

(incorporating Strategic Environmental Assessment)

July 2026

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Planning

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1 Non-technical Summary

Introduction

1.1 The Lowxood Neighbourhood Plan, which guides development in the parish up until 2027, was adopted by Chichester District Council on 14 July 2015, bringing the plan into legal force and forming part of the statutory development plan for the District. The Neighbourhood Plan was prepared in accordance with the Chichester District Local Plan First Review (1999) as well as in alignment with the then emerging Chichester District Local Plan which was similarly adopted by the Council on 14 July 2015. The Local Plan was adopted subject to a 5 year review clause to allow further consideration of housing and infrastructure matters. Chichester District Council adopted its updated Local Plan on 19 August 2025. The Loxwood Neighbourhood Plan Review has been prepared to align with the recently adopted Local Plan.

Strategic Environmental Assessment / Sustainability Appraisal

1.2 Neighbourhood Plans are required to contribute to the achievement of sustainable development and are also required to comply with relevant EU legislation (including the Strategic Environmental Assessment Directive which was transposed into UK law through the Environmental Assessment of Plans and Programmes Regulations 2004).

1.3 A Strategic Environmental Assessments is a process to ensure that full consideration is given to the potential environmental effects during the plan making process whereas a Sustainability Appraisal takes a wider view of social and economic effects also. The two are typically combined and together promotes sustainable development by assessing the extent to which the emerging plan, when judged against reasonable alternatives, helps to achieve relevant environmental, economic and social objectives.

1.4 This process is an opportunity to consider ways by which the plan can contribute to improvements in environmental, social and economic conditions, as well as a means of identifying and mitigating any potential adverse effects that the plan might otherwise have. By doing so, it can help make sure that the proposals in the plan are appropriate given the reasonable alternatives.

1.5 Therefore, a Sustainability Appraisal (SA) will be prepared to inform the Loxwood Neighbourhood Plan, incorporating a Strategic Environmental Assessment (SEA).

Loxwood Neighbourhood Plan Review (2020)

1.6 Loxwood Parish Council is reviewing their Neighbourhood Plan to align with the Chichester District Local Plan (2025).

1.7 A Scoping Report, which is the first stage of the SA/SEA process, was published in October 2025 and compiled background information, eisstablished the scope of sustainability issues relevant to the parish and identified the sustainability framework which forms the basis of the SA/SEA process. The Scoping Report was consulted on with the statutory environmental bodies – Historic England, Environment Agency and Natural England. Comments were received from Natural England and Environment Agency. Their responses can be found in Appendix 8. All comments received have been taken into account in this SEA.

1.8 A SA/SEA Report is now being published alongside the draft Loxwood Neighbourhood Plan Review for consultation under Regulation 14 of the Neighbourhood Planning Regulations. The SA/SEA assesses the policy options and draft policies to inform the Neighbourhood Plan, determine the impact it would have on the environment and whether it contributes to the achievement of sustainable development. The consultation bodies set out in the SEA Regulations will be consulted on the SEA which will be published alongside the Regulation 14 version of the Plan. All comments received by consultation bodies will be taken into account in this SA/SEA.

Policy Context

1.9 The National Planning Policy Framework (December 2024) states that the aim of the planning system is to deliver sustainable development. This has been carried through in the Neighbourhood Planning Regulations (2012, as amended), which requires neighbourhood development plans to contribute to the achievement of sustainable development. Although not a statutory requirement, a sustainability appraisal of a Neighbourhood Development Plan is a positive step to meeting this basic condition[1].

1.10 Neighbourhood Plans are also required to demonstrate that they are legally compliant and are compatible with EU obligations (as incorporated into UK law). An important component of this is compliance with the Strategic Environmental Assessment Directive (transposed into English Law through the Strategic Environmental Assessment (SEA) Regulations[2]) by considering whether there are likely to be any significant environmental effects as a result of implementing the plan. A SEA is not a legal requirement, however, Local Planning Authorities are required to determine whether Neighbourhood Plans are likely to have significant environmental effects, a process known as screening. Chichester District Council has advised that a SEA is required for the Loxwood Neighbourhood Plan and so a SEA process will be undertaken.

[1] Neighbourhood plans are required to meet a number of basic conditions - http://planningguidance.planningportal.gov.uk/blog/guidance/neighbourhood-planning/the-basic-conditions-that-a-draft-neighbourhood-plan-or-order-must-meet-if-it-is-to-proceed-to-referendum/

[2] Environmental Assessment of Plans and Programmes Regulations 2004

1.11 The first stage of the SA/SEA process, whilst not required by law, is the scoping stage which was undertaken in accordance with Regulation 12 (5) and (6) of the Strategic Environmental Assessment Regulations.

1.12 Regulation 12 (2) and (3) (and by extension Schedule 2 of the Regulations) of the Strategic Environmental Assessment Regulations sets out the requirements for the preparation of an environmental report. This SA/SEA has been prepared in accordance with all requirements.

Parish Context

1.13 The Parish of Loxwood is located in the north of Chichester District, adjacent to the border with Surrey, and is located approximately 25 miles north east of Chichester. The parish is located to the north (but entirely outside) the South Downs National Park and comprises the village of Loxwood together with the hamlets of Alfold Bars to the North and Roundstreet Common to the South.

1.14 The parish is predominately rural with the main settlement being the village of Loxwood which is thought to date back to the Anglo-Saxon times. There are only limited services within the parish including a primary school, a medical practice, village shop, two pubs, a church as well as a small number of other shops. Otherwise, local residents have to travel significant distances to access shops, employment and leisure facilities.

1.15 The full range of social, environmental and economic factors relevant to the parish can be seen in Section 4 of the SA/SEA.

Sustainability Issues

1.16 The overview of the parish character identified a number of issues which have informed the preparation of the sustainability framework in Section 6 below. The main issues collected are listed below and are divided up into the three strands of sustainability, social, economic and environmental issues.

Social

- The parish has a healthy but ageing population and meeting the needs of all sectors of the community poses challenges with regard to housing, employment, community facilities and services.
- House prices in the parish are high and the district's high housing affordability ratio poses significant challenges, particularly for first time buyers.
- There is a need to provide affordable homes and housing suitable for smaller households and an ageing population.
- The parish has a high proportion of 1-2 person households and a high proportion of under-occupied homes

- The parish has a high proportion of owner-occupation and a high proportion of large (4+ bedrooms) detached homes. Conversely, the parish has a low proportion of rented accommodation and a low proportion of flats and terraces.
- Public transport provision in the parish is relatively poor and car ownership is high.
- Some parish services, facilities and infrastructure are under pressure which will increase with any new development (medical and educational facilities, water and sewerage infrastructure)

Economy

- The parish has a small number of local businesses
- The parish has a high proportion of home working
- The parish has a well-educated population with low unemployment

Environment

- The parish has a high-quality natural environment and its valued landscapes, wildlife and habitats, in particular those of biodiversity and nature conservation value, face pressures and threats.
- The parish has a significant number of designated heritage assets and other historic assets which face pressure from new development
- Flooding presents a clear risk to many parts of the parish.
- Waste water capacity and infrastructure constraints
- The parish is located in an identified water stress area.
- The UK and Chichester District Council are required to meet stringent climate change targets and Neighbourhood Plans can make an important contribution in meeting these targets

<u>Sustainability Appraisal / Strategic Environmental Assessment ((SA/SEA)</u>

1.17 A Sustainability Framework has been identified which can be seen in section 7 of the SA/SEA. This is based on the three strands of sustainability - environmental, social and economic, against which the objectives, policy options and policies of the Neighbourhood Plan will be assessed.

<u>Appraising the Policy Options</u>

Site Options

1.18 An appraisal of all sites considered to be reasonable alternatives has been undertaken against the sustainability framework to help identify the most sustainable options. The sites have been identified through the Neighbourhood Plan Review Call for Sites (July 2024), the adopted

Neighbourhood Plan and Chichester District Council Housing and Economic Land Availability Assessment (HELAA). Further details on the sites can be found in the detailed assessment later in this report.

Site	Site	How was the site identified?
1	Land at Loxwood Place	Neighbourhood Plan Review call for sites
2	Loxwood House	Neighbourhood Plan Review call for sites
3	Hawthorn Cottage	Neighbourhood Plan Review call for sites CDC HELAA – rejected site
4	The Wharf	Neighbourhood Plan Review call for sites
5	Land at Little Farm	Neighbourhood Plan Review call for sites
6	Land north east of Mellow	Neighbourhood Plan Review call for sites
7	Land south of Loxwood Road - North	Neighbourhood Plan Review call for sites
8	Land south of Loxwood Road - South	Neighbourhood Plan Review call for sites
9	Pawlies Farm	Neighbourhood Plan Review call for sites
10	Plot opposite Loxwood Hall	Neighbourhood Plan Review call for sites
11	Brewhurst Field 2	Neighbourhood Plan Review call for sites
12	Brewhurst Field 2	CDC HELAA HLX0006
13	Land off Brewhurst Lane	Put forward through Regulation 14 consultation

Summary of assessment

1.19 None of the sites are expected to have significant adverse impacts.

1.20 All of the sites are likely to have a positive impact in terms of the delivery of new homes (including affordable housing) and so score well against objective Soc/1. This is particularly the case for Land at Loxwood Place which could provide the most housing (notably affordable housing) and so could have a significant positive effect.

1.21 Land at Loxwood Place will have a significant positive impact against objective Soc/2 as it will increase the customer base for community facilities and services, particularly given its scale. It is located close to the heart of the village and so facilities and services are easily accessible which will promote sustainable forms of travel. A development of this scale will result in significant increase in traffic movements through the village but the overall number are in accordance with the amount of development allocated through the Local Plan and it is expected that this could be managed through a site specific transport assessment and through securing necessary highways mitigation. Due to its scale it also has the potential to deliver significant community benefits and infrastructure that would be unachievable for other sites in isolation. There is some uncertainty as to whether there is sufficient health care and educational provision to accommodate this level of development, particularly in the short term. The other sites will similarly increase the customer base but, given they are smaller in scale, there is unlikely to be a notable impact.

1.22 For the same reasons, Land at Loxwood Place will have a significant positive impact against the economic objective Eco/1, although it will result in the loss of farmland. Some of the other sites, particularly the larger sites and/or located close to the heart of the village (Loxwood House, Hawthorn House, The Wharf, Land at Little Farm, Land South of Loxwood Road North & South) will similarly have a positive effect against this objective.

1.23 There is some uncertainty with regard to a number of sites in relation to the built environment/heritage assets, the impact of the site on wildlife and habitats, the natural landscape and infrastructure capacity (including health and education provision, wastewater infrastructure capacity). All of the sites are greenfield sites and so, to varying degrees, will have a landscape impact (Env/2). Given its scale, Land at Loxwood Place would have the most significant impact. Pawlies Farm is a large and sensitive site that is more remote from the village and so is likely to have an adverse impact on the landscape objective. Other sites are better integrated into the village built form and so would have less of an impact (i.e. Hawthorn Cottage and Land North East of Mellow). Most of the sites are located in an area identified as having 'medium-low' landscape capacity in the Chichester District Landscape Capacity Study. The sites to the east of the village (Land South of Loxwood Road) are large and located within an area identified as having 'low' landscape capacity in the Chichester District Landscape Capacity Study and so are likely to have a greater impact than other similarly scaled sites.

1.24 Land at Loxwood Place, given its scale, could have an adverse impact on ecology (Env/1), although this could be limited through species specific mitigation, planting and biodiversity net gain. To some extent this applies to the other sites, although as they are smaller the impact is less notable or neutral. There is some uncertainty as to the impact on bat flight lines and a Habitat Regulations Assessment would be required to determine the impact of individual sites as well as any other impacts on affected European sites. Some of the sites are located in

proximity to heritage assets (notably listed buildings) but it is likely that this could mitigated through the design process and so no adverse impacts on objective Env/3 are identified. Some of the sites are located in or on the edge of flood zones 2 and 3 (Land South of Loxwood Road and The Wharf) or are particularly effected by other sources of flood risk. Whilst this could potentially be managed, as national policy seeks to direct development to areas with lowest flood risk these sites score adversely against objective Env/4. All of the sites scored neutral against the climate change objective (Env/5). As the water neutrality has been resolved, this is no longer a requirement but the impact on protected habitats is still a key consideration, as discussed above.

Development options

1.25 Site 1 (Land at Loxwood Place) is a large strategic site that could meet the parish housing target on its own. There are likely to be benefits associated with delivering the housing target through one strategic site, as opposed to a range of smaller non-strategic sites, but there could also be greater environmental impacts. The SEA will therefore consider the following development options which are considered reasonable alternatives. For the purposes of the assessment, a range of non-strategic sites have been identified to broadly meet the housing target. There could be alternative scenarios made up of different sites but such alternatives are not sufficiently distinct or likely to result in significantly different outcomes. Consideration has been given to the assessments of the individual sites in Appendix 1 with a focus on those that assess better against the sustainability framework. For example, Site F (Land at Pawlies Farm) could have been included within Development Option 2 but this is unlikely to significantly change the assessment outcome and more likely to be a less desirable outcome given its assessment in Appendix 1. Sites have been identified with a view to meeting the remaining parish housing target of 188 dwellings, taking into account the site capacities put forward by landowners/developers. These have been expressed as broad comparable targets as the numbers on each site could vary and the exact number of homes allocated for each site/s would be determined separately through the Neighbourhood Plan process.

Development Option	Anticipated sites
1 - strategic site	Allocation of strategic site. Site A - Land at Loxwood Place **Total – approximately 200 dwellings[3]**
2 – strategic site + west of village	Allocation of strategic site (in part) and non-strategic sites focussed towards west of village.

[3] Noting that there is currently a planning application for 223 no. dwellings under consideration (25/01686/OUT).

	<u>Strategic site (approximately 80-100 dwellings)</u> Site A - Land at Loxwood Place <u>Non-strategic sites (approximately 100-110 dwellings)</u> Site B - Loxwood House Site C - Hawthorn Cottage Site E – Land at Little Farm Site F - Land north east of Mellow **Total – approximately 200 dwellings**
3 – strategic site + south / east of village	Allocation of strategic site (in part) and non-strategic sites focussed towards east of village. <u>Strategic site (approximately 80-100 dwellings)</u> Site A - Land at Loxwood Place <u>Non-strategic sites (approximately 100-110 dwellings)</u> Site D - The Wharf Site G - Land south of Loxwood Road Site H - Land south of Loxwood Road **Total – approximately 200 dwellings**
4 – non-strategic sites	Allocation of non-strategic sites. Site B - Loxwood House Site C - Hawthorn Cottage Site D - The Wharf Site E – Land at Little Farm Site F - Land north east of Mellow Site G - Land south of Loxwood Road – North Site H - Land south of Loxwood Road – South **Total – Approximately 200 dwellings**

Summary of assessment

1.26 All of the development options have a significant positive effect in terms of the delivery of homes (Soc/1). Option 1 is considered to score the most favourably as it is likely to deliver the most affordable housing. All of the options are likely to benefit local services and facilities and

score well against objective Soc/2. Again, Option 1 scores most favourably against this objective as it is likely to deliver the most community benefits given the size of the site and scale of development. Option 3 could potentially also deliver a similar level of community benefits but currently there is no indication of this, in contrast to what is known to be coming forward as part of the planning application at the Land at Loxwood Place site. All of the sites are close to the centre of the village and so will promote sustainable forms of transport. However, Option 1 scores most favourably against Soc/3 as it is also likely to deliver new play and open space (to a greater extent than the other options) that will further benefit the local community and promote activity.

1.27 All of the sites are close to the centre of the village and so all the options will support local businesses and have a positive impact against the economic objective (Eco/1). Option 1 scores the most favourably as it is expected to deliver a nursery and café that will benefit the local economy. Option 3 could potentially deliver new facilities if the two sites to the south of Loxwood Road are considered in combination but currently there is no indication of this.

1.28 There is some uncertainty with regard to a number of sites in relation to the built environment/heritage assets, the impact of the site on wildlife and habitats, the natural landscape, highways impact and infrastructure capacity (including health and education provision, wastewater infrastructure capacity). All of the options are likely to have similar effects on these objectives. In terms of the highways impact, all of the options will deliver approximately the same number of houses, and so will have a similar impact, although Option 1 could have a more localised impact as development would be focussed on one site. However, it is expected that this could be managed through a site specific transport assessment and through securing necessary highways mitigation.

1.29 In terms of landscape impact (Env/2), Option 1 comprises of 1 large strategic site which could have an adverse landscape impact, although it is located in a less sensitive location (within an area identified as having 'medium/low' landscape capacity in the Chichester District Landscape Capacity Study). Option 2 is likely to have the least impact on this objective as it comprises of smaller sites that are well contained to the edge of the settlement. Options 3 and 4 are considered to have a significant adverse impact on this objective as they contain large sites in a particularly sensitive and constrained location (identified as having 'low' landscape capacity in the Chichester District Landscape Capacity Study) and would likely have a significant impact on the rural character and landscape setting of the village.

1.30 All of the development options could have an adverse impact on ecology (Env/1). This could be pronounced for Option 1 given the scale of the site. It is likely that this impact could be limited through species specific mitigation, planting and biodiversity net gain. All of the development options are similarly located in relation to European protected sites (The Mens SAC and Ebernoe Common SAC). There is some uncertainty as to the impact on bat flight lines and a Habitat

Regulations Assessment and Appropriate Assessment would be needed to consider the impact of the expected level of development, and of individual sites as well as any other impacts on affected European sites.

1.31 Some of the sites are located in proximity to heritage assets (notably listed buildings) but it is likely that this could be mitigated through the design process and so no adverse impacts on objective Env/3 are identified. This will affect all development options. Some of the sites are located in or on the edge of flood zones 2 and 3 (Land at Loxwood Place, Land South of Loxwood Road and The Wharf). Whilst this could potentially be managed, as national policy seeks to direct development to areas with lowest flood risk options 1, 3 and 4 score adversely against objective Env/4 as these include sites that fall within flood zones 2 and 3 or particularly affected by other sources of flood risk. This could also affect option 2, albeit a smaller development on the Land at Loxwood Place site is likely to have less of an impact and more easily located outside of any areas of flood risk. All of the sites scored neutral against the climate change objective (Env/5). As the water neutrality has been resolved, this is no longer a requirement but the impact on protected habitats is still a key consideration, as discussed above.

Outline of Reasons

1.32 The SEA Regulations requires outline of reasons to be given of the reasonable alternatives considered. The preferred options below are to be considered further through the Neighbourhood Plan site assessment process.

Site options

Site	Site	Outline Reasons
1	Land at Loxwood Place	The site is a preferred option for the following reasons: • Despite potential environmental harm, this site will have significant positive effects on social and economic objectives, particularly in terms of the delivery of a substantial amount of housing to meet local needs (including affordable homes). It also has the capability of delivering significant infrastructure/community benefits that would not likely be achievable for the other sites in isolation.
2	Loxwood House	Generally, the site scored positively but with less significant effects: • This site will have positive effects on social and economic objectives in terms of delivering homes to

		meet local needs and increasing the customer base for local businesses. • Whilst there are uncertainties at this stage, the site is likely to have a neutral impact on environmental objectives given the site context referred to in the full appraisal.
3	Hawthorn Cottage	Generally, the site scored positively but with less significant effects: • This site will have positive effects on social and economic objectives in terms of delivering homes to meet local needs and increasing the customer base for local businesses. • Whilst there are uncertainties at this stage, the site is likely to have a neutral impact on environmental objectives given the site context referred to in the full appraisal.
4	The Wharf	The site scored a mix of positive and negative effects on the social, economic and environmental objectives: • This site will have positive effects on social and economic objectives in terms of delivering homes to meet local needs and increasing the customer base for local businesses. • The site is likely to result in environmental harm due to its location, the attractive rural character and landscape setting of this part of the village and being partly located in a flood zone.
5	Land at Little Farm	Generally, the site scored positively but with less significant effects: • This site will have positive effects on social and economic objectives in terms of delivering homes to meet local needs and increasing the customer base for local businesses. • Whilst there are uncertainties at this stage, the site is likely to have a neutral impact on environmental

		objectives given the site context referred to in the full appraisal.
6	Land North East of Mellow	Generally, the site scored positively but with less significant effects: • This site will have a small positive effect on the social objective as it will deliver a small number of homes (with no affordable housing likely). • Whilst there are uncertainties at this stage, the site is likely to have a neutral impact on environmental objectives given the site context referred to in the full appraisal.
7	Land South of Loxwood Road -North	The site scored a mix of positive and negative effects on the social, economic and environmental objectives: • This site will have positive effects on social and economic objectives in terms of delivering homes to meet local needs and increasing the customer base for local businesses. • The site is likely to result in environmental harm due to its location, the attractive rural character and landscape setting of this part of the village and being partly located in a flood zone.
8	Land South of Loxwood Road -South	The site scored a mix of positive and negative effects on the social, economic and environmental objectives: • This site will have positive effects on social and economic objectives in terms of delivering homes to meet local needs and increasing the customer base for local businesses. • The site is likely to result in environmental harm due to its location, the attractive rural character and landscape setting of this part of the village and being partly located in a flood zone.
9	Pawlies Farm	The site scored a mix of positive and negative effects on the social, economic and environmental objectives: • This site will have some positive effects on social and economic objectives in terms of delivering homes to meet local needs and increasing the customer base

		for local businesses. However, it is located remote from the village centre and so score negatively in this regard. • The site is remote from the village in a sensitive location and so scores negatively against an environmental objective.

Development Options

Development Option	Site	Outline Reasons
1 – strategic site	Site A - Land at Loxwood Place	This is a preferred option for the following reasons: • This option will have significant positive effects on social and economic objectives, particularly in terms of delivering a significant amount of housing (likely delivering the most affordable housing) and new community services, facilities and infrastructure that are unlikely to be achievable through smaller individual sites. • This option comprises 1 large strategic site which could have an adverse landscape impact, although it is located in a less sensitive part of the village. It could have a negative impact on other environmental objectives, although this could be mitigated.
2 - strategic site + west of village	<u>Strategic site (approximately 80-100 dwellings)</u> Site A - Land at Loxwood Place <u>Non-strategic sites (approximately 100-110 dwellings)</u> Site B - Loxwood House	Generally, this option scored positively but with less significant effects: • This option will have positive effects on social and economic objectives in terms of delivering homes to meet local needs and increasing the customer base for local facilities and businesses. • This option comprises part of the strategic site as well as various smaller sites, a number of which are well contained on the

	Site C - Hawthorn Cottage Site E – Land at Little Farm Site F - Land north east of Mellow	edge of the village and / or located in a less sensitive part of the village. It could have a negative impact on other environmental objectives, although this could be mitigated.
3 - strategic site + south / east of village	<u>Strategic site (approximately 80-100 dwellings)</u> Site A - Land at Loxwood Place <u>Non-strategic sites (approximately 100-110 dwellings)</u> Site D - The Wharf Site G - Land south of Loxwood Road Site H - Land south of Loxwood Road	This option scored positively against some objectives but negatively against some of the environmental objectives: • This option will have positive effects on social and economic objectives in terms of delivering homes to meet local needs and increasing the customer base for local facilities and businesses. • This option comprises part of the strategic site and sites to the south and east of the village. Those to the east are located in a particularly sensitive and constrained part of the village and would likely have a significant impact on the rural character and landscape setting of the village.
4 - non-strategic sites	Site B - Loxwood House Site C - Hawthorn Cottage Site D - The Wharf Site E – Land at Little Farm Site F - Land north east of Mellow Site G - Land south of Loxwood Road – North Site H - Land south of Loxwood Road – South	This option scored positively against some objectives but negatively against some of the environmental objectives: • This option will have positive effects on social and economic objectives in terms of delivering homes to meet local needs and increasing the customer base for local facilities and businesses. • This option comprises sites to the south and east of the village. Those to the east are located in a particularly sensitive and constrained part of the village and would likely have a significant impact on the rural character and landscape setting of the village.

<u>Appraising the Policies of the Neighbourhood Plan</u>

1.33 The policies of the Loxwood Neighbourhood Plan (Review) were assessed against the Sustainability Framework, including those which remain unchanged from the adopted plan.

1.34 The policies of the Loxwood Neighbourhood Plan (Review) appraise well against the sustainability framework. The Neighbourhood Plan will deliver the development needs of the parish over the plan period, including the delivery of housing needs (and affordable housing) in line with the Chichester Local Plan, which will in turn support parish services, facilities and businesses, and will ultimately bring about various social and economic benefits.

1.35 The Plan allocates one new site (Land at Loxwood Place) to meet the housing target set in the Chichester Local Plan. This is a large site that has the potential to have an adverse landscape impact. However, other areas of the parish are more constrained in landscape terms and mitigation in the form of the siting of development and landscaping/planting would be secured through the planning application process. It also has the potential to deliver significant community benefits and infrastructure that would be unachievable for other sites in isolation.

1.36 Given the location of the parish in relation to European protected sites (The Mens SAC and Ebernoe Common SAC), there is some uncertainty as to the impact on bat flight lines. However, a Habitat Regulations Assessment (HRA) and Appropriate Assessment has been undertaken which concluded that the plan will avoid harm to protected species and sites. The parish also suffers from flood risk and wastewater capacity constraints which has influenced the location of development sites and appropriate measures have been put in place to ensure that these impacts are mitigated and that new development is supported by appropriate infrastructure. As the water neutrality has been resolved, this is no longer a requirement but the impact on protected habitats is still a key consideration, as discussed above.

1.37 Development of this scale will result in significant increase in traffic movements through the village. The overall number is in accordance with the amount of development allocated through the Local Plan and it is expected that this could be managed through site specific transport assessments and securing necessary highways mitigation.

1.38 There is some uncertainty as to the impact of planned development on healthcare and education, particularly when considering potential development in neighbouring districts. It is expected that this could be accommodated by expansion to existing provision or new provision (funded through developer contributions) but this raises uncertainty, particularly in the short term.

Conclusion

1.39 Overall, it can be concluded that the Neighbourhood Plan will not result in significant adverse environmental impacts and will help to deliver sustainable development in the parish over the

plan period with future development being brought forward in the right locations as well as meeting the needs of existing and future residents.

Next Steps and Monitoring

1.40 The Loxwood Neighbourhood Plan will now be submitted to Chichester District Council along with its various evidence documents, including the SA/SEA. It will then be published for a further formal consultation under Regulation 16 of the Regulations whereby consultees and stakeholders will have an opportunity to comment on the final version of the Neighbourhood Plan and SA/SEA.

1.41 Following the examination, under Regulations 18 and 19, the Local Authority will publish the Examiner's Report and a Decision Statement which sets out whether or not the Local Authority is prepared to 'make' (i.e. adopt) the Plan.

1.42 Regulation 20 states what the Local Authority must do when the Plan is 'made' (i.e. adopted). The SEA Statement must be published alongside the made Plan, with a view to providing:

- information on the decision, i.e. an explanation of why the final Plan approach was decided upon in light of SEA and consultation; and
- measures decided concerning monitoring

1.43 No specific monitoring requirements have been identified through this SEA/SA, however, as the Neighbourhood Plan will form part of the district development plan, the Local Authority may decide to undertake parish-specific monitoring on the Neighbourhood Plan as part of its Authority Monitoring Report.

2 Introduction

2.1 The Lowxood Neighbourhood Plan, which guides development in the parish up until 2027, was adopted by Chichester District Council on 14 July 2015, bringing the plan into legal force and forming part of the statutory development plan for the District. The Neighbourhood Area can be seen in Figure 1 below. The Neighbourhood Plan was prepared in accordance with the Chichester District Local Plan First Review (1999) as well as in alignment with the then emerging Chichester District Local Plan which was similarly adopted by the Council on 14 July 2015. The Local Plan was adopted subject to a 5 year review clause to allow further consideration of housing and infrastructure matters. Chichester District Council adopted its updated Local Plan on 19 August 2025. The Loxwood Neighbourhood Plan Review has been prepared to align with the recently adopted Local Plan.

Strategic Environmental Assessment / Sustainability Appraisal

2.2 Neighbourhood Plans are required to contribute to the achievement of sustainable development and are also required to comply with relevant EU legislation (including the Strategic Environmental Assessment Directive which was transposed into UK law through the Environmental Assessment of Plans and Programmes Regulations 2004).

2.3 A Strategic Environmental Assessments is a process to ensure that full consideration is given to the potential environmental effects during the plan making process whereas a Sustainability Appraisal takes a wider view of social and economic effects also. The two are typically combined and together promotes sustainable development by assessing the extent to which the emerging plan, when judged against reasonable alternatives, helps to achieve relevant environmental, economic and social objectives.

2.4 This process is an opportunity to consider ways by which the plan can contribute to improvements in environmental, social and economic conditions, as well as a means of identifying and mitigating any potential adverse effects that the plan might otherwise have. By doing so, it can help make sure that the proposals in the plan are appropriate given the reasonable alternatives.

2.5 Therefore, a Sustainability Appraisal (SA) will be prepared to inform the Loxwood Neighbourhood Plan, incorporating a Strategic Environmental Assessment (SEA).

Loxwood Neighbourhood Plan (2015)

2.6 The Loxwood Neighbourhood Plan underwent a successful independent examination in March 2014, following which the Plan proceeded to a referendum on 24 July 2014. Chichester District Council subsequently received a legal challenge on its decision to proceed to a referendum on the basis that it had failed to carry out a legally compliant screening opinion to determine whether a SEA weas required for the Neighbourhood Plan.

2.7 In order to correct this procedural error, Chichester District Council carried out a formal screening opinion that was published on 14 October 2014 and which found that the Loxwood Neighbourhood Plan did not require a Strategic Environmental Assessment. A second independent examination (March 2015) was then undertaken followed by a further referendum (25 June 2015). The Neighbourhood Plan was then made by Chichester District Council on 14 July 2015.

Loxwood Neighbourhood Plan Review (2020)

2.8 Loxwood Parish Council is reviewing their Neighbourhood Plan to align with the Chichester District Local Plan (2025). Chichester District Council has advised that a SEA is required for the review of the Neighbourhood Plan although a screening decision has yet to be issued.

2.9 A Scoping Report, which is the first stage of the SA/SEA process, was published in October 2025 and compiled background information, established the scope of sustainability issues relevant to the parish and identified the sustainability framework which forms the basis of the SA/SEA process. The Scoping Report was consulted on with the statutory environmental bodies – Historic England, Environment Agency and Natural England. Comments were received from Natural England and Environment Agency. Their responses can be found in Appendix 8. All comments received have been taken into account in this SEA.

2.10 A SA/SEA Report is now being published alongside the draft Loxwood Neighbourhood Plan Review for consultation under Regulation 14 of the Neighbourhood Planning Regulations. The SA/SEA assesses the policy options and draft policies to inform the Neighbourhood Plan, determine the impact it would have on the environment and whether it contributes to the achievement of sustainable development. The consultation bodies set out in the SEA Regulations will be consulted on the SEA which will be published alongside the Regulation 14 version of the Plan. All comments received by consultation bodies will be taken into account in the SA/SEA.

Figure 1: Loxwood Parish Neighbourhood Area

3 Policy Context

3.1 The National Planning Policy Framework (December 2024) states that the aim of the planning system is to deliver sustainable development. This has been carried through in the Neighbourhood Planning Regulations (2012, as amended), which requires neighbourhood development plans to contribute to the achievement of sustainable development. Although not a statutory requirement, a sustainability appraisal of a Neighbourhood Development Plan is a positive step to meeting this basic condition[4].

3.2 Neighbourhood Plans are also required to demonstrate that they are legally compliant and are compatible with EU obligations (as incorporated into UK law). An important component of this is compliance with the Strategic Environmental Assessment Directive (transposed into English Law through the Strategic Environmental Assessment (SEA) Regulations[5]) by considering whether there are likely to be any significant environmental effects as a result of implementing the plan. A SEA is not a legal requirement, however, Local Planning Authorities are required to determine whether Neighbourhood Plans are likely to have significant environmental effects, a process known as screening. Chichester District Council has advised that a SEA is required for the Loxwood Neighbourhood Plan and so a SEA process will be undertaken.

3.3 The first stage of the SA/SEA process, whilst not required by law, is the scoping stage which was undertaken in accordance with Regulation 12 (5) and (6) of the Strategic Environmental Assessment Regulations.

3.4 Regulation 12 (2) and (3) (and by extension Schedule 2 of the Regulations) of the Strategic Environmental Assessment Regulations sets out the requirements for the preparation of an environmental report. The environmental report "*must identify, describe and evaluate the likely significant effects on the environment of implementing the plan policies and of the reasonable alternatives, taking into account the objectives and geographical scope of the plan*". National Planning Practice Guidance[6] includes further information on how an environmental report should be prepared and states that a proportionate approach should be undertaken when preparing the SA/SEA which does not need to be done in any more detail, or using more resources, than is considered to be appropriate for the content and level of detail in the neighbourhood plan.

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4 Neighbourhood plans are required to meet a number of basic conditions - http://planningguidance.planningportal.gov.uk/blog/guidance/neighbourhood-planning/the-basic-conditions-that-a-draft-neighbourhood-plan-or-order-must-meet-if-it-is-to-proceed-to-referendum/

5 Environmental Assessment of Plans and Programmes Regulations 2004

6 https://www.gov.uk/guidance/strategic-environmental-assessment-and-sustainability-appraisal

4. Parish Portrait

General

4.1 The Parish of Loxwood, as shown on Figure 1 above, is located in the north of Chichester District. It is adjacent to the border with Surrey, and is located approximately 25 miles north east of Chichester. The parish is located to the north (but entirely outside) the South Downs National Park and comprises the village of Loxwood together with the hamlets of Alfold Bars to the North and Roundstreet Common to the South.

4.2 The parish is predominately rural with the main settlement being the village of Loxwood which is thought to date back to the Anglo-Saxon times. There are only limited services within the parish including a primary school, a medical practice, village shop, two pubs, a church (St John the Baptist, Church of England) and chapel (Society of Dependents), as well as a small number of other shops. Otherwise, local residents have to travel significant distances to access shops, employment and leisure facilities.

Social

4.3 The following statistics and evidence are primarily drawn from Census data (2021). Where this is available for the parish, this has been used. Otherwise, Loxwood Ward or Chichester district data has been used. These are used to provide an overview of the current status of the community. Other sources of data or information are acknowledged where applicable.

<u>Demographics</u>

4.4 The 2021 Census recorded the parish population as 1,597 (Male: 769; Female: 811), an increase of 8% from the 2011 Census (1,480). There are 651 households in the parish with the average size being 2.45 people. At the district level, the population of Chichester district has increased by 9% between 2011 (113,794) and 2021 (124,100).

4.5 The mean age of parish residents is 47.2 which is lower than district average (48.5) but is far higher than England (40.5). The parish breakdown between age groups can be found in Table 1 below. Notably, Loxwood has a higher proportion of residents in the age groups between 50 and 85+ years.

Table 1 - Age Structure of Parish

Age	**Loxwood**		**Chichester**
	Number	Percentage %	Percentage %
All usual residents	1,492	100.0	100.0

Age 0 to 4	56	3.8	4.3
Age 5 to 9	94	6.3	4.9
Age 10 to 14	109	7.3	6.4
Age 15 to 19	80	5.4	4.2
Age 20 to 24	53	3.6	5.3
Age 25 to 29	51	3.4	10.1
Age 30 to 34	54	3.6	
Age 35 to 39	64	4.2	16.2
Age 40 to 44	89	6.0	
Age 45 to 49	106	7.1	
Age 50 to 54	143	10.0	21.5
Age 55 to 59	143	10.0	
Age 60 to 64	133	8.9	
Age 65 to 69	106	7.1	13.5
Age 70 to 74	123	8.2	
Age 75 to 79	103	6.9	9.5
Age 80 to 84	53	3.6	
Age 85+	32	2.2	4.1

Household Size

4.6 The average household size is 2.45. This is slightly higher than Chichester District (2.3).

Health

4.7 Chichester residents have a good life expectancy, being 85 years for women and 81 years for men.

4.8 General health data is not available at the parish level but Chichester District residents are healthy with 52.3% describing themselves as in 'very good health' and 33% in 'good health' (33.3%).

4.9 Healthcare provision within the Parish is limited to the village medical practice with four doctors and its own dispensary providing a range of medical facilities for the surrounding parishes.

Beyond this, residents are required to travel by car to access other primary healthcare services outside of the parish. The Chichester Infrastructure Delivery Plan notes that on-going and potential new developments in Waverley and Guildford will impact on primary healthcare services in Loxwood, particularly as the Cranleigh Medical Centre is at capacity.

Education

4.10 The village has a primary school consisting of three classes in the infants (Reception, Year 1, Year 2) and four classes in the juniors (Year 3, Year 4, Year 5 and Year 6). Secondary provision is offered at Billingshurst, with the nearest sixth form and further education facilities located outside the parish.

Community Facilities, Play space and Open Space

4.11 Loxwood village is relatively well served by community facilities, used by a variety of clubs and organisations. This includes the Village Hall (North Hall), 2 public houses, a car servicing garage, a church (St John the Baptist, Church of England) and chapel (Society of Dependents), primary school, medical practice, sports club and playing fields (Loxwood Sports Association – cricket pitch, football pitches, changing rooms, squash court), village shop, butchers and hairdressers.

4.12 Furthermore, the parish benefits from extensive amounts of publicly accessible greenspace providing informal recreation space.

Deprivation

4.13 Indices of Multiple Deprivation[7] - The 2019 Indices of Multiple Deprivation show that the Lower Super Output Area covering Loxwood has a decile of 9 meaning that it is in the top 10% least deprived wards in Britain. However, some rural communities are deprived in terms of barriers to housing (for example affordability) and access to local services such as supermarkets, secondary schools, libraries, health services and banks.

Transport

4.14 The local road network comprises largely unimproved rural B-class roads and unclassified country lanes; there are no main or A-class roads. The B2133 runs through the village.

[7] The Indices of Multiple Deprivation (IMD) covers a broad range of issues and refers to unmet needs caused by a lack of resources of all kinds and not just financial. There are seven key domains used to measure deprivation and each domain represents a specific form of deprivation experienced by people and each can be measured individually using a number of indicators. The seven distinct domains identified in the English Indices of Deprivation are Income Deprivation, Employment Deprivation, Health Deprivation and Disability, Education Skills and Training Deprivation, Barriers to Housing and Services, Living Environment Deprivation, and Crime.

4.15 The Wey and Arun canal runs through the village and was built following an Act of Parliament in 1813 backed by the 3rd Earl of Egremont of Petworth House. The canal joined the rivers Wey and Arun making it possible to travel by boat from Littlehampton all the way to London.

4.16 Public transport services in the parish are limited to two routes, connecting to Guildford and Horsham, with the services being extremely infrequent. These services are nonetheless essential for the economic well-being and sustainability of the parish, especially as 4.7% of households had no car or van (2021 Census).

4.17 A high percentage (45%) of Loxwood Ward residents travel to work by car, as seen in the table below.

Table 4

Travel to Work	**Loxwood Ward**	
	Number	Percentage %
Car or van	1523	45
Passenger in car or van	87	2.6
Pedestrian	100	3
Work from home	1570	46.4
Train	28	1
Other	77	2.3

Car Ownership

4.18 As public transport services are limited, it is not surprising that the car ownership in the parish is high, as seen in Table 5 below.

Table 5

Cars	**Loxwood Ward**	
	Number	Percentage %
No cars or vans in household	157	5.3
1 car or van in household	829	28.1
2 cars or vans in household	1,167	39.5
3 or more cars or vans in household	800	27.1

Housing - Dwelling Type and Size

4.19 Census data for Loxwood Ward identifies a shortage of 1 bedroom dwellings (5.5%) in the parish with the majority of dwelling being 3 bedroom (34.4%) and 4 or more bedroom (43.6%). This is not expected to have changed significantly, especially as this remains a significant issue at the local authority level.

4.20 In Table 7, it is evident that a large proportion of the housing stock is detached (59.4%) or semi-detached (21.3%), with only a small number of flats within the parish (8.2%).

Table 6 – Number of bedrooms

	Loxwood Ward	
Dwelling Type	Number	Percentage %
No bedrooms	0	0
1 bedroom	163	5.5%
2 bedroom	488	16.5%
3 bedrooms	1016	34.4%
4 bedrooms or more	1287	43.6%

Table 7 – Dwelling Type

	Loxwood	
Dwelling Type	Number	Percentage %
Detached	1755	59.4
Semi-detached	630	21.3
Terraced (including end-terrace)	308	10.4
Flat, maisonette or apartment: Purpose-built block of flats or tenement	190	6.4

Flat, maisonette or apartment: Part of a converted or shared house (including bed-sits)	29	1
Flat, maisonette or apartment: In a commercial building	11	0.8
Caravan or other mobile or temporary structure	7	0.4

**A dwelling is defined by the ONS as a unit of accommodation that is intended for occupation by a single household and which is physically separated from any other accommodation units. It must have a separate and private entrance from the outside or from a common internal hallway or stairway*

Household Tenure

4.21 As seen in Table 8 (below), a high proportion of Loxwood Ward's households (dwellings) are owner occupied (77%). This is higher than the corresponding data for Chichester District (66.8%). The table below also demonstrates that the parish has low levels of private (12.3%) and social rented (10.7) accommodation which is lower than Chichester District (private rented: 18.2%; social rented: 15.1%)

Table 8 – Household Tenure

Tenure	**Loxwood Ward**	
	Number	Percentage %
All households	2952	100.00
Owned outright	1274	43.2
Owns with a mortgage or loan or shared ownership	998	33.8
Social rented: Rents from council or Local Authority	38	1.3
Social rented: Other social rented	278	9.4
Private rented: Private landlord or letting agency	277	9.4
Private rented: Other private rented or lives rent free	87	2.9

*A household is defined as one person living alone, or a group of people (not necessarily related) living at the same address who share cooking facilities and share a living room, sitting room or dining area. As defined by Office for National Statistics

Occupancy

4.22 Table 9 below shows that Loxwood Ward dwellings are significantly under-occupied which indicates a high proportion of larger homes and an ageing population.

Table 9 - Occupancy rating (by bedroom measure)

	Loxwood Ward
+2 or more bedrooms	58.4%
+1 bedroom	24.9%
0 bedrooms	15.2%
-1 or fewer bedrooms	46%

House Prices

4.23 Chichester District is a desirable place in which to live and this is demonstrated by the fact that median and lower quartile house prices in Chichester are far higher than the South East and national average, as seen in Table 10 below based on the Chichester District Housing Needs Assessment (2022):

Table 10 – 2021 median and lower quartile house prices

	Median		**Lower Quartile**	
	House prices	**Rental levels**	**House prices**	**Rental levels**
Chichester	£415,000	£900	£306,000	£775
South East	£360,000	£900	£210,300	£750
England & Wales	£274,000	£730	£130,000	£565

4.24 Further to this, Right Move data suggests that mean house prices in Loxwood (684,325) are substantially higher than the District average (426,035), although this is most likely because the parish has a higher proportion of high value detached dwellings and a lower number of flats than the district average. The HEDNA also recognises that house prices in the rural north of the district are higher than the urban south.

Affordability

4.25 House price affordability reflects the relationship between house prices and income levels. For 2020, the HEDNA identifies the median affordability ratio as 12.5. This has steadily increased since 2010. This reflects the lower wages economy in the district and the extent and impact of those living in the district but commuting out to higher paid employment.

Economy

4.26 The parish of Loxwood is predominantly rural and has no large or medium scale industry other than farming. The majority of residents travel outside of the parish to access employment. There are a number of businesses in the village which meet the day to day needs of parish residents, including the following:

- Village convenience store
- Butchers
- Public houses
- Hairdresser
- Beautician and sports injuries clinic
- Vehicle repair and servicing garage
- Car sales business
- Tree surgery
- Furniture design

4.27 The parish's largest employer is Scandia Hus and there are other relatively small manufacturing businesses and an important number of home-based businesses including physiotherapists, musicians, accountants etc.

4.28 Loxwood Ward has a highly qualified resident population with 40% of residents aged 16 and over holding Level 4 qualifications and above.

4.29 At the district level, the Chichester District Housing Needs Assessment identifies that, in 2021, district residents had a mean income of £48,500, a median income of 36,700 and a lower quartile income of £21,300.

Unemployment

4.30 The unemployment rate is defined as the 'unemployed' as a percentage of the economically active population. For Loxwood Ward this is 3.4%. The table below highlights the high proportion of 'economically inactive' residents (41%), especially the 'retired' (27.9%), which broadly aligns with the district average (29.7%).

Table 11

Economic Activity	**Loxwood Ward**	**Chichester**

	Number	Percentage %	Percentage %
All usual residents aged 16 to 74	5,956	100.0	N/A
Economically active	3,435	57.7	54.2
In employment	3,325	55.9	52.2
Unemployed	108	1.8	2
Full-time student	56	0.9	1.6
Economically Inactive	2,439	41	43.6
Retired	1659	27.9	29.7
Student	200	3.4	4.5
Looking after home or family	335	5.6	4.1
Long-term sick or disabled	110	1.8	2.8
Other	135	2.3	2.5

*Economic activity relates to whether or not a person who was working or looking for work in the week before census. Rather than a simple indicator of whether or not someone was currently in employment, it provides a measure of whether or not a person was an active participant in the labour market. A person's economic activity is derived from their 'Activity last week'. This is an indicator of their status or availability for employment - whether employed, actively looking for work, waiting to start a new job, available to start a new job, or their status if not employed or not seeking employment. Additional information included in the economic activity classification is also derived from information about the number of hours a person works and their type of employment - whether employed or self-employed (NOMIS, 2018).

Industry

4.31 For Loxwood Ward, Census data identifies that most residents work in Wholesale and retail trade (12.1%), professional, scientific and technical activities (11.1%), construction (10.1%), human health and social work activities (9.9%) and education (9.6%). Census data also identifies that Ward has a high proportion of highly skilled workers in management (23.7%), professional (19.4%) and technical occupations (14.5%).

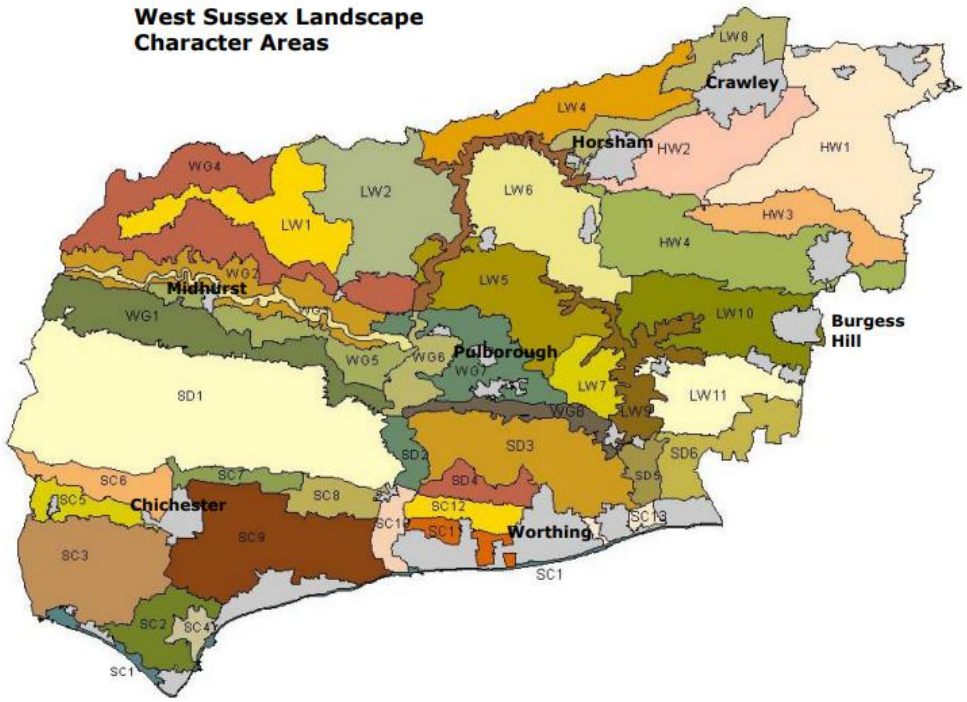
Natural Environment

4.32 Loxwood parish lies to the north of the South Downs National Park in a Low Weald landscape. The soil is of Wealden clay being.

4.33 The West Sussex Landscape Character Assessment (2003) identifies 42 distinct landscape areas (Figure 2 below) and assesses the key landscape characteristics, sensitivities and management guidelines. Loxwood falls within 3 of these areas:

- LW 2 - North Western Low Weald
- LW 3 - Upper Arun Valley
- LW 4 - Low Weald Hill

Figure 2



LW 2 - North Western Low Weald

4.34 Landscape characteristics:

- Gently undulating pastoral landscape.
- Dense network of medium sized woodlands, shaws and hedges with mature hedgerow trees.
- Mature and over-mature oak trees.
- Ancient semi-natural woodland and old woodland pasture
- Large blocks of ancient, semi-natural woodland.

- Two fine examples of Wealden ancient woodland at Ebernoe Common and The Mens, both Sites of Special Scientific Interest (SSSI) and Special Areas of Conservation (SAC)
- Small and medium sized fields of predominantly pasture with some larger arable fields.
- Wealden villages, some centred on village greens, scattered farmsteads and cottages.
- Varied local building materials of stone, brick, weatherboard and half-timber.
- Winding narrow lanes linking scattered hamlets and farms

4.35 Key issues:

- Poor hedgerow and woodland management.
- Localised loss and fragmentation of hedgerows.
- Decline in traditional woodland management techniques such as coppicing.
- Introduction of large farm buildings.
- Localised increases in traffic on rural roads.
- Introduction of non-native, exotic plant species into the landscape
- Former individual farmsteads have been converted to residential use.
- Unsympathetic development, changes in settlement pattern and addition of suburban features

4.36 Land Management Guidelines:

- Encourage the conservation and management of existing hedgerows and shaws.
- Restore historic field patterns where possible and maximise linkages with existing small woods.
- Conserve and encourage sound management of all woodland. Support and promote woodland industries.
- Seek to reduce the extent, intensity and impact of horse grazing. Encourage the planting of tree belts and hedgerows around paddocks.
- Consider the cumulative impact on landscape character of small developments and change. Avoid the introduction of suburban styles and materials.
- Increase tree cover in and around villages, agriculture and other development.
- Minimise the effects of adverse incremental change by seeking new development of high quality that sits well within the landscape and reflects local distinctiveness.
- Protect the character of rural lanes and manage road verges to enhance conservation value.

LW 3 - Upper Arun Valley

4.37 Landscape characteristics:

- Mostly narrow valleys with undulating valley sides.
- Lush valley bottoms with small, drained, irregularly shaped pastures.

- Occasional curving strips of woodland on valley sides.
- Tightly meandering and steeply banked river and stream courses.
- A few widely dispersed small farms on elevated valley sides.
- The Wey and Arun Junction Canal which is currently being restored.
- Mostly rural unspoilt character
- Distinctive stone and brick bridges
- Ancient woodlands.
- Small valley side broadleaved woodlands.

4.38 Key issues:

- Loss of hedgerows and woodland on valley sides.
- Decline in traditional land management.
- Localised visual impact of horse paddocks.
- Pressure for further urban development
- Small scale incremental changes eroding rural character
- Maintenance of historic character made up of dispersed historic farm and manor buildings, stone bridges and small irregular fields.

4.39 Land Management Guidelines:

- Ensure any development on the valley sides respects historic settlement pattern, form and building materials
- Conserve and manage valley side woodland and hedgerows.
- Promote the use of pollarding of wetland trees and shrubs as a management technique.
- Seek to reduce the intensity, extent and visual impact of horse grazing.
- Conserve historic stone and brick bridges.
- Conserve and extend existing grassland, managing for species richness.

LW 4 - Low Weald Hill

4.40 Landscape characteristics:

- Undulating, low and densely wooded ridges running mostly east-west.
- Blocks and strips of interconnecting woodland, including a large number of blocks of ancient woodland. Western area characterised by woodland of some size.
- Mostly rural character
- Strong pattern of shaws and hedgerows enclosing fields with mature single oaks in hedgerows and fields.

- Network of narrow lanes, sometimes sunken, cross the area with strong definition north south.
- Dispersed settlement pattern of scattered farms, cottages, hamlets and linear villages. Farm cottages dispersed along lanes. Some suburban development on village edges.
- Strong historic vernacular of sandstone, half timber and plaster/brick, tile hanging and weatherboarding.
- Extensive semi-natural broad-leaved woodlands linked by hedgerows and shaws
- Many ancient semi-natural woodlands

4.41 Key issues:

- Localised development pressures for urban development.
- Localised intrusion from surburban features.
- Localised loss of hedgerows and shaws.
- Expansion of horse paddocks.
- Increasing development on narrow historic lanes.
- Poor woodland and hedgerow/shaw management.

4.42 Land Management Guidelines:

- Conserve and enhance rural wooded character
- Maintain and strengthen the interlinking network of hedgerows, woodland and shaws.
- Ensure any development respects historic settlement pattern, form, and building materials.
- Conserve and enhance the historic character of small scale field patterns, scattered development, and moated sites.
- Respect the historic character of rural roads and lanes notably those with sunken profiles.
- Consider the cumulative impact on landscape character of small developments and land-use change, and avoid the introduction of suburban styles and materials.
- Avoid skyline development and ensure new development is well integrated into the wider landscape.
- Plant new woodland and hedgerows around village Promote the planting of amenity trees throughout new housing development.

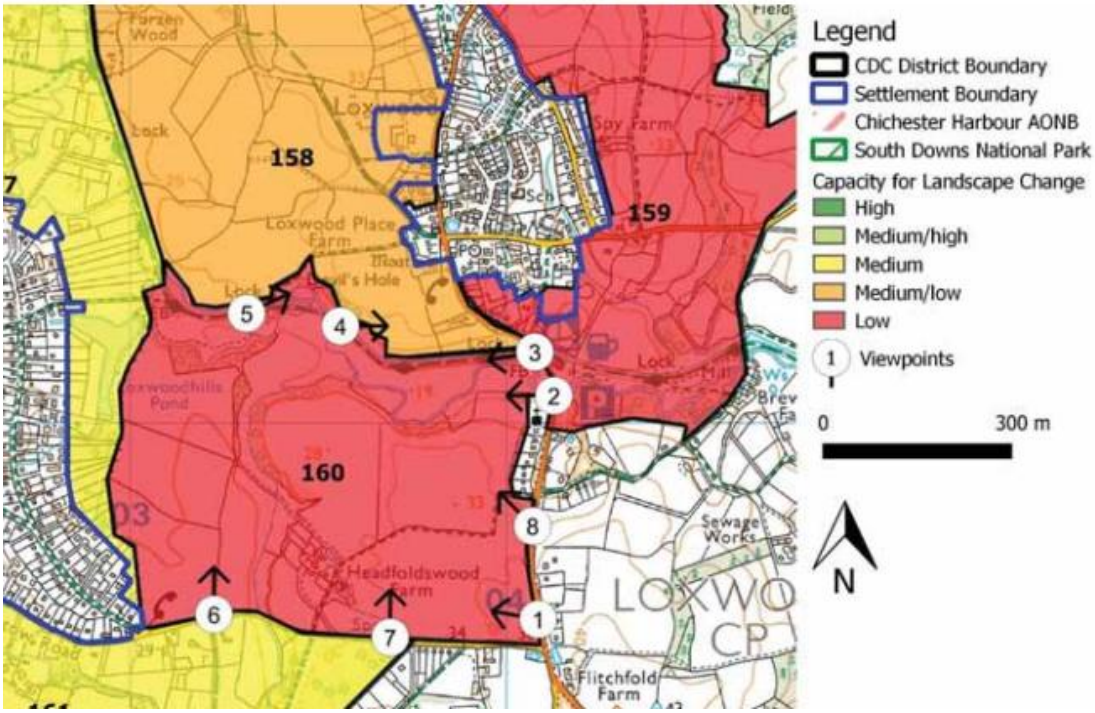
Chichester Landscape Capacity Study (2019)

4.43 The Landscape Capacity Study assesses areas around the district's settlements in terms of the capacity for new development. The Landscape Capacity Study identifies 3 sub areas around Loxwood (Figure 3 below).

- Sub Area 158 - Loxwood Western Low Weald
- Sub Area 159 - Loxwood Eastern Low Weald

- Sub Area 160 - Ifold Eastern Low Weald

Figure 3



Sub Area 158 - Loxwood Western Low Weald

4.44 The Landscape Character Assessment describes Sub-area 158 as a localised river-cut escarpment following the Rover Lox valley bottom. The south boundary follows the River Lox and Wey & Arun canal corridor. The eastern boundary includes the western edge of the settlement. The area is predominantly rural containing extensive gardens, paddocks and arable fields with hedges and trees, heathland, scrubland, furze, copses and wood meadow (SNCI). Sparsely-settled away from Loxwood village, the area is crossed by farm tracks leading to isolated farmsteads.

4.45 **Landscape Capacity** - Medium / low capacity, constrained by its strong rural character, distinctive plateau topography and its role as an integral part of the rural setting of nearby settlement

Sub Area 159 - Ifold Eastern Low Weald

4.46 The Landscape Character Assessment describes Sub-area 159 as comprising of a long, narrow rolling ridgeline running north-south through its centre with the B2133 and settlement edge forming the western boundary. Extensive areas of woodland and wooded stream valley border the eastern boundary. The area is predominantly rural, arable and pastures fields with scattered isolated farmsteads and occasional individual dwellings.

4.47 **Landscape Capacity** – Low, constrained by its strong rural character, distinctive topography and its role as an integral part of the rural setting of nearby settlement.

Sub Area 160 - Ifold Eastern Low Weald

4.48 The Landscape Character Assessment describes Sub-area 160 as predominantly arable landscape that lies between the historic village of Loxwood and Ifold, both settlements of very individual and distinct identity. Comprising of gently undulating land, gently rising to a high point at the junction between Plaistow Road and B2133 into Loxwood. The area is predominantly rural and very sparsely-settled with an isolated farmstead and ribbon development.

4.49 **Landscape Capacity** - Low capacity, constrained by its strong rural and riparian character and its designated sites.

Biodiversity

4.50 There are no internationally important ecological sites - Special Areas of Conservation (SAC), Special Protection Areas (SPA) or Ramsar sites - within Loxwood, with the closest being:

- Ebernoe Common (SAC) - approximately 4.5km from the parish boundary
- The Mens (SAC) – approximately 1.5km from the parish boundary

4.51 There are various other European protected sites within Chichester District that are considered through the Habitat Regulations Assessment (HRA) for the Chichester Local Plan, albeit these are not as close to Loxwood parish in proximity:

- Chichester and Langstone Harbours SPA and Ramsar sites;
- Pagham Harbour SPA and Ramsar sites;
- Solent Maritime SAC;
- Singleton and Cocking Tunnels SAC
- Arun Valley SAC/SPA/Ramsar site
- Solent and Dorset Coast potential SPA
- Duncton to Bignor Escarpment SAC
- Butser Hill SAC;
- Wealden Heaths Phase 2 SPA
- Kingley Vale SAC

4.52 Loxwood parish lies within the Sussex North Water Resource Zone (SNWRZ). This zone supplies water to the Arun Valley SPA, SAC and Ramsar site which is protected for its rare habitat including wet grassland meadows and species, including birds and snails. Until recently there were concerns over further abstraction of water and the potential impact on these sites. Natural England has

recently removed its water neutrality position statement that restricted new development in the SNWRZ and so water neutrality is no longer required.

4.53 There are no Sites of Special Scientific Interest (SSSI) in the parish but there are various designated within proximity to the parish, including Coppedhall Hangar SSSI in Billingshurst CP, approximately 1.5km from the parish boundary, Chiddingfold Forest which spans across Alfold CP, Dunsfold CP and Plaistow CP which is approximately 500m from the parish boundary.

4.54 Sites of Nature Conservation Importance (SNCI) are designations used by local authorities in the United Kingdom for sites of substantive local nature conservation and geological value. There are 3 SNCIs in the parish (some of which are partly within the parish):

- Dunhurst and Northup Copses (largely within Wisborough Green parish)
- Headfoldswood Meadow
- Barberry Bridge Pasture

Priority Habitat

4.55 UK Biodiversity Action Plan (BAP) priority habitats cover a wide range of semi-natural habitat types and were those identified as being the most threatened and requiring conservation action under the UK Biodiversity Action Plan (UK BAP). The following priority habitats are identified within Loxwood:

- Semi-improved grassland
- Deciduous woodland
- Ancient woodland (Ancient and semi-natural woodland and Ancient replanted woodland)
- Traditional orchards
- Woodpasture and parkland

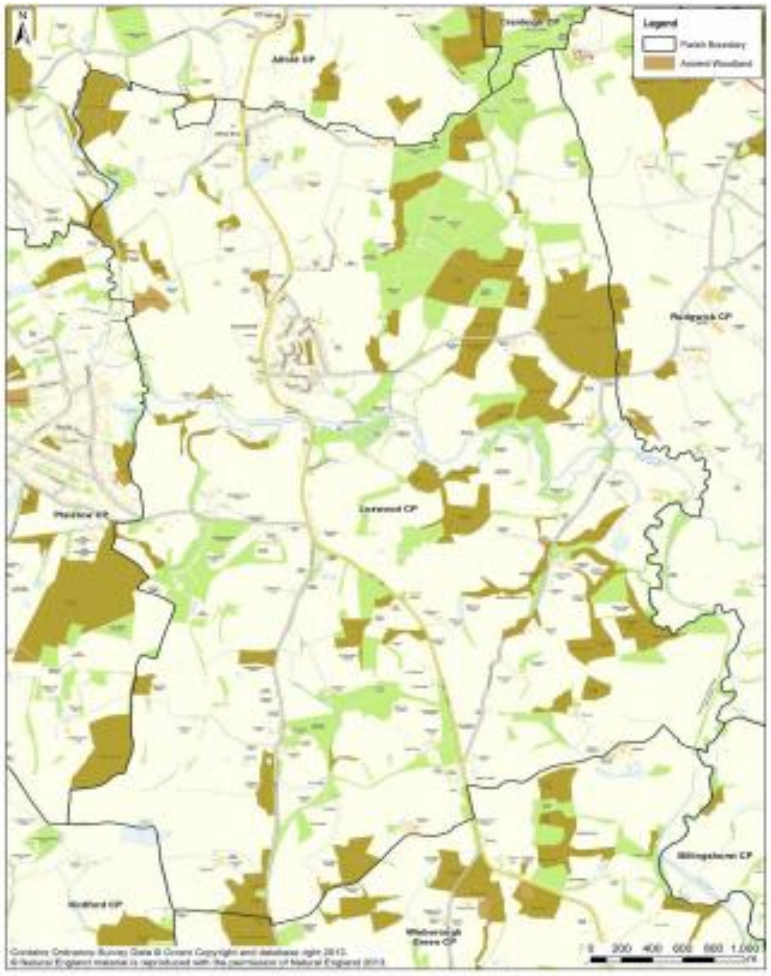
Priority Species

4.56 Large sections of the parish are identified as priority areas for countryside stewardship measures addressing Turtle Dove and Lapwing habitat issues.

Ancient Woodland

4.57 Ancient Woodland is defined by Natural England as having had continuous woodland cover since at least 1600 AD and is an irreplaceable wildlife rich habitat. There is a significant amount of Ancient and Semi-Natural Woodland as well as Ancient Replanted Woodland scattered around the parish, particularly in the east. This can be seen on Figure 4 below.

Figure 4

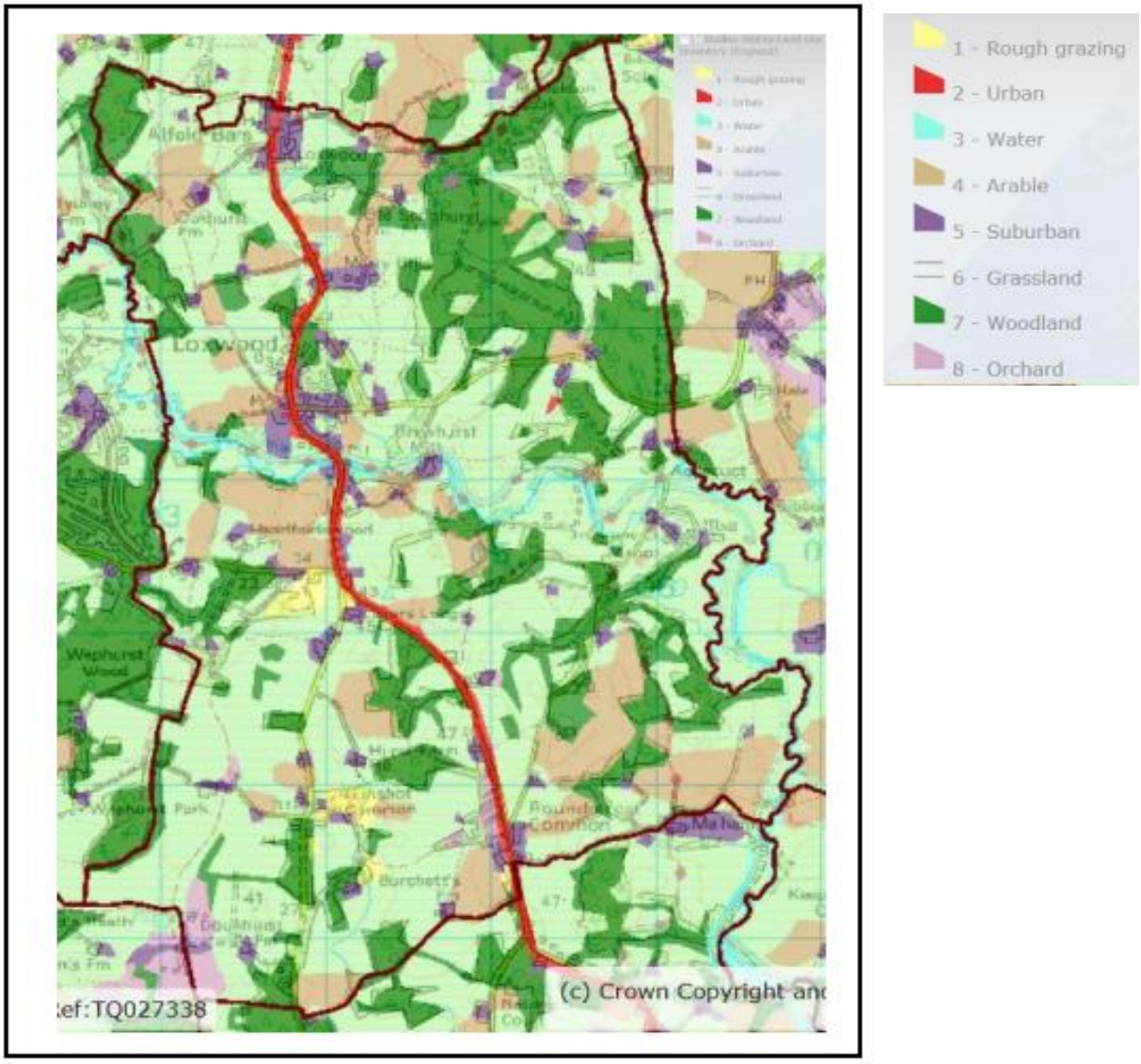


Ancient Woodland within and surrounding Loxwood Parish

Agricultural Land

4.58 Loxwood Parish comprises predominantly Grade 3 (moderate quality) and Grade 4 (lower quality) agricultural land. Loxwood parish is located in the "Low Weald" and is characterised by a mix of pasture and medium to small-scale arable land. Figure 5 below shows the agricultural land across the parish.

Figure 5



Climate Change and Air Quality

4.59 In line with the UK Government's target of achieving carbon neutrality by 2050, Chichester District Council declared a climate emergency in 2019. It has published a Climate Emergency Action Plan 2025 – 2030 (2025) which sets a vision to lead on "carbon reduction and the restoration of nature" and identifies various projects to achieve this vision, including waste reduction, energy efficiency and renewable energy measures to existing housing stock.

4.60 As the population grows, emissions from the neighbourhood area are likely to rise and so it will be important to ensure that new development incorporates sustainable and energy efficient design and use of materials.

4.61 Four Air Quality Management Areas (AQMAs) have been declared in Chichester after failing to meet the UK air quality objective for nitrogen dioxide. At the local level, air quality throughout the Parish is generally good and typical for a rural and heavily wooded area in the south of England. Loxwood is not within, or within close proximity to, an AQMA. Air quality in the parish is relatively good, although there are areas that suffer from high levels of traffic that causes pollution.

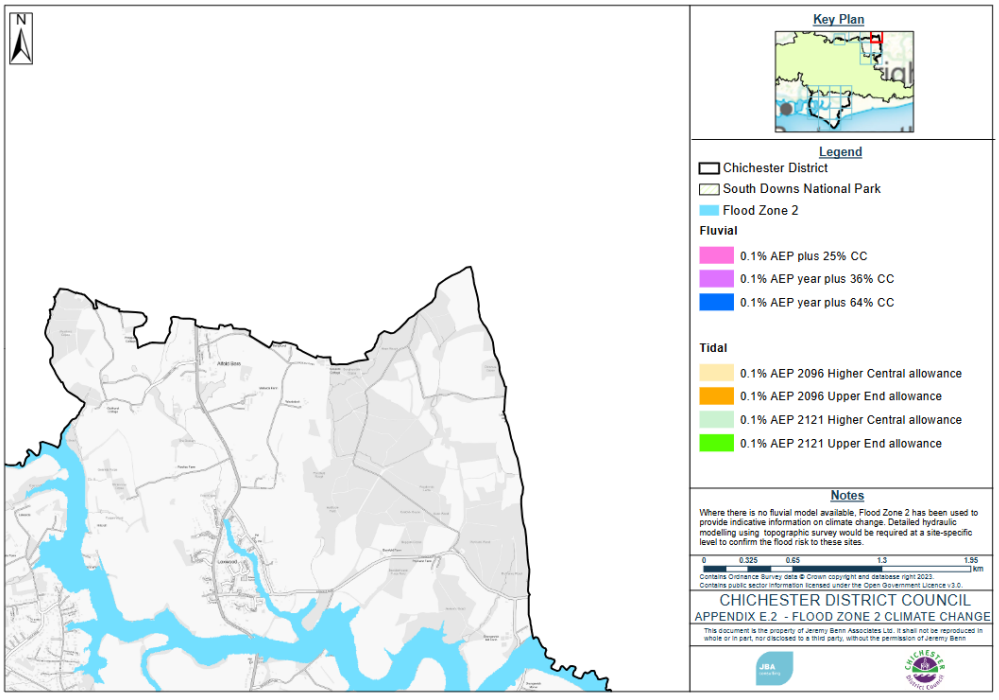
Flood Risk - River (fluvial) Flood Risk

4.62 The River Lox runs south of the village in a west to east direction with further tributaries running north through the village. The Wey and Arun Canal runs to the north of the River Lox, south of the village. The River Arun runs along the eastern edge of the parish as identified on Map 2.

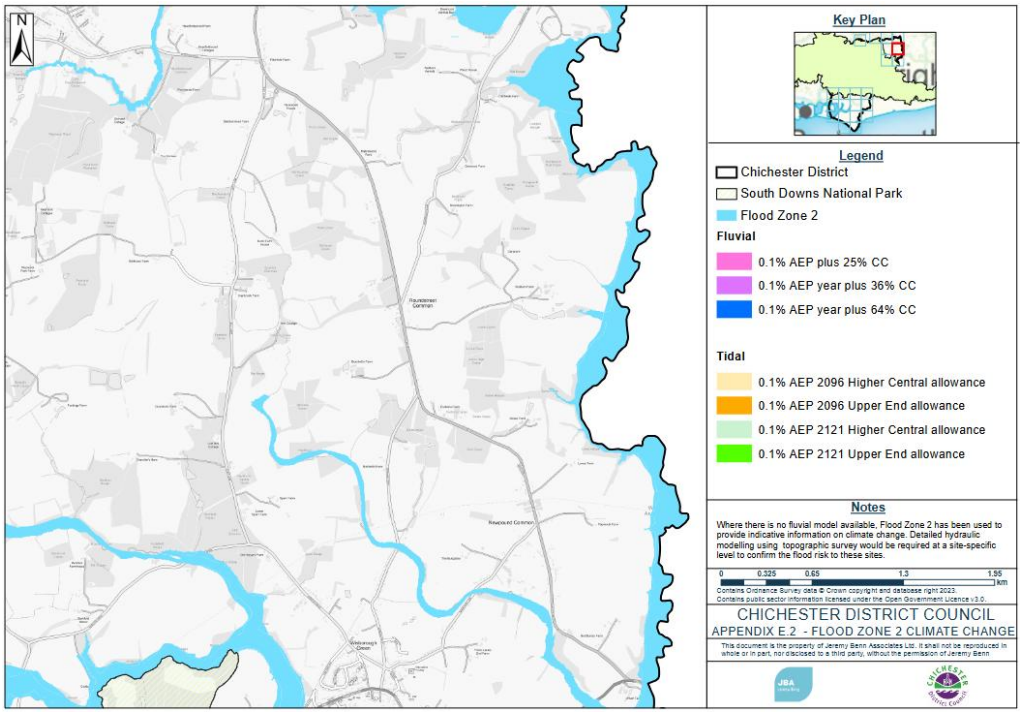
4.63 A significant amount of the parish is prone to flood risk. This can be seen on Map 1 below which shows that the watercourses that run south of the village (River Lox and Wey and Arun Canal) are identified as Flood Zone 2, Flood zone 3a (land assessed as having a greater than 1 in 100 annual probability of river flooding) and Flood Zone 3b (land where water has to flow or be stored in times of flood – functional floodplain) whilst the tributaries running north through the village are Flood Zone 3a.

4.64 In the north of the parish, Map 2 shows the areas of Flood Zone 2, 3a and 3b running along the eastern edge of the parish.

Map 1 - North of parish



Map 2 - South of parish



4.65 Loxwood is protected by fluvial flood defences (in the form of high ground) alongside the River Kird and the Wey and Arun Canal, providing protection at a standard against a 4% AEP event.

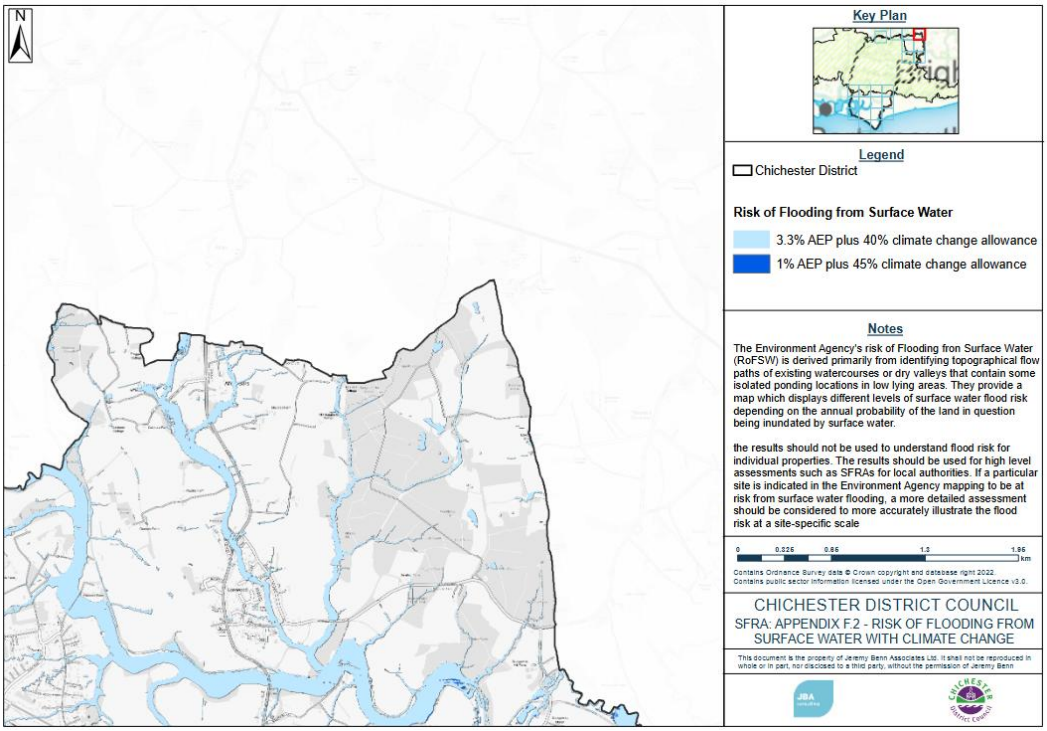
4.66 Chichester District Council's Strategic Flood Risk Assessment (SFRA) identifies historic flood events in the parish.

4.67 As development in the parish increases, it will be important to ensure that any new development mitigates any flood risk through avoiding areas of flood risk and through sustainable drainage systems.

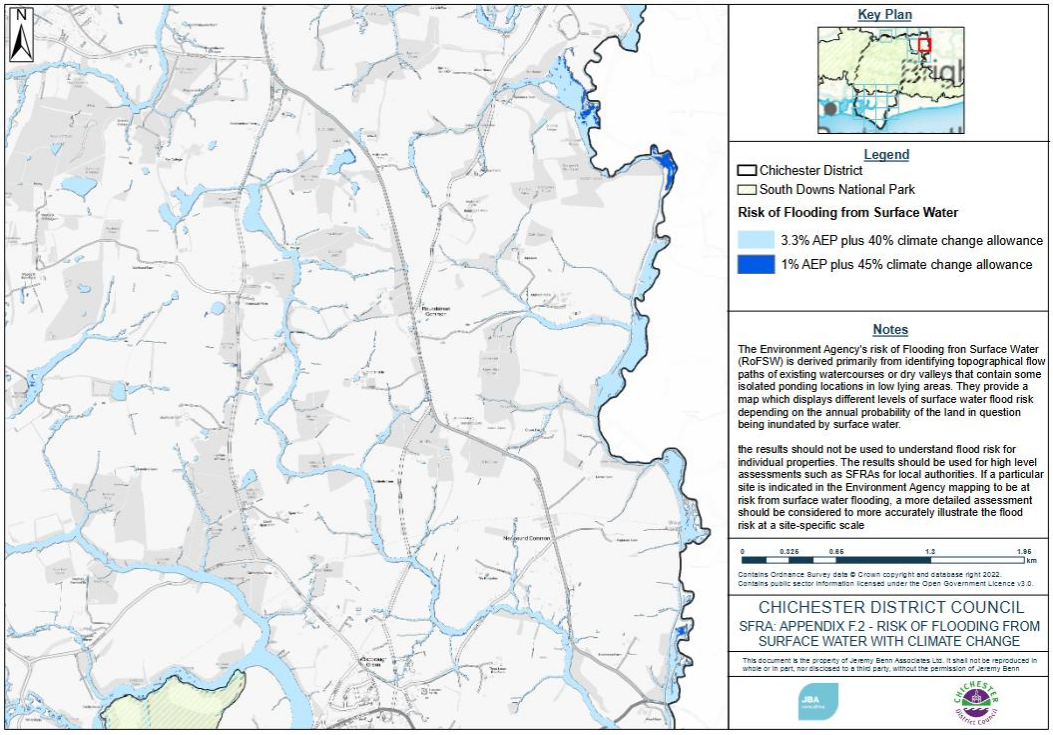
Surface Water Flood Risk

4.68 The parish suffers from surface water flood risk and has a number of areas identified as being at high risk (1 in 30 (~3.3% AEP plus 40% climate change allowance) and low risk (1 in 100 (1% AEP plus 45% climate change allowance) of surface water flooding, as seen on Map 3 below.

Map 3 – North of the parish



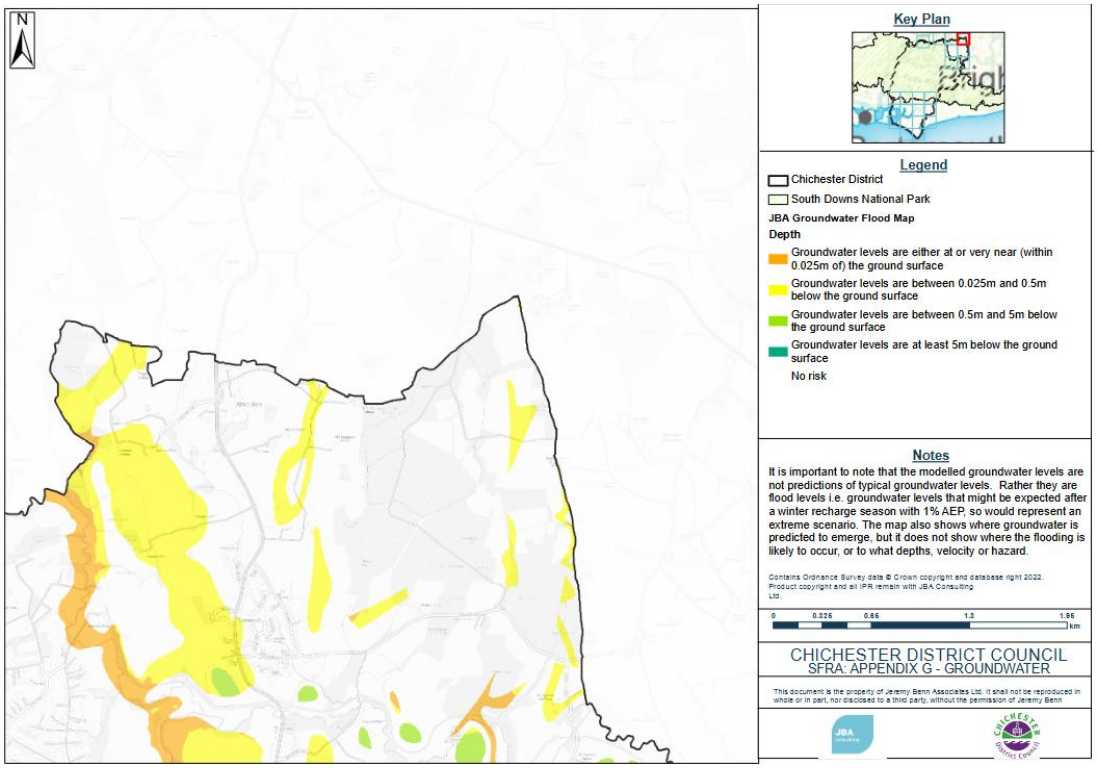
Map 4 – South of the parish



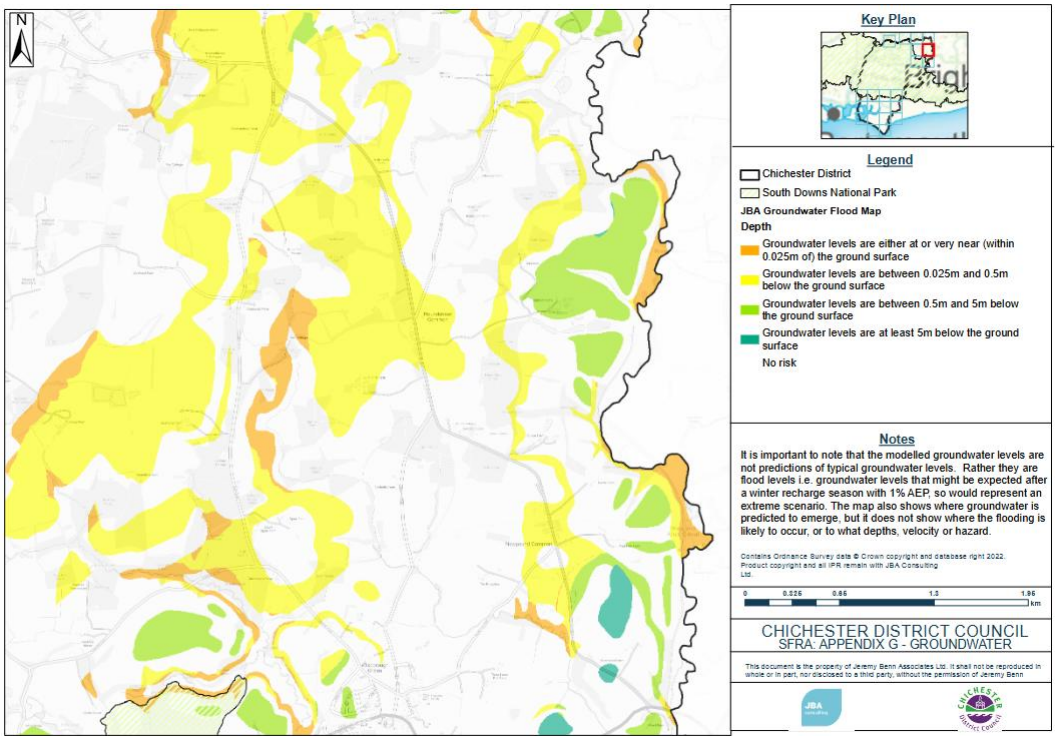
Groundwater Flood Risk

4.69 The flood maps below from Chichester's SFRA show large parts of the parish are at risk of groundwater flood risk.

Map 5 – North of parish



Map 6 – South of parish



Water

4.70 The entire South East of England is identified as a water stressed area. Water is supplied to the neighbourhood area by Southern Water. Their Water Resources Management Plan (WRMP) identifies how they expect to balance the demand for water with available supplies over a 50 year period. Southern Water is also responsible for sewerage. They have three Wastewater Treatment Works (WwTW) which discharge directly into Chichester Harbour at Apuldram, Bosham and Thornham. The Environment Agency sets discharge consents for each WwTW to minimise the pollution of receiving waters such as Chichester Harbour.

Built Environment

Conservation Areas

4.71 There are no conservation areas in the parish.

Listed Buildings

4.72 There are 57 no. listed buildings within the parish, a number of which are located on the High Street running through the village.

Other

4.73 There is one Scheduled Ancient Monuments located in the eastern part of the parish (Drungewick Manor moated site). There are no Registered Battlefields, Registered Parks and Gardens or archaeological notification areas within the parish.

4.74 Any development close to important heritage assets (both designated and non-designated) must carefully assess the potential impact on the inherent qualities of these assets and their surroundings. The Neighbourhood Plan can contribute to preserving and enhancing the historic environment by fully considering the historic environment in the development of policies and allocation of sites.

5. Planning Context

5.1 Neighbourhood plans are influenced by various higher-level plans, policies and guidance. These various publications have informed the Scoping Report and will also inform the SEA Report.

Localism Act (2011)

Levelling Up and Regeneration Act (2023)

Environment Act (2021)

Climate Change Act (2008)

Net Zero Strategy: Build Back Greener (2021)

The National Planning Policy Framework (2024)

National Planning Practice Guidance (2014-)

National Model Design Code (2021)

National Design Guide (2019)

Chichester Local Plan 2021 – 2039 (2025)

Chichester Site Allocations Plan (2019)

West Sussex Landscape Character Assessment (2003)

Chichester Local Plan Review Landscape Capacity Study (2019)

Chichester Local Plan Habitat Regulations Assessment (2023)

Chichester Housing and Economic Development Needs Assessment (2022)

Chichester Housing and Economic Land Availability Assessment (2021)

Chichester Open Space, Sport Facilities, Recreation Study and Playing Pitch Strategy (2018 & 2024 Update)

Chichester Infrastructure Delivery Plan (2024)

Chichester Strategic Flood Risk Assessment (2023)

Chichester Local Plan Sustainability Appraisal (2023)

Transport Study (2024)

Chichester Water Quality Assessment (2018)

Water Neutrality Study (2021) and Topic Paper (2023)

Southern Water Water Resources Management Plan (2019)

Gypsy, Traveller and Travelling Showpeople Assessment (GTAA) (2022)

Chichester Historic Environment Strategy and Action Plan (2017)

Economic Development Strategy (2022)

West Sussex Transport Plan (2022)

Chichester Local Plan Review Background Papers (2024)

Southern Water Drainage and Wastewater Management Plan - Arun and Western Streams River Basin Catchment (2023)

Chichester Local Biodiversity Action Plan (2024)

Sussex Joint Minerals Local Plan (2018)

Chichester Air Quality Action Plan (2021)

Chichester Climate Change Action Plan 2025 – 2030 (2025)

South East River Basin Management Plan (2022)

6. Sustainability Issues

6.1 The overview of the parish character identified a number of issues which have informed the preparation of the sustainability framework in Section 6 below. The main issues collected are listed below and are divided up into the three strands of sustainability, social, economic and environmental issues.

Social

- The parish has a healthy but ageing population and meeting the needs of all sectors of the community poses challenges with regard to housing, employment, community facilities and services.
- House prices in the parish are high and the district's high housing affordability ratio poses significant challenges, particularly for first time buyers.
- There is a need to provide affordable homes and housing suitable for smaller households and an ageing population.
- The parish has a high proportion of 1-2 person households and a high proportion of under-occupied homes
- The parish has a high proportion of owner-occupation and a high proportion of large (4+ bedrooms) detached homes. Conversely, the parish has a low proportion of rented accommodation and a low proportion of flats and terraces.
- Public transport provision in the parish is relatively poor and car ownership is relatively high.
- Some parish services, facilities and infrastructure are under pressure which will increase with any new development (medical and educational facilities, water and sewerage infrastructure)

Economy

- The parish has a small number of local businesses
- The parish has a high proportion of home working
- The parish has a well-educated population with low unemployment

Environment

- The parish has a high-quality natural environment and its valued landscapes, wildlife and habitats, in particular those of biodiversity and nature conservation value, face pressures and threats.
- The parish has a significant number of designated heritage assets and other historic assets which face pressure from new development
- Flooding presents a clear risk to many parts of the parish.

- Waste water capacity and infrastructure constraints
- The parish is located in an identified water stress area.
- The UK and Chichester District Council are required to meet stringent climate change targets and Neighbourhood Plans can make an important contribution in meeting these targets

7. Methodology

7.1 This Sustainability Appraisal seeks to test the contribution that Loxwood Neighbourhood Plan will make towards achieving sustainable development. The first part of this process is to identify sustainability objectives and indicators, presented in the Sustainability Framework in section 7.

7.2 These objectives and questions will be used to inform the Neighbourhood Plan by assessing the sustainability impacts of the options considered and policies taken forward in the plan. The objectives are based on the three strands of sustainability - environmental, social and economic. The questions have been chosen to quantify and measure the degree to which each objective has been achieved or will be achieved, although additional considerations and further details have been taken into account where necessary. The Sustainability Framework has emerged through careful appraisal of higher-level plans, the collection of baseline data and local knowledge of sustainability challenges faced in the Parish.

7.3 The assessment takes account of the criteria set out in Schedule 1 and 2 of the SEA Regulations, taking into account the potential for effect significance to be a factor of the timescale and reversibility of effects. Cumulative effects are also considered, i.e. the potential for the Plan to impact on the baseline in combination with other plans, or unplanned activity.

7.4 Every effort is made to identify and evaluate effects accurately; however, this is inherently challenging given uncertainty regarding the 'on the ground' implications of policy. The ability to predict effects accurately is also limited by understanding of the baseline and so the appraisal of the policies sets out the 'broad implications' for the topics, taking into account the objectives.

Appraisal Key

Symbol	Meaning
++	Likely significant positive effect
+	Likely positive effect
0	No effect likely / Neutral effect
-	Likely negative effect
--	Likely significant negative effect

8. Sustainability Framework

Objective	Questions to consider
Social	
Soc/1. To ensure the delivery of affordable and sustainable homes that meet specified local needs	- Will the Neighbourhood Plan improve the availability of affordable housing to meet specified local needs? - Will the Neighbourhood Plan ensure the right type of development is brought forward to meet the needs of all residents, in particular older residents? - Does the Neighbourhood Plan encourage high quality and sustainable development? - Will the Neighbourhood Plan prioritise the use of vacant and previously developed land/brownfield land?
Soc/2. Retain and enhance existing community facilities and services	- Will the Neighbourhood Plan retain and enhance the provision of community services and facilities or put further pressure on them? - Will accessibility to new and/or existing facilities be improved? - Can any new development be accommodated by existing infrastructure (such as community facilities, services and other infrastructure)?
Soc/3. Promote walking and cycling and other forms of sustainable transport with the aim of reducing the need to travel by car	- Will the Neighbourhood Plan promote sustainable forms of transport and encourage walking and cycling to shops, facilities and services? - Does the Neighbourhood Plan encourage the linking to/extension of existing access networks? - Will the Neighbourhood Plan benefit the health of the community?
Economic	
Eco/1. Support the growth of the local economy and meet the needs of local businesses	- Will the Neighbourhood Plan support existing shops and businesses? - Will the Neighbourhood Plan align with the long term plans of key businesses in the parish? - Will the Neighbourhood Plan support and provide for new businesses over the plan period?
Environmental	

Env/1. Ensure the protection, preservation, restoration and enhancement of wildlife habitats	- Will the Neighbourhood Plan preserve and enhance biodiversity and ensure there are no adverse impacts on locally and nationally important biodiversity designations (SSSIs, SNCIs, LNRs etc)? - Will the Neighbourhood Plan safeguard and ensure there are no adverse impacts on the parish's ancient woodland? - Will the Neighbourhood Plan protect and enhance the rivers and watercourses within the parish, and encourage restoration of aquatic habitats where possible?
Env/2. Protect the character, qualities and identity of the parish's natural landscape	- Are there likely to be any harmful impacts to the character and/or valued natural landscape of the parish? - Will the Neighbourhood Plan ensure that any landscape impact is minimised and that landscaping mitigation is sympathetic to the existing character of the parish?
Env/3. Protect the character and significance of the parish's heritage assets	- Does the Neighbourhood Plan ensure that development respects the historic character of the parish and minimises any detrimental impacts? - Will development impact on designated heritage assets (including listed buildings and scheduled ancient monuments)? - Will development impact on locally designated heritage assets?
Env/4. To ensure that development does not increase the risk of flooding	- Does the Neighbourhood Plan reduce the risk of flooding from all sources? - Is the site within an area of flood risk from all sources? - Will the Neighbourhood Plan ensure removal of surface water by sustainable methods? - Will development of the site / the Neighbourhood Plan improve or exacerbate waste water capacity constraints?
Env/5. To reduce the parish's use of resources and impact on climate change	- Will the Neighbourhood Plan promote energy efficiency and the use of renewables within the parish? - Will the Neighbourhood Plan encourage a reduction in water consumption? - Will the Neighbourhood Plan achieve Water Neutrality?

9. Loxwood Neighbourhood Plan

9.1 The Loxwood Neighbourhood Plan outlines how the Neighbourhood Area will develop and grow over the plan period (2025 to 2039). A number of themes have been identified through the preparation of the Neighbourhood Plan, broadly as follows:

- Traffic and transport
- Infrastructure
- Housing
- Natural environment
- Built environment
- Local economy

9.2 The Neighbourhood Plan includes various policies, relating to the matters above, which set a framework for future development proposals as well as a number of site – specific policies which relate to the development and use of land on particular sites.

9.3 The Neighbourhood Plan sets the following vision for the parish.

"To maintain Loxwood as a semi-rural parish, yet one which welcomes incremental change that will sustain and enhance its facilities and character and contribute to a greater sense of community and neighbourliness."

9.4 The Neighbourhood Plan identifies the following objectives:

(a) To promote sustainable housing development through limited and controlled growth on allocated sites in accordance with the Chichester Local Plan Review (LPR) and the National Planning Policy Framework.

(b) To ensure that the housing on the allocated sites provides an integrated mixture of open market housing and affordable housing in accordance with Chichester District Council's LPR.

(c) To ensure that the affordable housing element of new housing is prioritised for people with a defined local connection to the parish of Loxwood

(d) To ensure any new housing and/or housing extensions reflect the established vernacular of the parish in terms of building styles and materials; and to enhance and protect designated listed buildings and those non- designated buildings of an historic and architectural interest to the parish.

(e) To establish a revised Settlement Boundary (SB) for the village of Loxwood.

(f) To establish a parish-wide rural housing policy for development outside the SB.

(g) To establish a safer environment for pedestrians and cyclists as well as motorists within the village and parish of Loxwood.

(h) To ensure that the sewage and surface water provisions are fit for purpose and are upgraded commensurate with any increase in demand.

(i) To promote the concept of a village centre with facilities for people to meet and relax together.

(j) To ensure that all new developments within the parish are configured to optimise high speed fibre optic broadband connectivity.

(k) To promote business activity within the parish and, if demand requires, establish business work units.

(l) To conserve energy and limit light pollution in all new developments.

(m) To support the long-term vision of the Wey & Arun Canal Trust of a through navigable route from the Wey to the Arun rivers and reopening the canal for boaters, canoeists, and paddleboarders, while enhancing towpaths for walkers and cyclists will be supported.

(n) To identify and protect the areas of green spaces which are important to the parish.

(o) To promote the use of energy efficient technologies in the early stages of all new development.

(p) To support the conservation and enhancement of the historic environment and the protection of significant heritage assets (both designated and non-designated).

10. Appraising the Policy Options

10.1 In accordance with the SEA Regulations the Environmental Report must include:

- An outline of the reasons for selecting the alternatives dealt with; and
- The likely significant effects on the environment associated with alternatives / an outline of the reasons for selecting the preferred approach in light of alternatives appraised.

10.2 This chapter of the Environmental Report presents information on reasonable alternative approaches to addressing key issues that are of central importance to the Neighbourhood Plan, particularly around the options for meeting the parish housing target set in the Chichester Local Plan. Unless otherwise set out in this chapter, no other reasonable alternatives to the policy approaches set out in the neighbourhood plan have been identified.

Parish Housing Target

10.3 Policy H2 of the Chichester District Local Plan (August 2025) allocates 220 new homes to Loxwood over the plan period (2021-2039), including homes permitted and built since April 2021. The Local Plan is subject to a Sustainability Appraisal[8] (SA) which assesses three growth scenarios for the 'north east aera', which includes Loxwood. For Loxwood, housing growth options of '75', '450' and 1,050' were considered. The 'preferred growth scenario' for the north east area was found to be a blend of options 1 (75 dwellings) and 2 (450 dwellings). As the Local Plan includes a defined housing target for the parish, and other options have been considered and ruled out through the Sustainability Appraisal, it is not considered that there are any reasonable alternatives to the parish housing figure.

10.4 **On this basis, no further assessment of levels of growth for the parish is required through the Neighbourhood Plan SEA process.**

Site Options

10.5 An appraisal of all sites has been undertaken against the sustainability framework to help identify the most sustainable options. The full appraisals can be found in Appendix 1. The sites have been identified through the Neighbourhood Plan Review Call for Sites (July 2024), the adopted Neighbourhood Plan and Chichester District Council Housing and Economic Land Availability Assessment (HELAA).

[8] https://www.chichester.gov.uk/media/41453/Sustainability-Appraisal-January-2023/pdf/2._Sustainability_Appraisal_-_January_2023.pdf?m=1756740400667

10.6 Further details on the sites and further assessment can be found in the Neighbourhood Plan evidence base. A map of the sites can be found in Appendix 6. Site visits were undertaken to inform this assessment.

10.7 The Loxwood Neighbourhood Plan includes a site allocation at Farm Close which has planning permission (expired) but has not been implemented. The landowner has confirmed they intend to submit a new planning application. It is therefore deliverable and staying as an allocated site in the Neighbourhood Plan and so is not assessed as part of the SEA.

10.8 The following sites were identified through the Call for Sites but were ruled out on the basis that they were remote from the settlement boundary and did not meet the Neighbourhood Plan site assessment threshold criteria. On this basis, they are not considered reasonable alternatives.

- Plot opposite Loxwood Hall
- Brewhurst Field 1
- Brewhurst Field 2
- Land off Brewhurst Lane

10.9 Also, for the purposes of this SEA, any CDC HELAA sites which were not put forward through the Call for Sites (and with no contact from landowners through the Neighbourhood Plan process) are not considered to 'reasonable alternatives' on the basis of availability and so no further assessment will be given. Furthermore, an additional site was put forward through the Regulation 14 consultation, however, as this site falls below the windfall threshold of six dwellings (for which a separate requirement is made through the CDC Local Plan Review), it has not been assessed through the SEA. These discounted sites are highlighted in red below.

Site	Site	How was the site identified?
1	Land at Loxwood Place	Neighbourhood Plan Review call for sites
2	Loxwood House	Neighbourhood Plan Review call for sites
3	Hawthorn Cottage	Neighbourhood Plan Review call for sites CDC HELAA – rejected site
4	The Wharf	Neighbourhood Plan Review call for sites
5	Land at Little Farm	Neighbourhood Plan Review call for sites
6	Land north east of Mellow	Neighbourhood Plan Review call for sites

7	Land south of Loxwood Road - North	Neighbourhood Plan Review call for sites
8	Land south of Loxwood Road - South	Neighbourhood Plan Review call for sites
9	Pawlies Farm	Neighbourhood Plan Review call for sites
10	Plot opposite Loxwood Hall	Neighbourhood Plan Review call for sites
11	Brewhurst Field 1	Neighbourhood Plan Review call for sites
12	Brewhurst Field 2	CDC HELAA HLX0006
13	Land off Brewhurst Lane	Put forward through Regulation 14 consultation

Summary of assessment

10.10 None of the sites are expected to have significant adverse impacts.

10.11 All of the sites are likely to have a positive impact in terms of the delivery of new homes (including affordable housing) and so score well against objective Soc/1. This is particularly the case for Land at Loxwood Place which could provide the most housing (notably affordable housing) and so could have a significant positive effect.

10.12 Land at Loxwood Place will have a significant positive impact against objective Soc/2 as it will increase the customer base for community facilities and services, particularly given its scale. It is located close to the heart of the village and so facilities and services are easily accessible which will promote sustainable forms of travel. Due to its scale it also has the potential to deliver significant community benefits and infrastructure that would be unachievable for other sites in isolation. There is some uncertainty as to whether there is sufficient health care and educational provision to accommodate this level of development, particularly in the short term. The other sites will similarly increase the customer base but, given they are smaller in scale, there is unlikely to be a notable impact.

10.13 For the same reasons, Land at Loxwood Place will have a significant positive impact against the economic objective Eco/1, although it will result in the loss of farmland. Some of the other sites, particularly the larger sites and/or located close to the heart of the village (Loxwood House, Hawthorn House, The Wharf, Land at Little Farm, Land South of Loxwood Road North & South) will similarly have a positive effect against this objective.

10.14 There is some uncertainty with regard to a number of sites in relation to the built environment/heritage assets, the impact of the site on wildlife and habitats, the natural landscape and infrastructure capacity (including health and education provision, wastewater

infrastructure capacity). All of the sites are greenfield sites and so, to varying degrees, will have a landscape impact (Env/2). Given its scale, Land at Loxwood Place would have the most significant impact. Pawlies Farm is a large and sensitive site that is more remote from the village and so is likely to have an adverse impact on the landscape objective. Other sites are better integrated into the village built form and so would have less of an impact (i.e. Hawthorn Cottage and Land North East of Mellow). Most of the sites are located in an area identified as having 'medium-low' landscape capacity in the Chichester District Landscape Capacity Study. The sites to the east of the village (Land South of Loxwood Road) are large and located within an area identified as having 'low' landscape capacity in the Chichester District Landscape Capacity Study and so are likely to have a greater impact than other similarly scaled sites.

10.15 Land at Loxwood Place, given its scale, could have an adverse impact on ecology (Env/1), although this could be limited through species specific mitigation, planting and biodiversity net gain. To some extent this applies to the other sites, although as they are smaller the impact is less notable or neutral. There is some uncertainty as to the impact on bat flight lines and a Habitat Regulations Assessment would be required to determine the impact of individual sites as well as any other impacts on affected European sites.

10.16 Some of the sites are located in proximity to heritage assets (notably listed buildings) but it is likely that this could mitigated through the design process and so no adverse impacts on objective Env/3 are identified. Some of the sites are located in or on the edge of flood zones 2 and 3 (Land South of Loxwood Road and The Wharf) or are particularly effected by other sources of flood risk. Whilst this could potentially be managed, as national policy seeks to direct development to areas with lowest flood risk these sites score adversely against objective Env/4. All of the sites scored neutral against the climate change objective (Env/5). As the water neutrality has been resolved, this is no longer a requirement but the impact on protected habitats is still a key consideration, as discussed above.

Development options

10.17 An appraisal of all sites has been undertaken against the sustainability framework to help identify the most sustainable options. The full appraisals can be found in Appendix 2. Site 1 (Land at Loxwood Place) is a large strategic site that could meet the parish housing target on its own. There are likely to be benefits associated with delivering the housing target through one strategic site, as opposed to a range of smaller non-strategic sites, but there could also be greater environmental impacts. The SEA will therefore consider the following development options which are considered reasonable alternatives. For the purposes of the assessment, a range of non-strategic sites have been identified to broadly meet the housing target. There could be alternative scenarios made up of different sites but such alternatives are not sufficiently distinct or likely to result in significantly different outcomes. Consideration has been given to the assessments of the individual sites in Appendix 1 with a focus on those that assess

better against the sustainability framework. For example, Site F (Land at Pawlies Farm) could have been included within Development Option 2 but this is unlikely to significantly change the assessment outcome and more likely to be a less desirable outcome given its assessment in Appendix 1. Sites have been identified with a view to meeting the remaining parish housing target of 188 dwellings, taking into account the site capacities put forward by landowners/developers. These have been expressed as broad comparable targets as the numbers on each site could vary and the exact number of homes allocated for each site/s would be determined separately through the Neighbourhood Plan process.

Development Option	Anticipated sites
1 - strategic site	Allocation of strategic site. Site A - Land at Loxwood Place **Total – approximately 200 dwellings**[9]
2 – strategic site + west of village	Allocation of strategic site (in part) and non-strategic sites focussed towards west of village. <u>Strategic site (approximately 80-100 dwellings)</u> Site A - Land at Loxwood Place <u>Non-strategic sites (approximately 100-110 dwellings)</u> Site B - Loxwood House Site C - Hawthorn Cottage Site E – Land at Little Farm Site F - Land north east of Mellow **Total – approximately 200 dwellings**
3 – strategic site + south / east of village	Allocation of strategic site (in part) and non-strategic sites focussed towards east of village. <u>Strategic site (approximately 80-100 dwellings)</u> Site A - Land at Loxwood Place <u>Non-strategic sites (approximately 100-110 dwellings)</u> Site D - The Wharf Site G - Land south of Loxwood Road

[9] Noting that there is currently a planning application for 223 no. dwellings under consideration (25/01686/OUT).

	Site H - Land south of Loxwood Road **Total – approximately 200 dwellings**
4 – non-strategic sites	Allocation of non-strategic sites. Site B - Loxwood House Site C - Hawthorn Cottage Site D - The Wharf Site E – Land at Little Farm Site F - Land north east of Mellow Site G - Land south of Loxwood Road – North Site H - Land south of Loxwood Road – South **Total – Approximately 200 dwellings**

Summary of assessment

10.18 All of the development options have a significant positive effect in terms of the delivery of homes (Soc/1). Option 1 is considered to score the most favourably as it is likely to deliver the most affordable housing. All of the options are likely to benefit local services and facilities and score well against objective Soc/2. Again, Option 1 scores most favourably against this objective as it is likely to deliver the most community benefits given the size of the site and scale of development. Option 3 could potentially also deliver a similar level of community benefits but currently there is no indication of this, in contrast to what is known to be coming forward as part of the planning application at the Land at Loxwood Place site. All of the sites are close to the centre of the village and so will promote sustainable forms of transport. However, Option 1 scores most favourably against Soc/3 as it is also likely to deliver new play and open space (to a greater extent than the other options) that will further benefit the local community and promote activity.

10.19 All of the sites are close to the centre of the village and so all the options will support local businesses and have a positive impact against the economic objective (Eco/1). Option 1 scores the most favourably as it is expected to deliver a nursery and café that will benefit the local economy. Option 3 could potentially deliver new facilities if the two sites to the south of Loxwood Road are considered in combination but currently there is no indication of this.

10.20 There is some uncertainty with regard to a number of sites in relation to the built environment/heritage assets, the impact of the site on wildlife and habitats, the natural landscape and infrastructure capacity (including health and education provision, wastewater infrastructure capacity). All of the options are likely to have similar effects on these objectives.

In terms of landscape impact (Env/2), Option 1 comprises of 1 large strategic site which could have an adverse landscape impact, although it is located in a less sensitive location (within an area identified as having 'medium/low' landscape capacity in the Chichester District Landscape Capacity Study). Option 2 is likely to have the least impact on this objective as it comprises of smaller sites that are well contained to the edge of the settlement. Options 3 and 4 are considered to have a significant adverse impact on this objective as they contain large sites in a particularly sensitive and constrained location (identified as having 'low' landscape capacity in the Chichester District Landscape Capacity Study) and would likely have a significant impact on the rural character and landscape setting of the village.

10.21 All of the development options could have an adverse impact on ecology (Env/1). This could be pronounced for Option 1 given the scale of the site. It is likely that this impact could be limited through species specific mitigation, planting and biodiversity net gain. All of the development options are similarly located in relation to European protected sites (The Mens SAC and Ebernoe Common SAC). There is some uncertainty as to the impact on bat flight lines and a Habitat Regulations Assessment would be required for individual sites to consider the impact of individual sites as well as any other impacts on affected European sites.

10.22 Some of the sites are located in proximity to heritage assets (notably listed buildings) but it is likely that this could be mitigated through the design process and so no adverse impacts on objective Env/3 are identified. This will affect all development options. Some of the sites are located in or on the edge of flood zones 2 and 3 (Land at Loxwood Place, Land South of Loxwood Road and The Wharf). Whilst this could potentially be managed, as national policy seeks to direct development to areas with lowest flood risk options 1, 3 and 4 score adversely against objective Env/4 as these include sites that fall within flood zones 2 and 3 or particularly affected by other sources of flood risk. This could also affect option 2, albeit a smaller development on the Land at Loxwood Place site is likely to have less of an impact and more easily located outside of any areas of flood risk. All of the sites scored neutral against the climate change objective (Env/5). As the water neutrality has been resolved, this is no longer a requirement but the impact on protected habitats is still a key consideration, as discussed above.

Outline of Reasons

10.23 The SEA Regulations requires outline of reasons to be given of the reasonable alternatives considered. The preferred options below are to be considered further through the Neighbourhood Plan site assessment process.

Site options

Site	Site	Outline Reasons
1	Land at Loxwood Place	The site is a preferred option for the following reasons: • Despite potential environmental harm, this site will have significant positive effects on social and economic objectives, particularly in terms of the delivery of a substantial amount of housing to meet local needs (including affordable homes). It also has the capability of delivering significant infrastructure/community benefits that would not likely be achievable for the other sites in isolation.
2	Loxwood House	Generally, the site scored positively but with less significant effects: • This site will have positive effects on social and economic objectives in terms of delivering homes to meet local needs and increasing the customer base for local businesses. • Whilst there are uncertainties at this stage, the site is likely to have a neutral impact on environmental objectives given the site context referred to in the full appraisal.
3	Hawthorn Cottage	Generally, the site scored positively but with less significant effects: • This site will have positive effects on social and economic objectives in terms of delivering homes to meet local needs and increasing the customer base for local businesses. • Whilst there are uncertainties at this stage, the site is likely to have a neutral impact on environmental objectives given the site context referred to in the full appraisal.
4	The Wharf	The site scored a mix of positive and negative effects on the social, economic and environmental objectives: • This site will have positive effects on social and economic objectives in terms of delivering homes

		to meet local needs and increasing the customer base for local businesses. • The site is likely to result in environmental harm due to its location, the attractive rural character and landscape setting of this part of the village and being partly located in a flood zone.
5	Land at Little Farm	Generally, the site scored positively but with less significant effects: • This site will have positive effects on social and economic objectives in terms of delivering homes to meet local needs and increasing the customer base for local businesses. • Whilst there are uncertainties at this stage, the site is likely to have a neutral impact on environmental objectives given the site context referred to in the full appraisal.
6	Land North East of Mellow	Generally, the site scored positively but with less significant effects: • This site will have a small positive effect on the social objective as it will deliver a small number of homes (with no affordable housing likely). • Whilst there are uncertainties at this stage, the site is likely to have a neutral impact on environmental objectives given the site context referred to in the full appraisal.
7	Land South of Loxwood Road - North	The site scored a mix of positive and negative effects on the social, economic and environmental objectives: • This site will have positive effects on social and economic objectives in terms of delivering homes to meet local needs and increasing the customer base for local businesses. • The site is likely to result in environmental harm due to its location, the attractive rural character and landscape setting of this part of the village and being partly located in a flood zone.

8	Land South of Loxwood Road - South	The site scored a mix of positive and negative effects on the social, economic and environmental objectives: • This site will have positive effects on social and economic objectives in terms of delivering homes to meet local needs and increasing the customer base for local businesses. • The site is likely to result in environmental harm due to its location, the attractive rural character and landscape setting of this part of the village and being partly located in a flood zone.
9	Pawlies Farm	The site scored a mix of positive and negative effects on the social, economic and environmental objectives: • This site will have some positive effects on social and economic objectives in terms of delivering homes to meet local needs and increasing the customer base for local businesses. However, it is located remote from the village centre and so score negatively in this regard. • The site is remote from the village in a sensitive location and so scores negatively against an environmental objective.

Development options

Development Option	Site	Outline Reasons
1 – strategic site	Site A - Land at Loxwood Place	This is a preferred option for the following reasons: • This option will have significant positive effects on social and economic objectives, particularly in terms of delivering a significant amount of housing (likely delivering the most affordable housing) and new community services, facilities and infrastructure that are unlikely to be achievable through smaller individual sites. • This option comprises 1 large strategic site which could have an adverse landscape

		impact, although it is located in a less sensitive part of the village. It could have a negative impact on other environmental objectives, although this could be mitigated.
2 - strategic site + west of village	<u>Strategic site (approximately 80-100 dwellings)</u> Site A - Land at Loxwood Place <u>Non-strategic sites (approximately 100-110 dwellings)</u> Site B - Loxwood House Site C - Hawthorn Cottage Site E – Land at Little Farm Site F - Land north east of Mellow	Generally, this option scored positively but with less significant effects: • This option will have positive effects on social and economic objectives in terms of delivering homes to meet local needs and increasing the customer base for local facilities and businesses. • This option comprises part of the strategic site as well as various smaller sites, a number of which are well contained on the edge of the village and / or located in a less sensitive part of the village. It could have a negative impact on other environmental objectives, although this could be mitigated.
3 - strategic site + south / east of village	<u>Strategic site (approximately 80-100 dwellings)</u> Site A - Land at Loxwood Place <u>Non-strategic sites (approximately 100-110 dwellings)</u> Site D - The Wharf Site G - Land south of Loxwood Road Site H - Land south of Loxwood Road	This option scored positively against some objectives but negatively against some of the environmental objectives: • This option will have positive effects on social and economic objectives in terms of delivering homes to meet local needs and increasing the customer base for local facilities and businesses. • This option comprises part of the strategic site and sites to the south and east of the village. Those to the east are located in a particularly sensitive and constrained part of the village and would likely have a significant impact on the rural character and landscape setting of the village.
4 - non-strategic sites	Site B - Loxwood House Site C - Hawthorn Cottage Site D - The Wharf Site E – Land at Little Farm	This option scored positively against some objectives but negatively against some of the environmental objectives: • This option will have positive effects on social and economic objectives in terms of

	Site F - Land north east of Mellow Site G - Land south of Loxwood Road – North Site H - Land south of Loxwood Road – South	delivering homes to meet local needs and increasing the customer base for local facilities and businesses. • This option comprises sites to the south and east of the village. Those to the east are located in a particularly sensitive and constrained part of the village and would likely have a significant impact on the rural character and landscape setting of the village.

11. Appraising the Policies

11.1 The Loxwood Neighbourhood Plan was adopted in 2014. A Sustainability Appraisal / Strategic Environmental Assessment was not undertaken for the original Neighbourhood Plan. Notwithstanding, for completeness, all policies of the Loxwood Neighbourhood Plan (Review) will be assessed against the Sustainability Framework, even those which remain unchanged from the originally adopted plan.

11.2 The relevant policies can be seen in the Loxwood Neighbourhood Plan.

Objectives	Neighbourhood Plan Policies								
	Policy 1 Spatial Strategy Policy			Policy 2 Land at Farm Close			Policy 3 Land at Loxwood Place		
	S	M	L	S	M	L	S	M	L
Soc/1. To ensure the delivery of affordable and sustainable homes that meet specified local needs	++	++	++	+?	+?	+?	++	++	++
Soc/2. Retain and enhance existing community facilities and services	0?	0	0	+?	+?	+?	++?	++	++
Soc/3. Promote walking and cycling and other forms of sustainable transport with the aim of reducing the need to travel by car	+	+	+	+?	+?	+?	++	++	++
Eco/1. Support the growth of the local economy and meet the needs of local businesses	+	+	+	+?	+?	+?	++	++	++
Env/1. Ensure the protection, preservation, restoration and enhancement of wildlife habitats	0?	0?	0?	0?	0?	0?	-?	-?	-?
Env/2. Protect the character, qualities and identity of the parish's natural landscape	-?	-?	0?	0?	0?	0?	-	-	-
Env/3. Protect the character and significance of the parish's heritage assets	0?	0?	0?	0?	0?	0?	0?	0?	0?
Env/4. To ensure that development does not increase the risk of flooding	-?	-?	0?	0?	0?	0?	-?	-?	0?

Env/5. To reduce the parish's use of resources and impact on climate change	0	0	0	0?	0?	0?	0?	0?	0?

Objectives	Neighbourhood Plan Policies								
	Policy 4 Local Green Space			Policy 5 Street lighting			Policy 6 Foul Water		
	S	M	L	S	M	L	S	M	L
Soc/1. To ensure the delivery of affordable and sustainable homes that meet specified local needs	0	0	0	0	0	0	0?	0?	0?
Soc/2. Retain and enhance existing community facilities and services	++	++	++	0	0	0	0	0	0
Soc/3. Promote walking and cycling and other forms of sustainable transport with the aim of reducing the need to travel by car	++	++	++	0	0	0	0	0	0
Eco/1. Support the growth of the local economy and meet the needs of local businesses	0	0	0	0	0	0	0	0	0
Env/1. Ensure the protection, preservation, restoration and enhancement of wildlife habitats	++	++	++	+	+	+	0	0	0
Env/2. Protect the character, qualities and identity of the parish's natural landscape	+	+	+	+	+	+	0	0	0
Env/3. Protect the character and significance of the parish's heritage assets	0	0	0	0	0	0	0	0	0
Env/4. To ensure that development does not increase the risk of flooding	0	0	0	0	0	0	++	++	++
Env/5. To reduce the parish's use of resources and impact on climate change	0	0	0	0?	0?	0?	0	0	0

Objectives	Neighbourhood Plan Policies								
	Policy 7 Flood Risk & Surface Water			Policy 8 Housing Density			Policy 9 Built Vernacular		
	S	M	L	S	M	L	S	M	L
Soc/1. To ensure the delivery of affordable and sustainable homes that meet specified local needs	0	0	0	+?	+?	+?	+	+	+
Soc/2. Retain and enhance existing community facilities and services	0	0	0	0	0	0	0	0	0
Soc/3. Promote walking and cycling and other forms of sustainable transport with the aim of reducing the need to travel by car	0	0	0	0	0	0	0	0	0
Eco/1. Support the growth of the local economy and meet the needs of local businesses	0	0	0	0	0	0	0	0	0
Env/1. Ensure the protection, preservation, restoration and enhancement of wildlife habitats	+	+	+	0	0	0	+	+	+
Env/2. Protect the character, qualities and identity of the parish's natural landscape	0	0	0	+	+	+	+	+	+
Env/3. Protect the character and significance of the parish's heritage assets	0	0	0	0?	0?	0?	+	+	+
Env/4. To ensure that development does not increase the risk of flooding	++	++	++	0	0	0	0	0	0
Env/5. To reduce the parish's use of resources and impact on climate change	0	0	0	0	0	0	+	+	+

Objectives	Neighbourhood Plan Policies								
	Policy 10 Wey and Arun Canal			Policy 11 Rural Area			Policy 12 Housing Extensions, Style and Vernacular		
	S	M	L	S	M	L	S	M	L

Soc/1. To ensure the delivery of affordable and sustainable homes that meet specified local needs	0	0	0	+?	+?	+?	0	0	0
Soc/2. Retain and enhance existing community facilities and services	+	+	+	0	0	0	0	0	0
Soc/3. Promote walking and cycling and other forms of sustainable transport with the aim of reducing the need to travel by car	+	+	+	0?	0?	0?	0	0	0
Eco/1. Support the growth of the local economy and meet the needs of local businesses	+	+	+	+?	+?	+?	0	0	0
Env/1. Ensure the protection, preservation, restoration and enhancement of wildlife habitats	+	+	+	0	0	0	0	0	0
Env/2. Protect the character, qualities and identity of the parish's natural landscape	+	+	+	0?	0?	0?	++	++	++
Env/3. Protect the character and significance of the parish's heritage assets	+	+	+	0	0	0	+	+	+
Env/4. To ensure that development does not increase the risk of flooding	0	0	0	0	0	0	0	0	0
Env/5. To reduce the parish's use of resources and impact on climate change	0	0	0	0	0	0	0	0	0

Objectives	**Neighbourhood Plan Policies**								
	Policy 13 Economy and Business			**Policy 14 High Speed Broadband**			**Policy 15 Active Travel**		
	S	**M**	**L**	**S**	**M**	**L**	**S**	**M**	**L**
Soc/1. To ensure the delivery of affordable and sustainable homes that meet specified local needs	0	0	0	0	0	0	0	0	0
Soc/2. Retain and enhance existing community facilities and services	+	+	+	0	0	0	0	0	0

Soc/3. Promote walking and cycling and other forms of sustainable transport with the aim of reducing the need to travel by car	+	+	+	0?	0?	0?	++	++	++
Eco/1. Support the growth of the local economy and meet the needs of local businesses	+	+	+	+	+	+	0?	0?	0?
Env/1. Ensure the protection, preservation, restoration and enhancement of wildlife habitats	0	0	0	0	0	0	0	0	0
Env/2. Protect the character, qualities and identity of the parish's natural landscape	0?	0?	0?	0?	0?	0?	0?	0?	0?
Env/3. Protect the character and significance of the parish's heritage assets	0	0	0	0	0	0	0	0	0
Env/4. To ensure that development does not increase the risk of flooding	0	0	0	0	0	0	0	0	0
Env/5. To reduce the parish's use of resources and impact on climate change	0	0	0	0?	0?	0?	0	0	0

Objectives	**Neighbourhood Plan Policies**								
	Policy 16 Public Rights of Way			**Policy 17 Sustainable Design and Construction**			**Policy 18 Wildlife-Friendly Development**		
	S	**M**	**L**	**S**	**M**	**L**	**S**	**M**	**L**
Soc/1. To ensure the delivery of affordable and sustainable homes that meet specified local needs	0	0	0	+	+	+	0	0	0
Soc/2. Retain and enhance existing community facilities and services	0?	0?	0?	0	0	0	0	0	0
Soc/3. Promote walking and cycling and other forms of sustainable transport with the aim of reducing the need to travel by car	++	++	++	+	+	+	0	0	0

Eco/1. Support the growth of the local economy and meet the needs of local businesses	0?	0?	0?	0	0	0	0	0	0
Env/1. Ensure the protection, preservation, restoration and enhancement of wildlife habitats	0	0	0	0	0	0	++	++	++
Env/2. Protect the character, qualities and identity of the parish's natural landscape	0	0	0	0	0	0	+	+	+
Env/3. Protect the character and significance of the parish's heritage assets	0	0	0	0	0	0	0	0	0
Env/4. To ensure that development does not increase the risk of flooding	0	0	0	0	0	0	0	0	0
Env/5. To reduce the parish's use of resources and impact on climate change	0	0	0	++	++	++	0	0	0

Objectives	**Neighbourhood Plan Policies**		
	Policy 19 Public Waste Bins		
	S	**M**	**L**
Soc/1. To ensure the delivery of affordable and sustainable homes that meet specified local needs	0	0	0
Soc/2. Retain and enhance existing community facilities and services	+	+	+
Soc/3. Promote walking and cycling and other forms of sustainable transport with the aim of reducing the need to travel by car	0	0	0
Eco/1. Support the growth of the local economy and meet the needs of local businesses	0	0	0
Env/1. Ensure the protection, preservation, restoration and enhancement of wildlife habitats	0	0	0

Env/2. Protect the character, qualities and identity of the parish's natural landscape	+	+	+
Env/3. Protect the character and significance of the parish's heritage assets	0	0	0
Env/4. To ensure that development does not increase the risk of flooding	0	0	0
Env/5. To reduce the parish's use of resources and impact on climate change	0	0	0

Policy 1 – Spatial Strategy

11.3 This policy supports new development in the settlement boundary assisting in the delivery of new homes to meet local need (although any windfall development is unlikely to provide affordable housing). Sustainably located development within the settlement boundary, potentially on previously developed land, is likely to be located near to (and support) parish services, facilities and local businesses and reduce pressure on the greenfield land outside of the settlement boundary that could have a greater landscape impact. Some uncertainties have been identified as the location of new windfall development is unknown, for example in relation to heritage assets, biodiversity, flood risk. The level of new housing could have an adverse impact on wastewater capacity, particularly in the short-medium term and when considering planned development in nearby areas that will also affect the parish's wastewater network, such as development at Alfold allocated through the Waverley Local Plan.

11.4 The policy also identifies the housing target for the parish and allocates a site for development. This represents a significant number of homes for a rural village which will have a significant impact in terms of housing / affordable housing delivery, although this will be accommodated on greenfield land outside of the existing settlement boundary. There will also be associated positive effects in terms of supporting parish facilities, services and businesses.

11.5 This policy/site allocation has the potential to impact on bat flight lines due to the proximity to the Mens SAC and Ebernoe Common SAC. A Habitat Regulations Assessment (HRA) and Appropriate Assessment has been undertaken which concluded that the policies in the plan, and other development plan policies/protections, will avoid harm to protected species and sites, although this will be determined at the planning application stage. There is also the potential for site-specific impact on habitats and species that is not yet known. There is also an area of ancient woodland near to the new site allocation, although it is expected that the developed area would be sited away from this. For this reason, there is some uncertainty as to the impact on ENV/1. As Natural England has recently removed their water neutrality position

statement and so water neutrality is no longer required and an impact on the Arun Valley SAC is not expected.

11.6 The policy allocates one additional site (Land at Loxwood Place) to meet the housing target set in the Chichester Local Plan. This is a large site that has the potential to have a greater landscape impact than various smaller sites, although this is an area considered to have 'medium/low' capacity for change in the Chichester Landscape Capacity Study. This is considered to have a potential negative impact, particularly in the short/medium term, although mitigation in the form of the siting of development and landscaping/planting would be secured through the planning application process. Having said that, it is important to note that the areas around the east and south of the village are more constrained in landscape terms. It is also located near to areas of archaeological importance, although this would considered through the planning application.

11.6 Development of this scale will result in significant increase in traffic movements through the village. The overall number is in accordance with the amount of development allocated through the Local Plan and it is expected that this could be managed through site specific transport assessments and securing necessary highways mitigation.

11.7 There is some uncertainty as to the impact of planned development on healthcare and education although the level of development in the Neighbourhood Plan is in line with that set out in the Chichester Local Plan and developer contributions are expected to be secured through planning applications to mitigate for the increased cost and pressure on local services, particularly considering potential development in neighbouring districts. It is expected that this could be accommodated by expansion to existing provision or new provision (funded through developer contributions) but this raises uncertainty, particularly in the short term. The policy is not considered likely to impact on other objectives and thus a neutral impact is given.

11.8 The increase in the parish's population will lead to higher greenhouse gas emissions, primarily due to an update in private vehicle usage and as the village. The new site is located on the edge of the village and so will encourage sustainable forms of transport, although the village's services and facilities are fairly limited (noting that there are some public transport facilities to nearby higher order settlements). Other policies in the plan will ensure that new development is energy efficient and provides renewable energy. The overall increase in the parish population is fairly minimal in comparison to the overall increase in the district and taking into account the global nature of climate change, the overall effect is considered to be neutral.

<u>Policy 2 – Land at Farm Close</u>

11.9 This site is allocated in the adopted Loxwood Neighbourhood Plan for 17 homes (including a small number of affordable homes) meeting local housing needs and potentially delivering benefits to the local community in the forms of a community parkland and a contribution

towards traffic calming. There could also be benefits to the local economy with the site being located near to existing local businesses. The site has planning permission for 17 no. homes but this has expired. It is understood that the landowner intends to submit a new planning application to develop the site. Nevertheless, the benefits referred to above have a degree of uncertainty given this site has an unimplemented site allocation and planning permission. The site is a greenfield site but sits well within the context of the village, would be an appropriate density for this location and is screened from sensitive views to the south and east by mature trees and hedgerow on the boundaries. This policy would also be subject to a foul and surface water policies (by virtue of Policy 6 and 7) and so foul water sewage infrastructure upgrades are expected to mitigate any negative impact on wastewater capacity. The site is not within the vicinity of statutory or locally listed buildings but has the potential for archaeological remains and so there is some uncertainty as to the impact of this policy.

11.10 This policy/site allocation has the potential to impact on bat flight lines due to the proximity to the Mens SAC and Ebernoe Common SAC. A Habitat Regulations Assessment (HRA) and Appropriate Assessment has been undertaken which concluded that the policies in the plan, and other development plan policies/protections, will avoid harm to protected species and sites, although this will be determined at the planning application stage. Natural England has recently removed their water neutrality position statement and so water neutrality is no longer required and an impact on the Arun Valley SAC is not expected.

11.11 Development of this scale would result in increased traffic movements through the village but it is expected that this could be managed through site specific transport assessments and securing necessary highways mitigation.

11.12 There is some uncertainty as to the impact of planned development on healthcare and education although the level of development in the Neighbourhood Plan is in line with that set out in the Chichester Local Plan and developer contributions are expected to be secured through planning applications to mitigate for the increased cost and pressure on local services, particularly considering potential development in neighbouring districts. It is expected that this could be accommodated by expansion to existing provision or new provision (funded through developer contributions) but this raises uncertainty, particularly in the short term. The policy is not considered likely to impact on other objectives and thus a neutral impact is given.

Policy 3 – Land at Loxwood Place

11.13 This is a large site that can deliver a significant number of homes, including a mix of house sizes and affordable homes. It will therefore have a significant positive effect on social objectives. The increase to the parish population will have positive effects in terms of supporting parish facilities, services and businesses which are located within walking distance (800m). Development of the site is expected to deliver a nursery and other local services, facilities and

infrastructure which will have a positive effect on economic and social objectives. It will also deliver new and improved pedestrian, cycle routes and bridleways.

11.14 The site is a large greenfield site located outside of the existing settlement boundary and so has the potential to have a significant landscape impact, although this is an area considered to have 'medium/low' capacity for change in the Chichester Landscape Capacity Study. This is considered to have a potential negative impact, particularly in the short/medium term, although mitigation in the form of the siting of development and landscaping/planting would be secured through the planning application process.

11.15 There are habitats on site, and ancient woodland nearby and the policy/site allocation has the potential to impact on bat flight lines due to the proximity to the Mens SAC and Ebernoe Common SAC. A Habitat Regulations Assessment (HRA) and Appropriate Assessment has been undertaken which concluded that the policies in the plan, and other development plan policies/protections, will avoid harm to protected species and sites, although this will be determined at the planning application stage. The policy requires the delivery of a significant amount of on-site BNG.

11.16 This policy would also be subject to a foul and surface water policies (by virtue of Policy 6 and 7) and so foul water sewage infrastructure upgrades are expected to mitigate any negative impact on wastewater capacity. There are some heritage assets in the vicinity of the site and so there is some uncertainty as to the impact of this policy.

11.17 A development of this scale will result in significant increase in traffic movements through the village. The overall number is in accordance with the amount of development allocated through the Local Plan and it is expected that this could be managed through a site specific transport assessment and through securing necessary highways mitigation. The policy also requires the provision of a safe and suitable access and traffic calming measures which will mitigate any impact.

11.18 There is some uncertainty as to the impact of planned development on healthcare and education although the level of development in the Neighbourhood Plan is in line with that set out in the Chichester Local Plan and developer contributions are expected to be secured through planning applications to mitigate for the increased cost and pressure on local services, particularly considering potential development in neighbouring districts. It is expected that this could be accommodated by expansion to existing provision or new provision (funded through developer contributions) but this raises uncertainty, particularly in the short term. The policy is not considered likely to impact on other objectives and thus a neutral impact is given.

<u>Policy 4 – Local Green Spaces</u>

11.19 This policy identifies 4 areas of land as local green spaces which will be safeguarded for the contribution they make to the rural character of the village, their use as community assets,

promoting walking and other forms of sustainable transport and their biodiversity value. It will therefore have significant positive impact on various social and environmental objectives.

Policy 5 – Street Lighting

11.20 This policy seeks to restrict street lighting in new development. Whilst there is some uncertainty noted in terms of perceived safety implications (potentially discouraging travel by foot or bicycle), it is not considered that this would result in a negative effect given the flexibility within the policy wording and there are benefits in terms of retaining dark skies and the semi-rural parish environment and to wildlife (notably bats whose commuting and foraging habits can be affected by external lighting especially when near to wildlife corridors), especially as the sites allocated through the neighbourhood plan are on the edge of village, and connected to the countryside. It will also have the potential benefit of reducing the parish's impact on climate change through unnecessary energy consumption, although this is not considered significant and has been attributed a neutral impact. The policy is not considered likely to impact on other objectives and thus a neutral impact is given.

Policy 6 – Foul water

11.21 This policy ensures that new development is supported by, and not occupied until, the necessary foul water infrastructure is in place to avoid existing waste water capacity constraints being exacerbated. It will have a significant positive effect on the flood risk objective. There is some uncertainty over how this will effect housing delivery.

Policy 7 – Flood Risk and Surface Water

11.22 This policy seeks to ensure that new development does not exacerbate the parish's existing flood risk issues by requiring new development to follow the drainage hierarchy and incorporates SuDS. It will have a significant positive effect on the flood risk objective. SuDS have significant ecological benefits and so there is also likely to be a positive impact on this objective.

Policy 8 – Built Environment - Housing Density

11.23 This policy sets an approximate density target for new development which is in keeping with the existing parish environment and recent permitted developments. The policy therefore has benefits in terms of reinforcing the parish's rural character, potentially avoiding cramped developments, harm to heritage asset, and providing more space to accommodate wildlife and habitats. Some uncertainty on Soc/1 is noted as this policy could be seen as a constraint to development and making the most efficient use of sites, however, the density target is approximate and the policy wording is flexible to allow higher densities where justified based on the site-specific context. The policy is not considered likely to impact on other objectives and thus a neutral impact is given.

Policy 9 – Built Environment Vernacular

11.24 This policy seeks to ensure that new development is of a high quality, environmentally efficient design, in keeping with the local and historic character of the parish (through use of materials, architectural style, height, scale etc). The policy also seeks to ensure that new development retains and enhances planting and landscaping, and avoids harm to the parish's heritage assets. It will therefore have a positive impact on various environmental objectives. The policy is not considered likely to impact on other objectives and thus a neutral impact is given.

Policy 10 – Wey and Arun Canal

11.25 The Wey and Arun is an important part of the local economy and a cultural and recreational asset which promotes tourism and sustainable forms of transport such as walking and cycling, to the benefit of the community and resident's health. The canal is a non-designated heritage asset (as identified in the Neighbourhood Plan) and the policy seeks to retain and enhance the Canal's views and vistas and the heritage assets adjacent to the canal. It also supports upgrades to the tow path and new tree and hedgerow planting which will enhance its value as an important wildlife corridor. This policy therefore has various social and environmental benefits. The policy is not considered likely to impact on other objectives and thus a neutral impact is given.

Policy 11 – Rural Area

11.26 This policy sets out the approach to the re-use of farm and rural buildings/sites. Conversion of these buildings for residential use for agricultural workers will potentially deliver a small number of homes but, conversely, will also result in the loss of agricultural land/buildings. On the other hand, the policy supports the re-use of buildings / sites for agricultural and rural business uses which will support existing farms and rural businesses and could benefit the rural economy. The policy also includes a requirement to ensure there is no conflict of any new uses with land based activities. The policy prioritises the re-use of existing building and previously developed land, potentially bringing about improvements to the local environment. Whilst it does support some new development in rural areas, the policy requires enhancements to the sustainability of the site which will offset any negative effects associated with unsustainably located development. Overall the policy would have positive effects against social and economic policies, although some uncertainty is noted.

Policy 12 – Housing Extensions, Style and Vernacular

11.27 This policy aims to ensure that residential extensions are respectful to the existing property and the character of the area, including locally listed buildings or open spaces. It will therefore have a significant positive effect on environmental objectives. The policy is not considered likely to impact on other objectives and thus a neutral impact is given.

Policy 13 – Economy and Business Policy

11.28 This policy resists the loss of existing business and employment land and supports new (small-scale) and enhanced retail and business developments. This will safeguard existing employment uses provide new jobs, supporting local businesses and community facilities/services. The policy will also promote sustainable forms of transport and reduce the need to travel by private transportation to access jobs, facilities and services outside of the parish. However, these positive effects are unlikely to be significant. There is some uncertainty over whether this policy would result in the loss of agricultural buildings/uses, although mitigation is set out to ensure any new uses do not impact on existing agricultural and land-based activities. The policy also policy is not considered likely to impact on other objectives and thus a neutral impact is given.

Policy 14 – High Speed Broadband

11.29 This policy will ensure that new developments are fitted with superfast broadband infrastructure which will benefit the local community and businesses. Providing the necessary infrastructure required to effectively work from home also lessens the need to commute to places of work and so there could arguably be a positive impact on objective Soc/3, although this is uncertain. Given the scale of development expected in the village, this may result in some new telecommunications cabinets but this is unlikely to have an adverse impact on the built or natural environment (albeit some uncertainty is noted in the assessment). The policy is not considered likely to impact on other objectives and thus a neutral impact is given.

Policy 15 – Active Travel (Traffic Calming and Speed Through the Parish)

11.30 The intention of this policy is to ensure that traffic calming and other sustainability measures are introduced over the plan period (either as part of specific developments or funded through developer contributions / CIL). Various measures are proposed, including the provision of cycle lanes throughout the village and new pedestrian footways. The policy also protects existing bridleways and footways. It is expected that these measures will create a safer environment for all roads uses, notably pedestrians and cyclists, and will encourage sustainable modes of transport (to the benefit of resident's health). A significant positive effect is expected. Some uncertainty is noted as these measures could impact on the built and natural environment but they are likely to be located within the village where road signage and infrastructure are not alien features. The policy is not considered likely to impact on other objectives and thus a neutral impact is given.

Policy 16 – Public Rights of Way

11.31 This policy seeks to protect, enhance and extend the parish's network of public rights of way. This will have a significant positive impact on social objectives. It could also benefit local business and community facilities but this is unlikely to be significant.

Policy 17 – Sustainable Design and Construction

11.32 The policy a promotes supports sustainable design and construction, providing energy efficient buildings and reducing carbon emissions through the design and construction of buildings, reducing water consumption, renewable energy provision as well as requiring the provision of EVC infrastructure to all development providing off street parking (for the purposes of this assessment, electric vehicles are considered a sustainable form of transport). This will have a significant positive impact on climate change and sustainable transport objectives. The policy is not considered likely to impact on other objectives and thus a neutral impact is given.

Policy 18 – Wildlife-Friendly Development

11.33 This policy seeks to ensure that new development is sensitively designed to minimise its impact on the natural environment, safeguards protected habitats and species, retains wildlife features and habitats, trees and hedgerows (providing replacements where justified) and supports new planting of trees and hedgerows. This will have significant positive impacts on biodiversity, the natural and built environment.

Policy 19 – Public Waste Bins

11.34 This policy requires new developments of over 5 residential dwellings to provide public waste bins. These are important facilities for the community and will ensure upkeep of the local environment. It will have a positive effect against social and environmental policies.

12. Conclusion

12.1 Broadly speaking, the policies of the Loxwood Neighbourhood Plan (Review) appraise well against the sustainability framework. The Neighbourhood Plan will deliver the development needs of the parish over the plan period, including the delivery of housing needs in line with the target set in the Chichester Local Plan (Preferred Approach), which will in turn support parish services, facilities and businesses, and will ultimately bring about various social and economic benefits.

12.2 Whilst new development will undoubtedly impact on the parish's valued natural and built environment, only a small number of adverse impacts (not significant) were identified against the environmental objectives and site-specific policies and parish-wide policies include appropriate mitigation measures (some of which have been identified through the SA/SEA process) that will limit these impacts. A Habitat Regulations Assessment (HRA) and Appropriate Assessment has been undertaken which concluded that the policies in the plan, and other development plan policies/protections, will avoid harm to protected species and sites, although this will be determined at the planning application stage, The parish also suffers from flood risk and wastewater capacity constraints which has influenced the location of development sites and appropriate measures have been put in place to ensure that these impacts are mitigated and that new development is supported by appropriated infrastructure.

12.3 There is also some uncertainty as to the impact of planned development on healthcare and education provision, particularly when considering potential development in neighbouring districts. It is expected that this could be accommodated by expansion to existing provision or new provision (funded through developer contributions) but this raises uncertainty, particularly in the short term.

12.4 Overall, it can be concluded that the Neighbourhood Plan will not have any significant adverse effects and will help to deliver sustainable development in the parish over the plan period with future development being brought forward in the right locations as well as meeting the needs of existing and future residents.

13. Next Steps and Monitoring

13.1 The Loxwood Neighbourhood Plan will now be submitted to Chichester District Council along with its various evidence documents, including the SA/SEA. It will then be published for a further formal consultation under Regulation 16 of the Regulations whereby consultees and stakeholders will have an opportunity to comment on the final version of the Neighbourhood Plan and SA/SEA..

13.2 Following the examination, under Regulations 18 and 19, the Local Authority will publish the Examiner's Report and a Decision Statement which sets out whether or not the Local Authority is prepared to 'make' (i.e. adopt) the Plan. If the Local Authority is prepared to make the Plan, then a referendum can be held. It may be appropriate for the Local Authority to also publish an updated environmental report, with a view to informing the Referendum.

13.3 Regulation 20 states what the Local Authority must do when the Plan is 'made' (i.e. adopted). The SEA Statement must be published alongside the made Plan, with a view to providing:

- information on the decision, i.e. an explanation of why the final Plan approach was decided upon in light of SEA and consultation; and
- measures decided concerning monitoring

13.4 No specific monitoring requirements have been identified through this SEA/SA, however, as the Neighbourhood Plan will form part of the district development plan, the Local Authority may decide to undertake parish-specific monitoring on the Neighbourhood Plan as part of its Authority Monitoring Report.

14. Appendix 1 – Assessment of Reasonable Alternatives

Objectives	Development Option 1 – Strategic site			
	S	M	L	Explanation
Soc/1. To ensure the delivery of affordable and sustainable homes that meet specified local needs	++	++	++	This option would focus development on one strategic site (Land at Loxwood Place). It could accommodate approximately 200 dwellings, including a significant amount of on-site affordable housing meeting local housing needs.
Soc/2. Retain and enhance existing community facilities and services	++?	++	++	Focusing development on one site has the potential to deliver significant community benefits and infrastructure that would be unachievable for other sites in isolation. The developer for Land at Loxwood Place intends to provide a nursery (which is identified by local residents as being a service needed in the village), café, play area and allotments. The site itself is close to the heart of the village and within walking distance (800m) of various facilities and services. Development of the site would increase the customer base for these facilities and services. There is some uncertainty as to whether there is sufficient health care and educational provision to accommodate this level of development, especially in the short term, although it is expected that developer contributions would be secured through the planning application process to mitigate this impact.
Soc/3. Promote walking and cycling and other forms of sustainable transport with the aim of reducing the need to travel by car	++	++	++	Land at Loxwood Place is within walking distance (800m) of various village facilities and services which will encourage sustainable forms of transport. There is a public right of way that runs through the site that would be retained. The developer for the site intends to provide an area that would include an area for play and walking that would benefit the local community and promote activity.
Eco/1. Support the growth of the local economy and meet the needs of local businesses	++	++	++	Given its proximity to local shops and services, development of Land at Loxwood Place could significantly increase the customer base and support these local businesses. The developer for the site intends to provide a nursery and café. It could have a significant impact on this objective. It would, though, result in a significant loss of farmland which makes a contribution to the rural economy. Due to it scale it also has the potential to deliver significant community benefits and infrastructure that would be unachievable for other sites in isolation.
Env/1. Ensure the protection, preservation, restoration and	-?	-?	-?	There is an area of Ancient Woodland and Priority Habitat (Deciduous Woodland) adjacent to the site. The site is approx. 2.1 km from Chiddingfold Forest SSSI, 5.9 km from Coppenhall Hanger SSSI (favourable)

enhancement of wildlife habitats				and 5.9 km to Shillinglee Lake SSSI. The impact on these sites is unknown and would need to be considered through an ecological appraisal. The site is approx. 5.2 km from The Mens SAC and 6.1 km from Ebernoe Common SAC. A Habitat Regulations Assessment (HRA) and Appropriate Assessment would be required to rule out any significant effects on bat flight lines as well as any other impacts on affected European sites. Natural England has recently removed their water neutrality position statement and so water neutrality is no longer required and an impact on the Arun Valley SAC is not expected. The site has ecological value and is likely to be used as a wildlife corridor but on-site species-specific mitigation and new planting would be expected. It is a legal requirement to provide a 10% biodiversity net gain which would be achieved on a parcel of land to the west of the site. This would apply to all of the site. There are a number of significant trees and hedgerows on the edge and within the site. It is expected that a number of trees (mostly lower quality) would be removed to facilitate the development.
Env/2. Protect the character, qualities and identity of the parish's natural landscape	-	-	-	Land at Loxwood Place comprises an extensive area of agricultural land that is largely open with some historic field boundaries (comprising mature trees and hedgerows). The site has a rural character with the eastern part of the site is better-related to the village. The site is located within an area identified as having 'medium/low' landscape capacity in the Chichester District Landscape Capacity Study. This acknowledges that the area is constrained in landscape terms and that development within this area is likely to have an adverse impact on landscape character, historic features, views and the openness of the area. Having said that, it is important to note that the areas around the east and south of the village are more constrained in landscape terms. The site is likely to be visible in wider views, particularly the Wey & Arun Canal to the south and west. The siting of development (i.e. contained to the east of the site and setting away from the southern boundary) and retaining/enhancing existing landscape screening will assist in mitigating any harm to the rural character of the site. The site is in an area thought to be Grade 3 (medium to good) Agricultural Land.
Env/3. Protect the character and significance of the parish's heritage assets	0?	0?	0?	There are some listed buildings to the east of the Land at Loxwood Place site. The Wey & Arun Canal is to the south of the site (non-designated heritage asset). A detailed assessment would be needed to consider

				the impact on these assets. There is no known archaeological interest on the site but this would also need to be considered.
Env/4. To ensure that development does not increase the risk of flooding	-?	-?	0?	The Land at Loxwood Place site is largely within Fluvial Flood Zone 1 but the southern boundary is within Flood Zone 3. The site is not thought to be within an area susceptible to surface water or groundwater flood risk. Additional development in the village could result in an increased risk of foul water flooding unless supported by the necessary infrastructure upgrades which is currently uncertain. An adverse impact is therefore possible, unless mitigation can be secured.
Env/5. To reduce the parish's use of resources and impact on climate change	0?	0?	0?	The Land at Loxwood Place site is located on the edge of the village and so will encourage sustainable forms of transport, although the village's services and facilities are fairly limited. Development of this site is likely to result in demand for resources, including water, but an impact on this objective is considered unlikely given the relatively small increase in population and the global nature of climate change. As Natural England has removed their water neutrality position statement, water neutrality is no longer required.

Objectives	Development Option 2 – Strategic site + west of village			
	S	M	L	Explanation
Soc/1. To ensure the delivery of affordable and sustainable homes that meet specified local needs	++	++	++	This option would bring forward housing on part of the strategic site (Land at Loxwood Place) and various smaller sites to the west of the village. It could accommodate approximately 200 dwellings. This would not bring forward as much affordable housing as some of the smaller non-strategic sites would not deliver affordable housing.
Soc/2. Retain and enhance existing community facilities and services	+?	+	+	This option would bring forward a smaller amount of housing on the strategic site (Land at Loxwood Place). It is unlikely that a smaller development would be able to deliver the same level of community benefits (nursery, play area, café, allotments) as the strategic site and the smaller non-strategic sites are unlikely to deliver such benefits. Most of the sites are close to the heart of the village and within walking distance (800m) of various facilities and services. Land at Little Farm is further away from the centre of the village. Nevertheless, this option would increase the customer base for these facilities and services. There is some uncertainty as to whether there is sufficient health care and educational provision to accommodate this level of development, especially in the short term, although it is expected that developer contributions would be secured through the planning application process to mitigate this impact.
Soc/3. Promote walking and cycling and other forms of sustainable transport with the aim of reducing the need to travel by car	+	+	+	All of these sites are within walking distance (800m) of various village facilities and services which will encourage sustainable forms of transport. It is unlikely that a smaller development at the Land at Loxwood Place site would be able to deliver the same level of play and public open space and so the benefits associated with this option would likely be more limited, noting that the smaller non-strategic sites could deliver some (more limited) areas of play and public open space.
Eco/1. Support the growth of the local economy and meet the needs of local businesses	+	+	+	These sites are within close proximity to local shops and services, although and at Little Farm is further away. Development of these sites could significantly increase the customer base and support these local businesses. It is unlikely that a smaller development at the strategic site would be able to deliver the same level of community facilities (nursery and café) and smaller non-strategic sites would not be able to provide these. The benefits associated with this objective are there less pronounced. A smaller development at the strategic site would result in the loss of less farmland which makes a contribution to the rural economy.

Env/1. Ensure the protection, preservation, restoration and enhancement of wildlife habitats	-?	-?	-?	There is an area of Ancient Woodland and Priority Habitat (Deciduous Woodland) adjacent to Land at Loxwood Place (south). The sites are approx. 2 – 2.5 km from Chiddingfold Forest SSSI, 5.8 – 5.9 km from Coppenhall Hanger SSSI (favourable) and 6.5 - 6.9 km to Shillinglee Lake SSSI. The impact on these sites is unknown and would need to be considered through an ecological appraisal. The sites are approx. 5.2 – 6.6 km from The Mens SAC and 6.1 – 6.5 km from Ebernoe Common SAC. A Habitat Regulations Assessment (HRA) and Appropriate Assessment would be required to rule out any significant effects on bat flight lines as well as any other impacts on affected European sites. Natural England has recently removed their water neutrality position statement and so water neutrality is no longer required and an impact on the Arun Valley SAC is not expected. All of the sites are likely to have ecological value but on-site species-specific mitigation and new planting would be expected on all sites. It is a legal requirement to provide a 10% biodiversity net gain which would be achieved on a parcel of land to the west of the site. This would apply to all of the sites. A number of the sites have trees on-site but it is not known whether or how many would be removed to facilitate the development of the sites.
Env/2. Protect the character, qualities and identity of the parish's natural landscape	-	-	-	This option would result in a smaller development on the strategic site (Land at Loxwood Place). It is not known which part of the site would be developed but it is expected that it would be contained to the edge of the settlement. Whilst a smaller development could have a less impact on the natural landscape than Option 1, it would still be a significant development. All of the sites are located within an area identified as having 'medium/low' landscape capacity in the Chichester District Landscape Capacity Study. This acknowledges that the area is constrained in landscape terms and that development within this area is likely to have an adverse impact on landscape character, historic features, views and the openness of the area. Having said that, it is important to note that the areas around the east and south of the village are more constrained in landscape terms. The non-strategic sites are smaller and better contained to the edge of the settlement. The Land at Loxwood Place site is likely to be visible in wider views, particularly the Wey & Arun Canal to the south and west, albeit to a lesser extent that Option 1. The siting of development (likely to be contained to the edge of the settlement and away from the southern boundary) and retaining/enhancing existing landscape screening will assist in mitigating any harm to the rural character of the site.

Env/3. Protect the character and significance of the parish's heritage assets	0?	0?	0?	There are some listed buildings in the vicinity of the sites proposed through this option, notably Land at Loxwood Place and Land north east of Mellow. The Wey & Arun Canal is to the south of Land at Loxwood Place. A detailed assessment would be needed to consider the impact on these assets. There is no known archaeological interest on these sites but this would also need to be considered.
Env/4. To ensure that development does not increase the risk of flooding	0?	0?	0?	The wider Land at Loxwood Place site is largely within Fluvial Flood Zone 1 but the southern boundary is within Flood Zone 3. It is not known which part of the site would be developed should a smaller development come forward but it is likely that this could be accommodated outside of areas of flood risk. None of the other sites are thought to be in areas of significant flood risk (including surface water or groundwater flood risk), albeit Loxwood House and Land at Little Farm are thought to suffer from some level of surface water or ground water flood risk. Additional development in the village could result in an increased risk of foul water flooding unless supported by the necessary infrastructure upgrades which is currently uncertain. An adverse impact is therefore possible, unless mitigation can be secured.
Env/5. To reduce the parish's use of resources and impact on climate change	0?	0?	0?	The sites that would come forward through this option are located on the edge of the village and so will encourage sustainable forms of transport, although the village's services and facilities are fairly limited. Development of this scale is likely to result in demand for resources, including water, but an impact on this objective is considered unlikely given the relatively small increase in population and the global nature of climate change. As Natural England has removed their water neutrality position statement, water neutrality is no longer required.

Objectives	Development Option 3 – Strategic site + south / east of village			
	S	M	L	Explanation
Soc/1. To ensure the delivery of affordable and sustainable homes that meet specified local needs	++	++	++	This option would bring forward housing on part of the strategic site (Land at Loxwood Place) and various smaller sites to the west of the village. It could accommodate approximately 200 dwellings, including a significant amount of on-site affordable housing meeting local housing needs.
Soc/2. Retain and enhance existing community facilities and services	+?	+	+	This option would bring forward a smaller amount of housing on the strategic site (Land at Loxwood Place) and so is unlikely to be able to deliver the same level of community benefits (nursery, play area, café, allotments) as Option 1. The two sites to the south of Loxwood Road are under the same ownership but even when considering the sites in combination, they are unlikely to deliver the same level of community benefits as Option 1. All of the site are within walking distance (800m) of various facilities and services. This option would increase the customer base for these facilities and services. There is some uncertainty as to whether there is sufficient health care and educational provision to accommodate this level of development, especially in the short term, although it is expected that developer contributions would be secured through the planning application process to mitigate this impact.
Soc/3. Promote walking and cycling and other forms of sustainable transport with the aim of reducing the need to travel by car	+	+	+	All of these sites are within walking distance (800m) of various village facilities and services which will encourage sustainable forms of transport. It is unlikely that a smaller development at the Land at Loxwood Place site would be able to deliver the same level of play and public open space and so the benefits associated with this option would likely be more limited. The non-strategic sites could potentially deliver some areas of play and public open space, particularly the sites to the south of Loxwood Road if considered in combination (although no indication has been given by the landowners that any facilities would be provided), but this is likely to be more limited than Option 1 given the size of the sites.
Eco/1. Support the growth of the local economy and meet the needs of local businesses	+	+	+	These sites are within close proximity to local shops and services. Development of these sites could significantly increase the customer base and support these local businesses. It is unlikely that a smaller development at the strategic site would be able to deliver the same level of community facilities (nursery and café) and smaller non-strategic sites are unlikely to be able to provide these, even when considering the sites to the south of Loxwood Road cumulatively (and no indication has been given by the landowners that any facilities would be provided). The benefits associated with this objective are there less

				pronounced. A smaller development at the strategic site would result in the loss of less farmland which makes a contribution to the rural economy.
Env/1. Ensure the protection, preservation, restoration and enhancement of wildlife habitats	-?	-?	-?	There is an area of Ancient Woodland and Priority Habitat (Deciduous Woodland) adjacent to Land at Loxwood Place (south). There is also an area of Ancient Woodland to the north of Loxwood Road. The sites are approx. 2.3 – 3 km from Chiddingfold Forest SSSI, 5 – 5.4 km from Coppenhall Hanger SSSI (favourable) and 6.5 – 7.1 km to Shillinglee Lake SSSI. The impact on these sites is unknown and would need to be considered through an ecological appraisal. The sites are approx. 5 – 5.2 km from The Mens SAC and 6.1 – 6.9 km from Ebernoe Common SAC. A Habitat Regulations Assessment (HRA) and Appropriate Assessment would be required to rule out any significant effects on bat flight lines as well as any other impacts on affected European sites. Natural England has recently removed their water neutrality position statement and so water neutrality is no longer required and an impact on the Arun Valley SAC is not expected. All of the sites are likely to have ecological value but on-site species-specific mitigation and new planting would be expected on all sites. It is a legal requirement to provide a 10% biodiversity net gain which would be achieved on a parcel of land to the west of the site. This would apply to all of the sites. A number of the sites have trees on-site but it is not known whether or how many would be removed to facilitate the development of the sites.
Env/2. Protect the character, qualities and identity of the parish's natural landscape	--	--	--	This option would result in a smaller development on the strategic site (Land at Loxwood Place). It is not known which part of the site would be developed but it is expected that it would be contained to the edge of the settlement. Whilst a smaller development could have a less impact on the natural landscape than Option 1, it would still be a significant development. The sites to the south of Loxwood Road are disconnected from the village and lie within an area of open countryside that forms the setting to the village. This area has a distinctive topography with a rolling landscape which slopes in a south east direction. It is exposed from Loxwood Road but is enclosed by mature trees and hedgerows on the east, south and west edges. These sites are within an area identified as having 'low' landscape capacity in the Chichester District Landscape Capacity Study. It is therefore thought to be more constrained in landscape terms. Developing both of these sites would result in a significant development that could have a significant impact on the rural character and landscape setting

				of the village. Whilst the site has some landscape screening it is an exposed site within a sensitive location. The Land at Loxwood Place site is likely to be visible in wider views, particularly the Wey & Arun Canal to the south and west, albeit to a lesser extent that Option 1. The siting of development (likely to be contained to the edge of the settlement and away from the southern boundary) and retaining/enhancing existing landscape screening will assist in mitigating any harm to the rural character of the site. The smaller non-strategic sites would also likely be visible in public views.
Env/3. Protect the character and significance of the parish's heritage assets	0?	0?	0?	There are some listed buildings in the vicinity of the sites proposed through this option. The Wey & Arun Canal forms the setting to all of these site. A detailed assessment would be needed to consider the impact on these assets. There is no known archaeological interest on these sites but this would also need to be considered.
Env/4. To ensure that development does not increase the risk of flooding	-?	-?	-?	The wider Land at Loxwood Place site is largely within Fluvial Flood Zone 1 but the southern boundary is within Flood Zone 3. It is not known which part of the site would be developed should a smaller development come forward but it is likely that this could be accommodated outside of areas of flood risk. Some of the non-strategic sites proposed through this option contain land that falls within flood zones 2 and 3 and surface and ground water flood risk. Additional development in the village could result in an increased risk of foul water flooding unless supported by the necessary infrastructure upgrades which is currently uncertain. An adverse impact is therefore possible, unless mitigation can be secured.
Env/5. To reduce the parish's use of resources and impact on climate change	0?	0?	0?	The sites that would come forward through this option are located on the edge of the village and so will encourage sustainable forms of transport, although the village's services and facilities are fairly limited. Development of this scale is likely to result in demand for resources, including water, but an impact on this objective is considered unlikely given the relatively small increase in population and the global nature of climate change. As Natural England has removed their water neutrality position statement, water neutrality is no longer required.

Objectives	Development Option 4 – Non-strategic sites			
	S	M	L	Explanation
Soc/1. To ensure the delivery of affordable and sustainable homes that meet specified local needs	++	++	++	This option would bring forward a range of non-strategic sites that could accommodate approximately 200 dwellings. Some of these are small sites that would not deliver affordable housing.
Soc/2. Retain and enhance existing community facilities and services	+?	+	+	This option comprises of various smaller developments that are unlikely to be able to deliver the same level of community benefits (nursery, play area, café, allotments) as the strategic site (Option 1). Most of the sites are close to the heart of the village and within walking distance (800m) of various facilities and services. Land at Little Farm is further away from the centre of the village. Nevertheless, this option would increase the customer base for these facilities and services. There is some uncertainty as to whether there is sufficient health care and educational provision to accommodate this level of development, especially in the short term, although it is expected that developer contributions would be secured through the planning application process to mitigate this impact.
Soc/3. Promote walking and cycling and other forms of sustainable transport with the aim of reducing the need to travel by car	+	+	+	All of these sites are within walking distance (800m) of various village facilities and services which will encourage sustainable forms of transport. This option comprises of various smaller developments that could provide play and public open space, albeit unlikely to the same level as could be delivered through a single strategic site (Option 1) given the size of the site, and so the benefits associated with this option would likely be more limited.
Eco/1. Support the growth of the local economy and meet the needs of local businesses	+	+	+	These sites are within close proximity to local shops and services, although Land at Little Farm is further away. Development of these sites could significantly increase the customer base and support these local businesses. It is unlikely that that these smaller non-strategic sites could deliver the same level of community facilities as a larger strategic site (Option 1) which intends to provide a nursery and café. The benefits associated with this objective are there less pronounced.
Env/1. Ensure the protection, preservation, restoration and enhancement of wildlife habitats	-?	-?	-?	There is also an area of Ancient Woodland to the north of Loxwood Road. The sites are approx. 1.8- 2.8 km from Chiddingfold Forest SSSI, 5 – 5.9 km from Coppenhall Hanger SSSI (favourable) and 6.4 – 7.2 km to Shillinglee Lake SSSI. The impact on these sites is unknown and would need to be considered through an ecological appraisal.

				The sites are approx. 5 – 5.7 km from The Mens SAC and 6.2 – 6.8 km from Ebernoe Common SAC. A Habitat Regulations Assessment (HRA) and Appropriate Assessment would be required to rule out any significant effects on bat flight lines as well as any other impacts on affected European sites. Natural England has recently removed their water neutrality position statement and so water neutrality is no longer required and an impact on the Arun Valley SAC is not expected. All of the sites are likely to have ecological value but on-site species-specific mitigation and new planting would be expected on all sites. It is a legal requirement to provide a 10% biodiversity net gain which would be achieved on a parcel of land to the west of the site. This would apply to all of the sites. A number of the sites have trees on-site but it is not known whether or how many would be removed to facilitate the development of the sites.
Env/2. Protect the character, qualities and identity of the parish's natural landscape	--	--	--	This option would comprise a range of smaller non-strategic sites. The sites to the west and south of the village are located within area identified as having 'medium/low' landscape capacity in the Chichester District Landscape Capacity Study. This acknowledges that the area is constrained in landscape terms and that development within this area is likely to have an adverse impact on landscape character, historic features, views and the openness of the area. Some of these are smaller and better contained to the edge of the settlement. The sites to the south of Loxwood Road are disconnected from the village and lie within an area of open countryside that forms the setting to the village. This area has a distinctive topography with a rolling landscape which slopes in a south east direction. It is exposed from Loxwood Road but is enclosed by mature trees and hedgerows on the east, south and west edges. These sites are within an area identified as having 'low' landscape capacity in the Chichester District Landscape Capacity Study. It is therefore thought to be more constrained in landscape terms. Developing both of these sites would result in a significant development that could have a significant impact on the rural character and landscape setting of the village. Whilst the site has some landscape screening it is an exposed site within a sensitive location. Some of these sites would be visible in public views.
Env/3. Protect the character and significance of the parish's heritage assets	0?	0?	0?	There are some listed buildings in the vicinity of the sites proposed through this option. The Wey & Arun Canal is to the south of some of the sites. A detailed assessment would be needed to consider the impact on these assets. There is no known archaeological interest on these sites but this would also need to be considered.

Env/4. To ensure that development does not increase the risk of flooding	-?	-?	-?	Some of the non-strategic sites proposed through this option contain land that falls within flood zones 2 and 3 (The Wharf, Land South of Loxwood Road North & South) and surface and ground water flood risk (Loxwood House and Land at Little Farm, Land South of Loxwood Road North & South, The Wharf). Additional development in the village could result in an increased risk of foul water flooding unless supported by the necessary infrastructure upgrades which is currently uncertain. An adverse impact is therefore possible, unless mitigation can be secured.
Env/5. To reduce the parish's use of resources and impact on climate change	0?	0?	0?	The sites that would come forward through this option are located on the edge of the village and so will encourage sustainable forms of transport, although the village's services and facilities are fairly limited. Development of this scale is likely to result in demand for resources, including water, but an impact on this objective is considered unlikely given the relatively small increase in population and the global nature of climate change. As Natural England has removed their water neutrality position statement, water neutrality is no longer required.

Objectives	Site 1 - Land at Loxwood Place			
	S	M	L	Explanation
Soc/1. To ensure the delivery of affordable and sustainable homes that meet specified local needs	++	++	++	This is a large greenfield site. It could accommodate 188-220 dwellings, including a significant amount of on-site affordable housing meeting local housing needs. There is currently a planning application under consideration for 223 no. dwellings - 25/01686/OUT)
Soc/2. Retain and enhance existing community facilities and services	++?	++	++	This site is close to the heart of the village and within walking distance (800m) of various facilities and services. Development of the site would increase the customer base for these facilities and services. There is some uncertainty as to whether there is sufficient health care and educational provision to accommodate this level of development, especially in the short term, although it is expected that developer contributions would be secured through the planning application process to mitigate this impact. However, it could also provide a nursery which is identified by local residents as being a service needed in the village. Due to it scale it also has the potential to deliver significant community benefits and infrastructure that would be unachievable for other sites in isolation.
Soc/3. Promote walking and cycling and other forms of sustainable transport with the aim of reducing the need to travel by car	++?	++?	++?	This site is within walking distance (800m) of various village facilities and services which will encourage sustainable forms of transport. There is a public right of way that runs through the site that would be retained. Development of this scale will result in significant increase in traffic movements through the village. The overall number is in accordance with the amount of development allocated through the Local Plan and it is expected that this could be managed through site specific transport assessments and securing necessary highways mitigation.
Eco/1. Support the growth of the local economy and meet the needs of local businesses	++	++	++	Given its proximity to local shops and services, development of this site could significantly increase the customer base and support these local businesses. It could have a significant impact on this objective. It would, though, result in a significant loss of farmland which makes a contribution to the rural economy. Due to it scale it also has the potential to deliver significant community benefits and infrastructure that would be unachievable for other sites in isolation.
Env/1. Ensure the protection, preservation, restoration and	-?	-?	-?	There is an area of Ancient Woodland and Priority Habitat (Deciduous Woodland) adjacent to the site (south). The site is approx. 2.1 km from Chiddingfold Forest SSSI, 5.9 km from Coppenhall Hanger SSSI

enhancement of wildlife habitats				(favourable) and 5.9 km to Shillinglee Lake SSSI. The impact on these sites is unknown and would need to be considered through an ecological appraisal. The site is approx. 5.2 km from The Mens SAC and 6.1 km from Ebernoe Common SAC. A Habitat Regulations Assessment (HRA) screening is therefore required to determine whether an Appropriate Assessment is required to rule out any significant effects on bat flight lines as well as any other impacts on affected European sites. Natural England has recently removed their water neutrality position statement and so water neutrality is no longer required and an impact on the Arun Valley SAC is not expected. The site has ecological value and is likely to be used as a wildlife corridor but on-site species-specific mitigation and new planting would be expected. It is a legal requirement to provide a 10% biodiversity net gain which would be achieved on a parcel of land to the west of the site. This would apply to all of the site. There are a number of significant trees and hedgerows on the edge and within the site. It is expected that a number of trees (mostly lower quality) would be removed to facilitate the development.
Env/2. Protect the character, qualities and identity of the parish's natural landscape	-	-	-	This site comprises an extensive area of agricultural land that is largely open with some historic field boundaries (comprising mature trees and hedgerows). The site has a rural character with the eastern part of the site is better-related to the village. The site is located within an area identified as having 'medium/low' landscape capacity in the Chichester District Landscape Capacity Study. This acknowledges that the area is constrained in landscape terms and that development within this area is likely to have an adverse impact on landscape character, historic features, views and the openness of the area. Having said that, it is important to note that the areas around the east and south of the village are more constrained in landscape terms. The site is likely to be visible in wider views, particularly the Wey & Arun Canal to the south and west. The siting of development (i.e. contained to the east of the site and setting away from the southern boundary) and retaining/enhancing existing landscape screening will assist in mitigating any harm to the rural character of the site. This site is in an area thought to be Grade 3 (medium to good) Agricultural Land.

Env/3. Protect the character and significance of the parish's heritage assets	0?	0?	0?	There are some listed buildings to the east of the site. The Wey & Arun Canal is to the south of the site (non-designated heritage asset). A detailed assessment would be needed to consider the impact on these assets. There is no known archaeological interest on the site but this would also need to be considered.
Env/4. To ensure that development does not increase the risk of flooding	-?	-?	0?	The site is largely within Fluvial Flood Zone 1 but the southern boundary is within Flood Zone 3. The site is not thought to be within an area susceptible to surface water or groundwater flood risk. Additional development in the village could result in an increased risk of foul water flooding unless supported by the necessary infrastructure upgrades which is currently uncertain. An adverse impact is therefore possible, unless mitigation can be secured.
Env/5. To reduce the parish's use of resources and impact on climate change	0?	0?	0?	The site is located on the edge of the village and so will encourage sustainable forms of transport, although the village's services and facilities are fairly limited. Development of this site is likely to result in demand for resources, including water, but an impact on this objective is considered unlikely given the relatively small increase in population and the global nature of climate change. As Natural England has removed their water neutrality position statement, water neutrality is no longer required.

Objectives	Site 2 - Loxwood House			
	S	M	L	Explanation
Soc/1. To ensure the delivery of affordable and sustainable homes that meet specified local needs	+	+	+	This site contains an existing dwelling and a nursery. The site is approx. 1.8 ha and could accommodate between 35-45 dwellings and so could provide a significant amount of on-site affordable homes and providing for local housing needs.
Soc/2. Retain and enhance existing community facilities and services	0?	0	0	This site is within walking distance (800m) of various village facilities and services and its development would increase the customer base for these facilities and services. There is some uncertainty as to whether there is sufficient health care and educational provision to accommodate this level of development, especially in the short term, although it is expected that developer contributions would be secured through the planning application process to mitigate this impact.
Soc/3. Promote walking and cycling and other forms of sustainable transport with the aim of reducing the need to travel by car	0?	0?	0?	This site is within walking distance (800m) of various village facilities and services which will encourage sustainable forms of transport but there is unlikely to be a significant impact on this objective. Development of this site will lead to increased traffic movements through the village. The level of development falls within the overall housing number is allocated through the Local Plan and it is expected that any impact could be managed through site specific transport assessments and securing necessary highways mitigation.
Eco/1. Support the growth of the local economy and meet the needs of local businesses	+?	+?	+?	Development of this site would increase the customer base for parish businesses which is likely to have a positive impact on this objective. The site contains an existing telephone mast in the north west corner of the site which is a constraint to development and would likely need to be re-located to accommodate the development.
Env/1. Ensure the protection, preservation, restoration and enhancement of wildlife habitats	0?	0?	0?	The site does not contain (or within close proximity to) Ancient Woodland, Priority Habitat or locally and nationally important biodiversity designations. The site is approx. 2 km from Chiddingfold Forest SSSI, 5.8 km from Coppenhall Hanger SSSI (favourable) and 6.5 km to Shillinglee Lake SSSI. The impact on these sites is unknown and would need to be considered through an ecological appraisal.

				The site is approx. 5.4 km from The Mens SAC and 6.3 km from Ebernoe Common SAC. There is some uncertainty as to the impact on bat flight lines and a Habitat Regulations Assessment would be required to determine the impact of individual sites as well as any other impacts on affected European site. Natural England has recently removed their water neutrality position statement and so water neutrality is no longer required and an impact on the Arun Valley SAC is not expected. The site has ecological value and is likely to be used as a wildlife corridor but on-site species-specific mitigation and new planting would be expected. It is a legal requirement to provide a 10% biodiversity net gain which would be demonstrated through any future planning applications. The site, a former nursery, has recently been cleared of pine trees although some remain, mainly on the boundary of the site. It is not known whether these would be retained.
Env/2. Protect the character, qualities and identity of the parish's natural landscape	0	0	0	The site is located on the edge of the settlement boundary adjacent to the recently implemented nursery development allocated through the adopted Loxwood Neighbourhood Plan. The north eastern part of the site contains a dwelling whilst the remainder of the site, historically, was a nursery. This site does not have any special landscape designations but is located within an area (sub area 158) identified as having 'medium/low' landscape capacity in the Chichester District Landscape Capacity Study. The site was rejected as part of the CDC HEELA process owing to landscape impact (with no further details given). However, a site visit confirms that the site is enclosed, has been intensively managed and has little rural character. The site is likely to be visible from the public right of way to the west but there are trees on the boundary that enclose the site and provide strong landscape screening. This site is in an area thought to be Grade 3 (medium to good) Agricultural Land.
Env/3. Protect the character and significance of the parish's heritage assets	0	0	0	The site is not within the vicinity of heritage assets.
Env/4. To ensure that development does not increase the risk of flooding	0?	0?	0?	The site is located within flood zone 1. Parts of the site are potentially susceptible to surface water or groundwater flood risk, albeit this could be appropriately managed through a drainage strategy. Additional development in the village could result in an increased risk of foul water flooding unless supported by the necessary infrastructure upgrades which is currently uncertain. An adverse impact is

				therefore possible, unless mitigation can be secured. Given the scale of development, this is not considered to be significant.
Env/5. To reduce the parish's use of resources and impact on climate change	0?	0?	0?	The site is located on the edge of the village and so will encourage sustainable forms of transport, although the village's services and facilities are fairly limited. Development of this site is likely to result in demand for resources but an impact on this objective is considered unlikely given the relatively small increase in population and the global nature of climate change. Natural England has removed their water neutrality position statement and so water neutrality is no longer required.

Objectives	Site 3 - Hawthorn Cottage			
	S	M	L	Explanation
Soc/1. To ensure the delivery of affordable and sustainable homes that meet specified local needs	+	+	+	This site contains an existing dwelling and a paddock, which could accommodate approximately 19-25 dwellings. A planning application for 19 dwellings was recently refused (24/01316/FUL). It was accepted through the application that no affordable housing could viably be provided.
Soc/2. Retain and enhance existing community facilities and services	0?	0	0	This site is within walking distance (800m) of various village facilities and services and its development would increase the customer base for these facilities and services. There is some uncertainty as to whether there is sufficient health care and educational provision to accommodate this level of development, especially in the short term, although it is expected that developer contributions would be secured through the planning application process to mitigate this impact.
Soc/3. Promote walking and cycling and other forms of sustainable transport with the aim of reducing the need to travel by car	0?	0?	0	This site is within walking distance (800m) of various village facilities and services which will encourage sustainable forms of transport but there is unlikely to be a significant impact on this objective. Development of this site will lead to increased traffic movements through the village. The level of development falls within the overall housing number is allocated through the Local Plan and it is expected that any impact could be managed through site specific transport assessments and securing necessary highways mitigation.
Eco/1. Support the growth of the local economy and meet the needs of local businesses	+	+	+	Development of this site would increase the customer base for parish businesses which is likely to have a positive impact on this objective.
Env/1. Ensure the protection, preservation, restoration and enhancement of wildlife habitats	0?	0?	0?	The site does not contain (or within close proximity to) Ancient Woodland, Priority Habitat or locally and nationally important biodiversity designations. The site is approx. 2.1 km from Chiddingfold Forest SSSI, 5.9 km from Coppenhall Hanger SSSI (favourable) and 6.6 km to Shillinglee Lake SSSI. It is not thought likely that there would be an impact on these sites, as was found through 24/01316/FUL. The site is within the 6.5km buffer zone for The Mens SAC and 6.5 km from Ebernoe Common SAC. Barbastelle bats are known to use the site for commuting. There is some uncertainty as to the impact on bat flight lines and a Habitat Regulations Assessment would be required to determine the impact of

				individual sites as well as any other impacts on affected European sites. Through the recent planning application a buffer zone was included within the proposal to provide a corridor for commuting bats. The application was refused by the CDC planning committee on the basis of the harm to these protected species and sites, although Natural England and the CDC Ecologist were satisfied that the mitigation would avoid harm. Whilst there is uncertainty, it is therefore likely that harm could be avoided. Natural England has recently removed their water neutrality position statement and so water neutrality is no longer required and an impact on the Arun Valley SAC is not expected. There are a number of significant trees and hedgerows on the site. It is expected that there would be some loss of these features but that there would be replacement planting.
Env/2. Protect the character, qualities and identity of the parish's natural landscape	0	0	0	This site, which slopes gently to the south, contains an existing dwelling and its curtilage as well as a paddock to the west. The site is well-related to the village and the eastern part is within the village built up area whereas the western section has a rural character with mature trees and hedgerows. Whilst the is located within an area identified as having 'medium/low' landscape capacity in the Chichester District Landscape Capacity Study, it is a relatively modest in scale, surrounded by development and enclosed by strong landscape screening which will assist in mitigating any harm to the rural character of the site. The site is unlikely to be visible in wider views. This site is in an area thought to be Grade 3 (medium to good) Agricultural Land.
Env/3. Protect the character and significance of the parish's heritage assets	0	0	0	The site is not within the vicinity of heritage assets.
Env/4. To ensure that development does not increase the risk of flooding	0?	0?	0?	The site is located within flood zone 1. The site is not thought to be within an area susceptible to surface water or groundwater flood risk. Additional development in the village could result in an increased risk of foul water flooding unless supported by the necessary infrastructure upgrades which is currently uncertain. An adverse impact is therefore possible, unless mitigation can be secured. Given the scale of development, this is not considered to be significant.

Env/5. To reduce the parish's use of resources and impact on climate change	0?	0?	0?	The site is located on the edge of the village and so will encourage sustainable forms of transport, although the village's services and facilities are fairly limited. Development of this site is likely to result in demand for resources but an impact on this objective is considered unlikely given the relatively small increase in population and the global nature of climate change. Natural England has removed their water neutrality position statement and so water neutrality is no longer required.

Objectives	Site 4 - The Wharf			
	S	M	L	Explanation
Soc/1. To ensure the delivery of affordable and sustainable homes that meet specified local needs	+	+	+	This is a greenfield site that comprises a paddock. The site is approx. 1.3ha and could accommodate approximately 20-22 dwellings. It could therefore provide a modest amount of on-site affordable homes and provide for local housing needs.
Soc/2. Retain and enhance existing community facilities and services	0?	0	0	This site is within walking distance (800m) of various village facilities and services (public house, church, bus stop) and its development would increase the customer base for these facilities and services. There is some uncertainty as to whether there is sufficient health care and educational provision to accommodate this level of development, especially in the short term, although it is expected that developer contributions would be secured through the planning application process to mitigate this impact.
Soc/3. Promote walking and cycling and other forms of sustainable transport with the aim of reducing the need to travel by car	0?	0?	0	This site is within walking distance (800m) of various village facilities and services which will encourage sustainable forms of transport but there is unlikely to be a significant impact on this objective. Development of this site will lead to increased traffic movements through the village. The level of development falls within the overall housing number is allocated through the Local Plan and it is expected that any impact could be managed through site specific transport assessments and securing necessary highways mitigation.
Eco/1. Support the growth of the local economy and meet the needs of local businesses	+	+	+	Development of this site would increase the customer base for parish businesses which is likely to have a positive impact on this objective.
Env/1. Ensure the protection, preservation, restoration and enhancement of wildlife habitats	0?	0?	0?	The site does not contain (or within close proximity to) Priority Habitat or locally and nationally important biodiversity designations. There is an area of Ancient Woodland 300m to the west. There are TPOs to the east. The site is approx. 2.6 km from Chiddingfold Forest SSSI, 5.2 km from Coppenhall Hanger SSSI (favourable) and 6.6 km to Shillinglee Lake SSSI.. The impact on these sites is unknown and would need to be considered through an ecological appraisal.

				The site is approx. 5 km from The Mens SAC and 6.2 km from Ebernoe Common SAC. There is some uncertainty as to the impact on bat flight lines and a Habitat Regulations Assessment would be required to determine the impact of individual sites as well as any other impacts on affected European sites. Natural England has recently removed their water neutrality position statement and so water neutrality is no longer required and an impact on the Arun Valley SAC is not expected. The site nonetheless has ecological value, particularly due to its connectivity to the waterway to the south. On-site species-specific mitigation would be expected. It is a legal requirement to provide a 10% biodiversity net gain which would be demonstrated through any future planning applications. There are a number of significant trees and hedgerows on the edges of the site but it is expected that these could be retained.
Env/2. Protect the character, qualities and identity of the parish's natural landscape	-	-	-	The site is remote from the existing village settlement boundary but is adjacent to residential dwellings and a stables to the north/north east. Planning permission has been granted for a residential development on the land further to the north and it is expected that the settlement boundary would be extended to include this site. The site forms part of a large site considered through the CDC HEELA process (HLX0016) where it was considered 'potentially suitable for a strategic site'. This site does not have any special landscape designations but is located within an area (sub area 158) identified as having 'medium/low' landscape capacity in the Chichester District Landscape Capacity Study. The site slopes, relatively steeply, southwards towards the canal. It is expected that development would be focussed on the northern part of the site as the southern part is within flood zones. Nevertheless, the site as a whole has an attractive rural character and forms part of the landscape setting to this part of the village which is defined by low density ribbon development extending out of the village to the south. Whilst a strong landscape boundary will provide some screening to the site, particularly from public rights of way to the south and west, development of the site is likely to have an adverse impact on this objective. This site is in an area thought to be Grade 3 (medium to good) Agricultural Land.

Env/3. Protect the character and significance of the parish's heritage assets	0?	0?	0?	There are a number of Grade II listed buildings to the north of the site but it is likely that a sensitively designed scheme could avoid any harm. The site is adjacent to the Arun and Wey canal but this would affect only a small part of the canal which, to some extent, is already viewed in the context of the village. The canal is also an Archaeological Priority Area and so site investigations would need to be undertaken.
Env/4. To ensure that development does not increase the risk of flooding	-?	-?	-?	The southernmost part of the site is located within flood zones 2 and 3. According to the CDC Strategic Flood Risk Assessment, the north west of the site is potentially susceptible to groundwater flood risk, albeit this could be appropriately managed through drainage strategy. Additional development in the village could result in an increased risk of foul water flooding unless supported by the necessary infrastructure upgrades which is currently uncertain. An adverse impact is therefore possible, unless mitigation can be secured. Given the scale of development, this is not considered to be significant.
Env/5. To reduce the parish's use of resources and impact on climate change	0	0	0	The site is located on the edge of the village and so will encourage sustainable forms of transport, although the village's services and facilities are fairly limited. Development of this site is likely to result in demand for resources but an impact on this objective is considered unlikely given the relatively small increase in population and the global nature of climate change. Natural England has removed their water neutrality position statement and so water neutrality is no longer required.

Objectives	Site 5 - Land at Little Farm			
	S	M	L	Explanation
Soc/1. To ensure the delivery of affordable and sustainable homes that meet specified local needs	+	+	+	This is a greenfield site containing paddocks and an outdoor arena. The site could accommodate approximately 35-37 dwellings and so could provide on-site affordable homes and providing for local housing needs.
Soc/2. Retain and enhance existing community facilities and services	0?	0	0	This site is adjacent to the village settlement boundary. It is within walking distance (800m) of various village facilities and services and its development would increase their customer base. There is some uncertainty as to whether there is sufficient health care and educational provision to accommodate this level of development, especially in the short term, although it is expected that developer contributions would be secured through the planning application process to mitigate this impact.
Soc/3. Promote walking and cycling and other forms of sustainable transport with the aim of reducing the need to travel by car	0?	0?	0	This site is within walking distance (800m) of various village facilities and services which will encourage sustainable forms of transport but there is unlikely to be a significant impact on this objective. Development of this site will lead to increased traffic movements through the village. The level of development falls within the overall housing number is allocated through the Local Plan and it is expected that any impact could be managed through site specific transport assessments and securing necessary highways mitigation.
Eco/1. Support the growth of the local economy and meet the needs of local businesses	+	+	+	Development of this site would increase the customer base for parish businesses which is likely to have a positive impact on this objective. It would, though, result in the loss of farmland which makes a contribution to the rural economy.
Env/1. Ensure the protection, preservation, restoration and enhancement of wildlife habitats	0?	0?	0?	The site does not contain (or within close proximity to) Priority Habitat or locally and nationally important biodiversity designations. There is an area of Ancient Woodland to the east. The site is approx. 2.1 km from Chiddingfold Forest SSSI and 5.9 km from Coppenhall Hanger SSSI (favourable) and 6.6 km to Shillinglee Lake SSSI. The impact on these sites is unknown and would need to be considered through an ecological appraisal. The site is approx. 6.6 km from The Mens SAC and 6.5 km from Ebernoe Common SAC. There is some uncertainty as to the impact on bat flight lines and a Habitat Regulations Assessment would be required to determine the impact of individual sites as well as any other impacts on affected European sites.

				Natural England has recently removed their water neutrality position statement and so water neutrality is no longer required and an impact on the Arun Valley SAC is not expected. The site nonetheless has ecological value and is likely to be used as a wildlife corridor but on-site species-specific mitigation would be expected. There are a number of significant trees and hedgerows on the site (including TPOs). It is unknow whether these would be retained.
Env/2. Protect the character, qualities and identity of the parish's natural landscape	0	0	0	This site is on the northern edge of the village. It is enclosed by development to the south and east. It is currently used as a paddock and has a rural character with mature trees and hedgerows. Whilst the is located within an area identified as having 'medium/low' landscape capacity in the Chichester District Landscape Capacity Study, it is a relatively modest in scale and enclosed by strong landscape screening which will assist in mitigating any harm to the rural character of the site. The site is unlikely to be visible in wider views. There is an area of Ancient Woodland to the east. There are a number of TPOs within the site. This site is in an area thought to be Grade 3 (medium to good) Agricultural Land.
Env/3. Protect the character and significance of the parish's heritage assets	0	0	0	The site is not within the vicinity of heritage assets.
Env/4. To ensure that development does not increase the risk of flooding	0?	0?	0?	The site is located within flood zone 1. The site is within an area susceptible to surface water flood risk. Additional development in the village could result in an increased risk of foul water flooding unless supported by the necessary infrastructure upgrades which is currently uncertain. An adverse impact is therefore possible, unless mitigation can be secured. Given the scale of development, this is not considered to be significant.
Env/5. To reduce the parish's use of resources and impact on climate change	0?	0?	0?	The site is located on the edge of the village and so will encourage sustainable forms of transport, although the village's services and facilities are fairly limited.

				Development of this site is likely to result in demand for resources but an impact on this objective is considered unlikely given the relatively small increase in population and the global nature of climate change. Natural England has removed their water neutrality position statement and so water neutrality is no longer required.

Objectives	Site 6 - Land north east of Mellow			
	S	M	L	Explanation
Soc/1. To ensure the delivery of affordable and sustainable homes that meet specified local needs	+	+	+	This is a greenfield site. It is outside (adjacent) the village settlement boundary but is enclosed by residential plots. It could accommodate approximately 5-8 dwellings. It would therefore not deliver any on-site affordable housing but could nonetheless provide housing to meet local housing needs.
Soc/2. Retain and enhance existing community facilities and services	0	0	0	This site is within walking distance (800m) of various village facilities and services and its development would increase the customer base for these facilities and services, albeit minimally. Given the scale of development, it is not expected that development of this site would have a significant impact on village infrastructure (including health and education facilities).
Soc/3. Promote walking and cycling and other forms of sustainable transport with the aim of reducing the need to travel by car	0	0	0	This site is within walking distance (800m) of various village facilities and services which will encourage sustainable forms of transport but there is unlikely to be a significant impact on this objective. This is a modest development that is unlikely to have a significant highways impact.
Eco/1. Support the growth of the local economy and meet the needs of local businesses	0	0	0	This would only result in a small increase to the customer base for parish businesses and unlikely to have a notable impact on this objective.
Env/1. Ensure the protection, preservation, restoration and enhancement of wildlife habitats	0?	0?	0?	The site does not contain (or within close proximity to) Ancient Woodland, Priority Habitat or locally and nationally important biodiversity designations. The site is approx. 2.5 km from Chiddingfold Forest SSSI, 5.9 km from Coppenhall Hanger SSSI (favourable) 6.9km to Shillinglee Lake SSSI. The impact on these sites is unknown and would need to be considered through an ecological appraisal. The site is approx. 5.2 km from The Mens SAC and 6.4 km from Ebernoe Common SAC. There is some uncertainty as to the impact on bat flight lines and a Habitat Regulations Assessment would be required to determine the impact of individual sites as well as any other impacts on affected European sites. Natural England has recently removed their water neutrality position statement and so water neutrality is no longer required and an impact on the Arun Valley SAC is not expected.

				There are mature trees on the edges of the site. It is likely to have some ecological value and used as a wildlife corridor but on-site species-specific mitigation and new planting would be expected. It is a legal requirement to provide a 10% biodiversity net gain which would be demonstrated through any future planning applications.
Env/2. Protect the character, qualities and identity of the parish's natural landscape	0	0	0	This site is on the edge of the village settlement boundary and enclosed by residential development, including recently built developments that used to form part of the site. The site is well-related to the village. Whilst the site is located within an area identified as having 'low' landscape capacity in the Chichester District Landscape Capacity Study, it is a relatively modest in scale, enclosed by residential development and strong landscape screening which will assist in mitigating any harm to the rural character of the site. The site is unlikely to be visible in wider views. The was considered 'developable' through the CDC HEELA process (HLX0006). This site is in an area thought to be Grade 3 (medium to good) Agricultural Land.
Env/3. Protect the character and significance of the parish's heritage assets	0?	0?	0?	There are various Grade II listed buildings in close proximity to the site that will need to be carefully considered to avoid harm.
Env/4. To ensure that development does not increase the risk of flooding	0?	0?	0?	The site is located within flood zone 1. The site is not thought to be within an area susceptible to surface water or groundwater flood risk. Additional development in the village could result in an increased risk of foul water flooding unless supported by the necessary infrastructure upgrades which is currently uncertain. An adverse impact is therefore possible, unless mitigation can be secured. Given the scale of development, this is not considered to be significant.
Env/5. To reduce the parish's use of resources and impact on climate change	0?	0?	0?	Development of this site is likely to result in demand for resources but an impact on this objective is considered unlikely given the relatively small increase in population and the global nature of climate change. Natural England has removed their water neutrality position statement and so water neutrality is no longer required.

Objectives	Site 7 - Land south of Loxwood Road - North			
	S	M	L	Explanation
Soc/1. To ensure the delivery of affordable and sustainable homes that meet specified local needs	+	+	+	This is a greenfield site. It is separated from the settlement boundary which lies 150m to the west. The site could accommodate approximately 15-39 dwellings and could therefore deliver on-site affordable housing and provide housing to meet local housing needs.
Soc/2. Retain and enhance existing community facilities and services	0?	0	0	This site is near to the village settlement boundary. It is within walking distance (800m) of various village facilities and services and its development would increase their customer base. There is some uncertainty as to whether there is sufficient health care and educational provision to accommodate this level of development, especially in the short term, although it is expected that developer contributions would be secured through the planning application process to mitigate this impact.
Soc/3. Promote walking and cycling and other forms of sustainable transport with the aim of reducing the need to travel by car	0?	0?	0	This site is within walking distance (800m) of various village facilities and services which will encourage sustainable forms of transport but there is unlikely to be a significant impact on this objective. Development of this site will lead to increased traffic movements through the village. The level of development falls within the overall housing number is allocated through the Local Plan and it is expected that any impact could be managed through site specific transport assessments and securing necessary highways mitigation.
Eco/1. Support the growth of the local economy and meet the needs of local businesses	+	+	+	Development of this site would increase the customer base for parish businesses which is likely to have a positive impact on this objective.
Env/1. Ensure the protection, preservation, restoration and enhancement of wildlife habitats	0?	0?	0?	The site does not contain or is within close proximity to locally and nationally important biodiversity designations. It is within close proximity to Ancient Woodland and Priority Habitat (deciduous woodland). The site is approx. 2.9 km from Chiddingfold Forest SSSI and 5.1 km from Coppenhall Hanger SSSI (favourable) and 7.4km to Shillinglee Lake SSSI. The impact on these sites is unknown and would need to be considered through an ecological appraisal. The site is approx. 5.3 km from The Mens SAC and 6.9 km from Ebernoe Common SAC. There is some uncertainty as to the impact on bat flight lines and a Habitat Regulations Assessment would be required to determine the impact of individual sites as well as any other impacts on affected European sites.

				Natural England has recently removed their water neutrality position statement and so water neutrality is no longer required and an impact on the Arun Valley SAC is not expected. The site nonetheless has ecological value and is likely to be used as a wildlife corridor but on-site species-specific mitigation would be expected. There are a number of significant trees and hedgerows on the edges and centrally within the site. It is not known whether these would be retained.
Env/2. Protect the character, qualities and identity of the parish's natural landscape	-	-	-	This site is disconnected from the village and lies within an area of open countryside that forms the setting to the village. The area to the east of the village has a distinctive topography with a rolling landscape. The site slopes in a south east direction. It is exposed from Loxwood Road but is enclosed by mature trees and hedgerows on the east, south and west edges. The site is located within an area identified as having 'low' landscape capacity in the Chichester District Landscape Capacity Study owing to the area's strong rural character and the contribution it makes to the setting of Loxwood. Whilst the site has some landscape screening it is an exposed site within a sensitive location. There is an area of Ancient Woodland to the north. This site is in an area thought to be Grade 3 (medium to good) Agricultural Land.
Env/3. Protect the character and significance of the parish's heritage assets	0	0	0	There are some Grade II listed buildings to the west of the site. These are unlikely to pose a significant constraint to development.
Env/4. To ensure that development does not increase the risk of flooding	-?	-?	-?	The site is partly located within flood zone 2 and 3. The site has some surface water or groundwater flood risk. Additional development in the village could result in an increased risk of foul water flooding unless supported by the necessary infrastructure upgrades which is currently uncertain. An adverse impact is therefore possible, unless mitigation can be secured. Given the scale of development, this is not considered to be significant.

Env/5. To reduce the parish's use of resources and impact on climate change	0?	0?	0?	The site is located on the edge of the village and so will encourage sustainable forms of transport, although the village's services and facilities are fairly limited. Development of this site is likely to result in demand for resources but an impact on this objective is considered unlikely given the relatively small increase in population and the global nature of climate change. Natural England has removed their water neutrality position statement and so water neutrality is no longer required.

Objectives	Site 8 - Land south of Loxwood Road - South			
	S	M	L	Explanation
Soc/1. To ensure the delivery of affordable and sustainable homes that meet specified local needs	+	+	+	This is a greenfield site. It is separated from the settlement boundary which lies 75m to the west. The site could accommodate approximately 51-66 dwellings and could therefore deliver on-site affordable housing and provide housing to meet local housing needs.
Soc/2. Retain and enhance existing community facilities and services	0?	0	0	This site is close to the village settlement boundary. It is within walking distance (800m) of various village facilities and services and its development would increase their customer base. There is some uncertainty as to whether there is sufficient health care and educational provision to accommodate this level of development, especially in the short term, although it is expected that developer contributions would be secured through the planning application process to mitigate this impact.
Soc/3. Promote walking and cycling and other forms of sustainable transport with the aim of reducing the need to travel by car	0?	0?	0	This site is within walking distance (800m) of various village facilities and services which will encourage sustainable forms of transport but there is unlikely to be a significant impact on this objective. Development of this site will lead to increased traffic movements through the village. The level of development falls within the overall housing number is allocated through the Local Plan and it is expected that any impact could be managed through site specific transport assessments and securing necessary highways mitigation.
Eco/1. Support the growth of the local economy and meet the needs of local businesses	+	+	+	Development of this site would increase the customer base for parish businesses which is likely to have a positive impact on this objective.
Env/1. Ensure the protection, preservation, restoration and enhancement of wildlife habitats	0?	0?	0?	The site does not contain or is within close proximity to locally and nationally important biodiversity designations. It is adjacent to Priority Habitat (deciduous woodland). There is Ancient Woodland to the north (270m). The site is approx. 2.7 km from Chiddingfold Forest SSSI, 4.89 km from Coppenhall Hanger SSSI (favourable) and 7 km to Shillinglee Lake SSSI. The impact on these sites is unknown and would need to be considered through an ecological appraisal. The site is approx. 5 km from The Mens SAC and 6.8 km from Ebernoe Common SAC. There is some uncertainty as to the impact on bat flight lines and a Habitat Regulations Assessment would be required to

				determine the impact of individual sites as well as any other impacts on affected European sites. Natural England has recently removed their water neutrality position statement and so water neutrality is no longer required and an impact on the Arun Valley SAC is not expected. The site nonetheless has ecological value and is likely to be used as a wildlife corridor but on-site species-specific mitigation would be expected. There are a number of significant trees and hedgerows on the edges and centrally within the site. It is not known whether these would be retained.
Env/2. Protect the character, qualities and identity of the parish's natural landscape	-	-	-	This site is disconnected from the village and lies within an area of open countryside that forms the setting to the village and the Wey and Arun Canal. The area to the south/east of the village has a distinctive topography with a rolling landscape. The site slopes south to the canal from where the site could be visible. The site is located within an area identified as having 'low' landscape capacity in the Chichester District Landscape Capacity Study owing to the area's strong rural character and the contribution it makes to the setting of Loxwood and the Wey and Arun Canal. Whilst the site has some landscape screening it is an exposed site within a sensitive location and likely to be visible from public views along the canal. There is an area of Ancient Woodland to the north. This site is in an area thought to be Grade 3 (medium to good) Agricultural Land.
Env/3. Protect the character and significance of the parish's heritage assets	0	0	0	There are some Grade II listed buildings to the north and west of the site. These are unlikely to pose a significant constraint to development.
Env/4. To ensure that development does not increase the risk of flooding	-?	-?	-?	The southern and eastern edges of the site are within flood zone 2 and 3. The site has some surface water or groundwater flood risk. Additional development in the village could result in an increased risk of foul water flooding unless supported by the necessary infrastructure upgrades which is currently uncertain. An adverse impact is therefore possible, unless mitigation can be secured. Given the scale of development, this is not considered to be significant.

Env/5. To reduce the parish's use of resources and impact on climate change	0?	0?	0?	The site is located on the edge of the village and so will encourage sustainable forms of transport, although the village's services and facilities are fairly limited. Development of this site is likely to result in demand for resources but an impact on this objective is considered unlikely given the relatively small increase in population and the global nature of climate change. Natural England has removed their water neutrality position statement and so water neutrality is no longer required.

Objectives	Site 9 – Pawlies Farm			
	S	M	L	Explanation
Soc/1. To ensure the delivery of affordable and sustainable homes that meet specified local needs	+	+	+	This is a greenfield site comprising agricultural land. It is separated from the settlement boundary which lies 60m to the south. The site could accommodate approximately 40 dwellings and so could provide on-site affordable homes and providing for local housing needs.
Soc/2. Retain and enhance existing community facilities and services	-?	-	-	This site is located to the north of the village. It is not within easy walking distance (800m) of the centre of the village where most services and facilities are located, which are approximately 1km away. There is some uncertainty as to whether there is sufficient health care and educational provision to accommodate this level of development, especially in the short term, although it is expected that developer contributions would be secured through the planning application process to mitigate this impact.
Soc/3. Promote walking and cycling and other forms of sustainable transport with the aim of reducing the need to travel by car	0?	0?	0	This site is not within easy walking distance (800m) of the centre of the village where most of the facilities and services are located and so will not encourage sustainable forms of transport but there is unlikely to be a significant impact on this objective. Development of this site will lead to increased traffic movements through the village. The level of development falls within the overall housing number is allocated through the Local Plan and it is expected that any impact could be managed through site specific transport assessments and securing necessary highways mitigation.
Eco/1. Support the growth of the local economy and meet the needs of local businesses	0	0	0	Due to the site's location, development of this site is unlikely to have a significant impact on this objective. It would, though, result in the loss of farmland which makes a contribution to the rural economy.
Env/1. Ensure the protection, preservation, restoration and enhancement of wildlife habitats	0?	0?	0?	The site does not contain (or within close proximity to) locally and nationally important biodiversity designations. There is an area of Ancient Woodland and priority habitat (deciduous woodland) adjacent to the site to the south. The site is approx. 1.9 km from Chiddingfold Forest SSSI, 6.2 km from Coppenhall Hanger SSSI (favourable) and 6.6 km from Shillinglee Lake SSSI. The impact on these sites is unknown and would need to be considered through an ecological appraisal.

				The site is approx. 6.1 km from The Mens SAC and 6.8 km from Ebernoe Common SAC. There is some uncertainty as to the impact on bat flight lines and a Habitat Regulations Assessment would be required to determine the impact of individual sites as well as any other impacts on affected European sites. Natural England has recently removed their water neutrality position statement and so water neutrality is no longer required and an impact on the Arun Valley SAC is not expected. The site nonetheless has ecological value and is likely to be used as a wildlife corridor but on-site species-specific mitigation would be expected. There are a number of significant trees and hedgerows on the site (including TPOs). It is unknow whether these would be retained.
Env/2. Protect the character, qualities and identity of the parish's natural landscape	-	-	-	This site is located within a rural area to the north of the village. It is surrounded by low density (south) and ribbon (east) development that signifies the exit of the village. The wider area forms an elevated plateau with far-reaching outward views from the public rights of way to the north of the site. It is therefore a sensitive site. The site is located within an area identified as having 'medium/low' landscape capacity in the Chichester District Landscape Capacity Study owing to its rural character and the far-reaching views from the elevated plateau that extends to the north. There is landscape screening on the southern and eastern boundaries which will assist in mitigating any harm to the rural character of the site. There is an area of Ancient Woodland to the south. This site is in an area thought to be Grade 3 (medium to good) Agricultural Land.
Env/3. Protect the character and significance of the parish's heritage assets	0	0	0	There are Grade II listed buildings to the east of the site. These are unlikely to be a significant constraint to development.
Env/4. To ensure that development does not increase the risk of flooding	0?	0?	0?	The site is located within flood zone 1. The site is within an area susceptible to surface water flood risk. Additional development in the village could result in an increased risk of foul water flooding unless supported by the necessary infrastructure upgrades which is currently uncertain. An adverse impact is

				therefore possible, unless mitigation can be secured. Given the scale of development, this is not considered to be significant.
Env/5. To reduce the parish's use of resources and impact on climate change	0?	0?	0?	The site is located on the edge of the village and so will encourage sustainable forms of transport, although the village's services and facilities are fairly limited. Development of this site is likely to result in demand for resources but an impact on this objective is considered unlikely given the relatively small increase in population and the global nature of climate change. Natural England has removed their water neutrality position statement and so water neutrality is no longer required.

15. Appendix 2 - Regulatory Requirements

Schedule 2 of the regulations lists the information to be provided within the environmental report

1. **"An outline of the contents, main objectives of the Plan or programme, and relationship with other relevant plans and programmes"**

   See section 5 (Planning Context) and 10 (Loxwood Neighbourhood Plan)

2. **"The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the Plan or programme"**

   See section 4 (Parish Portrait)

3. **"The environmental characteristics of areas likely to be significantly affected"**

   See section 4 (Parish Portrait)

4. **"Any existing environmental problems which are relevant to the Plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC"**

   See section 4 (Parish Portrait) and 6 (Sustainability Issues)

5. **"The environmental protection, objectives, established at international, Community or national level, which are relevant to the Plan or programme and the way those objectives and any environmental, considerations have been taken into account during its preparation"**

   See section 6 (Parish Portrait) and 5 (Planning Context)

6. **"The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. (Footnote: These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects)"**

See sections 8 (Sustainability Framework), 11 (Appraising the Policy Options), 12 (Appraising the Policies) and 13 (Conclusion)

7. **"The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the Plan or programme"**

   See sections 8 (Sustainability Framework), 11 (Appraising the Policy Options), 12 (Appraising the Policies), 13 (Conclusion) and 14 (Monitoring)

8. **"An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information"**

   Section 11 (Appraising the Policy Options)

9. **"description of measures envisaged concerning monitoring in accordance with Art. 10"**

   Section 14 (Next Steps and Monitoring)

10. **"a non-technical summary of the information provided under the above headings"**

    See section 1 (Non-technical Summary)

11. **The environmental report must be published alongside the draft Plan**

    The SA / SEA will be published alongside the draft Neighbourhood Plan.

12. **"Authorities with environmental responsibility and the public, shall be given an early and effective opportunity within appropriate time frames to express their opinion on the draft Plan or programme and the accompanying environmental report before the adoption of the Plan or programme."**

    The consultation bodies will be notified of the Regulation 14 and 16 consultations.

13. **The SA Report must be taken into account, alongside consultation responses, when finalising the Plan.**

    Following the Regulation 14 consultation, the SEA/SA will be reviewed and updated in response to consultee responses before the plan is finalised.

14. "The environmental report prepared pursuant to Article 5, the opinions expressed pursuant to Article 6 and the results of any transboundary consultations entered into pursuant to Article 7 shall be taken into account during the preparation of the Plan or programme and before its adoption or submission to the legislative procedure."

When finalising the Plan, prior to submission, the responsible authority will take into account this environmental report as well as comments from consultation.

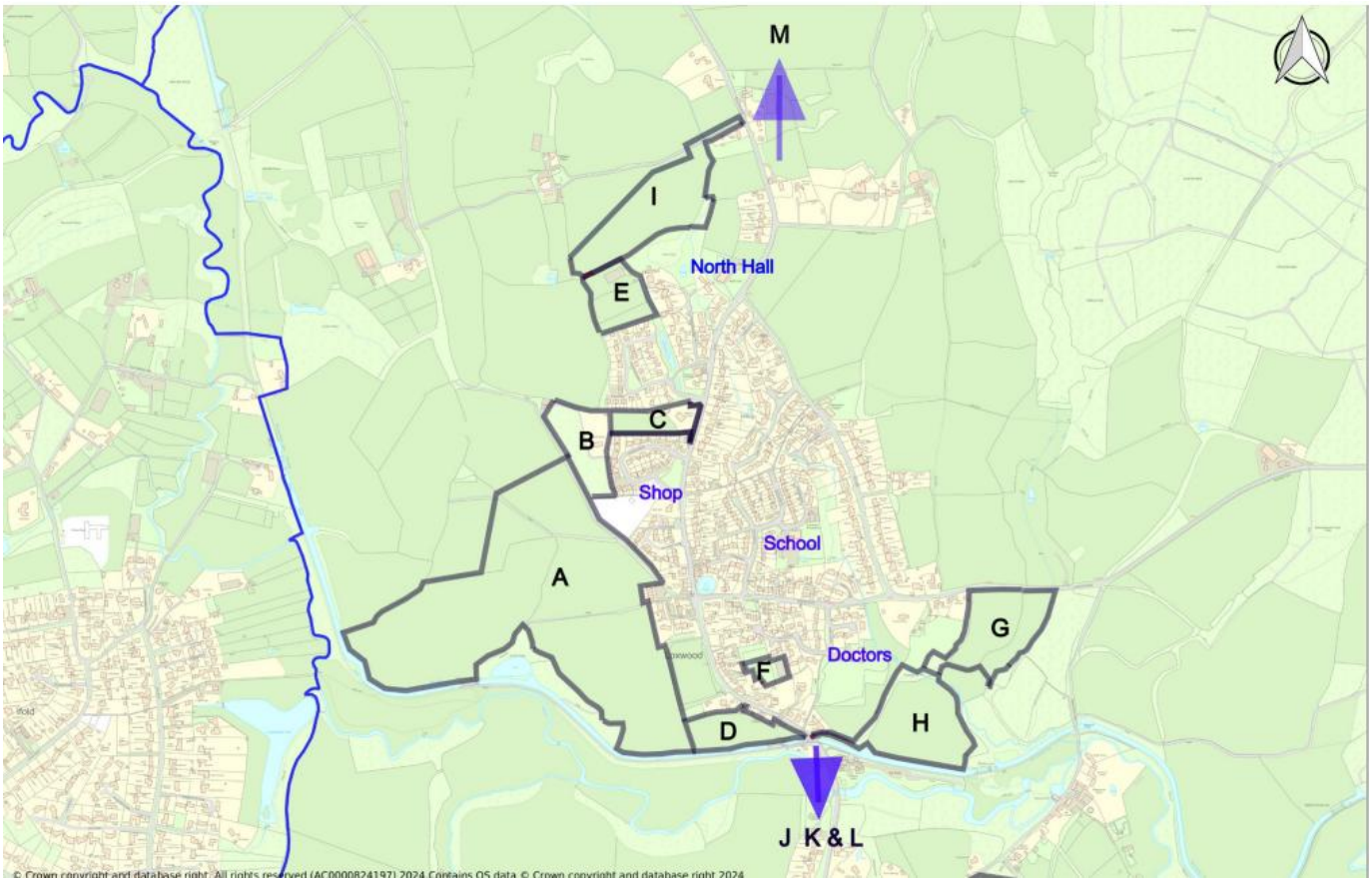
15. Appendix 3 - Historic Environment Record

Appendix 4 – Historic Environment Record Whole Parish Map

Appendix 5 - Historic Environment Record Whole Parish Map 2

Appendix 6 - Historic Environment Record Whole Village Map

Appendix 7 – Site Maps


M
I
North Hall
E
C
B
Shop
School
A
G
Doctors
F
H
D
J K & L
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Appendix 8 – Scoping Report Responses