

# **Loxwood Neighbourhood Plan (Review)**

Submission Version

## **Sustainability Appraisal (incorporating Strategic Environmental Assessment)**

**December 2020**

Prepared on behalf of the Loxwood Neighbourhood Plan Steering Group by  
James Garside Planning Ltd.

## Contents

<b>1</b>	<b>Non-technical Summary</b>	<b>3</b>
<b>2</b>	<b>Introduction</b>	<b>11</b>
<b>3</b>	<b>Policy Context</b>	<b>13</b>
<b>4</b>	<b>Parish Portrait</b>	<b>14</b>
<b>5</b>	<b>Planning Context</b>	<b>41</b>
<b>6</b>	<b>Sustainability Issues</b>	<b>42</b>
<b>7</b>	<b>Methodology</b>	<b>43</b>
<b>8</b>	<b>Sustainability Framework</b>	<b>44</b>
<b>9</b>	<b>Loxwood Neighbourhood Plan</b>	<b>46</b>
<b>10</b>	<b>Appraising the Objectives</b>	<b>48</b>
<b>11</b>	<b>Appraising the Policy Options</b>	<b>49</b>
<b>12</b>	<b>Appraising the Policies</b>	<b>73</b>
<b>13</b>	<b>Conclusion</b>	<b>86</b>
<b>14</b>	<b>Next Steps and Monitoring</b>	<b>87</b>
<b>15</b>	<b>Appendix 1 – Regulatory Requirements</b>	<b>88</b>
<b>16</b>	<b>Appendix 2 – Historic Environment Record</b>	<b>90</b>
<b>17</b>	<b>Appendix 3 – Historic Environment Record Whole Parish Map</b>	<b>91</b>
<b>18</b>	<b>Appendix 4 - Historic Environment Record Whole Parish Map 2</b>	<b>92</b>
<b>19</b>	<b>Appendix 5 - Historic Environment Record Whole Village Map</b>	<b>93</b>
<b>20</b>	<b>Appendix 5 – Site Maps</b>	<b>94</b>

## 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 are currently in the process of preparing their Local Plan which will set a new context for the Loxwood Neighbourhood Plan and so the Parish Council is now reviewing their Neighbourhood Plan to align with the emerging 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).
- 1.3 A Strategic Environmental Assessment 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), incorporating a Strategic Environmental Assessment (SEA), has been prepared to inform the Neighbourhood Plan Review.

### Loxwood Neighbourhood Plan Review (2020)

- 1.6 Loxwood Parish Council are reviewing their Neighbourhood Plan to align with the emerging Chichester District Local Plan.
- 1.7 A Scoping Report, which is the first stage of the SA/SEA process, was published in April 2020 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. This Scoping Report was consulted on with the statutory environmental bodies – Historic England, Environment Agency and Natural England. The only response received was from Natural England who had no specific comments to make.
- 1.8 A SA/SEA Report was published alongside the draft Loxwood Neighbourhood Plan Review which was consulted on under Regulation 14 of the Neighbourhood Planning Regulations in September 2020 and which assessed policy options and draft policies. The consultation bodies set out in the SEA Regulations were consulted on the SEA which was made available alongside the Regulation 14 version of the Plan. All comments received by consultation bodies and other stakeholders has been taken into account in this SEA which assesses the policy options considered (known as reasonable alternatives) as well as the final policies (which have been informed by the SA/SEA process) to determine what impact the plan would have on the environment and whether it contributes to the achievement of sustainable development.

### Policy Context

- 1.9 The National Planning Policy Framework states that the aim of the planning system is to deliver sustainable development. This has been carried through in the Neighbourhood Planning Regulations, 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<sup>1</sup>.
- 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<sup>2</sup>) by considering whether there are likely to be any significant environmental effects as a result of implementing the plan.
- 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 an infant and junior school, a medical practice, village shop and post office, 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

---

<sup>1</sup> 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/>

<sup>2</sup> Environmental Assessment of Plans and Programmes Regulations 2004

- 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

### Sustainability Appraisal / Strategic Environmental Assessment ((SA/SEA)

- 1.17 A Sustainability Framework has been identified which can be seen in section 7 of the SA/SEA and which 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.

### Appraising the Policy Options

- 1.18 A number of potential housing development sites were identified through the Neighbourhood Plan process which were assessed against the sustainability framework.

Site	Site	How was the site identified?
1	Land to the West of Guildford Road	Neighbourhood Plan Review call for sites
2	Hawthorn Cottage	Neighbourhood Plan Review call for sites
3	Loxwood House	Neighbourhood Plan Review call for sites CDC HELAA – rejected site
4	Land to the rear of Blackhall	Neighbourhood Plan Review call for sites
5	Woolspinners	Neighbourhood Plan Review call for sites
6	Land South of Loxwood Farm Place	Neighbourhood Plan Review call for sites
7	The Wharf	Neighbourhood Plan Review call for sites
8	Orchard House	Neighbourhood Plan Review call for sites
9	Nursery Site (allocated in adopted Loxwood NP)	Neighbourhood Plan Review call for sites
10	Farm Close (allocated in adopted Loxwood NP)	Neighbourhood Plan Review call for sites
11	Commercial Land at Nursery Green	Neighbourhood Plan Review call for sites

- 1.19 In summary, none of the sites were assessed as likely to have significant adverse effects.
- 1.20 Most of the sites are likely to have a positive impact in terms of the delivery of new homes (including affordable homes) to meet local housing needs, in particular Land West of Guildford Road which, given its scale, could have a significant positive effect.
- 1.21 Farm Close will bring about positive impacts against social and economic objectives as it is an adopted site allocation and so the community benefits secured through the allocation (community parkland, parking spaces for the local GP, traffic calming measures) are known. The commercial land at Nursery Green will also have positive impacts on the social objectives as it will provide a new community/business facility and reduce the need to travel by car.
- 1.22 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). It is also noted that, due to 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 and a Habitat Regulations Assessment screening exercise will need to be undertaken to determine whether an Appropriate Assessment is

required to consider the impact of the expected level of development, and of individual sites as well as any other impacts on affected European sites.

1.23 The Wharf, due to its location and the attractive rural character and landscape setting of this part of the village, is likely to have an adverse impact on the natural environment objective. The same is the case for Land West of Guildford Road, primarily due to its scale, the openness of the site and its potential visibility in wider views. It is, however, acknowledged that this site has planning permission.

Outline of Reasons

1.24 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	Site	Outline Reasons
1	Land to the West of Guildford Road	<p>The site is a preferred option for the following reasons:</p> <ul style="list-style-type: none"> <li>• Despite potential environmental harm (not significant and which to some extent could be mitigated), this site will have positive effects on social and economic objectives, including a significant positive effect in terms of the delivery of a substantial amount of housing to meet local needs (including affordable homes)</li> </ul>
2	Hawthorn Cottage	<p>The site is a preferred option for the following reasons:</p> <ul style="list-style-type: none"> <li>• This site will have positive effects on social objectives in terms of delivering a small number of homes to meet local needs.</li> <li>• The site is not likely to have any environmental harm given the site context referred to in the full appraisal</li> </ul>
3	Loxwood House	<p>The site is a preferred option for the following reasons:</p> <ul style="list-style-type: none"> <li>• This site will have positive effects on social objectives in terms of delivering a number of homes to meet local needs, including affordable homes.</li> <li>• The site is not likely to have any environmental harm given the site context referred to in the full appraisal</li> </ul>
4	Land to the rear of Blackhall	<p>The site is a preferred option for the following reasons:</p> <ul style="list-style-type: none"> <li>• This site will have positive effects on social objectives in terms of delivering a number of homes to meet local needs, including affordable homes.</li> <li>• The site is not likely to have any environmental harm given the site context referred to in the full appraisal</li> </ul>
5	Woolspinners	<p>The site is a preferred option for the following reasons:</p>

		<ul style="list-style-type: none"> <li>This site will have only modest positive effects on social objectives (in terms of housing delivery) but is not considered likely to result in any environmental harm (given the site context referred to in the full appraisal) and being well related to the village</li> </ul>
6	Land South of Loxwood Farm Place	<p>The site is a preferred option for the following reasons:</p> <ul style="list-style-type: none"> <li>This site will have positive effects on social objectives in terms of delivering a number of homes to meet local needs, including affordable homes.</li> <li>The site is not likely to have any environmental harm given the site context referred to in the full appraisal</li> </ul>
7	The Wharf	<p>The site not a preferred option for the following reasons:</p> <ul style="list-style-type: none"> <li>The site is likely to result in environmental harm due to its location and the attractive rural character and landscape setting of this part of the village.</li> </ul>
8	Orchard House	<p>The site not a preferred option for the following reasons:</p> <ul style="list-style-type: none"> <li>Whilst only modest in scale, the site is located in a sensitive low-density area of the village (near to heritage assets) transitioning from the village to countryside and in an area of low landscape capacity</li> </ul>
10	Farm Close (allocated in adopted Loxwood NP)	<p>The site is a preferred option for the following reasons:</p> <ul style="list-style-type: none"> <li>This site will have positive effects on social objectives in terms of delivering a number of homes to meet local needs, including affordable homes, and various community and local economy benefits</li> <li>The site is not likely to have any environmental harm given the site context referred to in the full appraisal</li> <li>The site is an adopted site allocation</li> </ul>
11	Commercial Land at Nursery Green	<p>The site is a preferred option for the following reasons:</p> <ul style="list-style-type: none"> <li>This site will have positive effects on social objectives in terms of delivering a small number of homes to meet local needs and will also provide a community facility and have a positive impact in terms of promoting sustainable transport</li> <li>The site is not likely to have any environmental harm given the site context referred to in the full appraisal</li> </ul>

- |  |  |   |
|--|--|---|
|  |  | <ul style="list-style-type: none"> <li>The site forms part of an adopted site allocation</li> </ul> |
|--|--|---|

### Appraising the Policies of the Neighbourhood Plan

- 1.25 All policies of the Loxwood Neighbourhood Plan (Review) were assessed against the Sustainability Framework, even those which remain unchanged from the originally adopted plan.
- 1.26 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.
- 1.27 Whilst new development will undoubtedly impact on the parish's valued natural and built environment, only a small number of adverse impacts 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. 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 and a Habitat Regulations Assessment screening exercise will need to be undertaken to determine whether an Appropriate Assessment is required to consider the impact of the expected level of development, and of individual sites as well as any other impacts on affected European 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.
- 1.28 There is also some uncertainty as to the impact of planned development on primary healthcare, early years (where a shortfall is identified), primary and secondary level 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

- 1.29 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

- 1.30 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..
- 1.31 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.
- 1.32 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

1.33 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 Loxwood 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 are currently in the process of preparing their Local Plan which will set a new context for the Loxwood Neighbourhood Plan and so the Parish Council is now starting the process of reviewing their Neighbourhood Plan to align with the emerging 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).
- 2.3 A Strategic Environmental Assessment 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), incorporating a Strategic Environmental Assessment (SEA), will be prepared to inform the Loxwood Neighbourhood Plan Review.

### 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 was 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 are reviewing their Neighbourhood Plan to align with the emerging Chichester District Local Plan. Whilst a SEA was not required for the adopted Loxwood Neighbourhood Plan, 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 April 2020 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. This Scoping Report was consulted on with the statutory environmental bodies – Historic England, Environment Agency

and Natural England. The only response received was from Natural England who had no specific comments to make.

- 2.10 A SA/SEA Report was published alongside the draft Loxwood Neighbourhood Plan Review which was consulted on under Regulation 14 of the Neighbourhood Planning Regulations in September 2020 and which assessed policy options and draft policies. The consultation bodies set out in the SEA Regulations were consulted on the SEA which was made available alongside the Regulation 14 version of the Plan. All comments received by consultation bodies and other stakeholders has been taken into account in this SEA which assesses the policy options considered (known as reasonable alternatives) as well as the final policies (which have been informed by the SA/SEA process) to determine what impact the plan would have on the environment and whether it contributes to the achievement of sustainable development.

### 3 Policy Context

- 3.1 The National Planning Policy Framework states that the aim of the planning system is to deliver sustainable development. This has been carried through in the Neighbourhood Planning Regulations, 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<sup>3</sup>.
- 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<sup>4</sup>) by considering whether there are likely to be any significant environmental effects as a result of implementing the plan. A Strategic Environmental Assessment 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 to inform the Plan and ensure that it contributes towards sustainable development.
- 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 which states that “when deciding on the scope and level of detail of the information that must be included in the report, the responsible authority shall consult the consultation bodies (Natural England, Historic England and Environment Agency) for a period of 5 weeks. National Planning Practice Guidance further advises that the Scoping Report should set out the context, objectives and approach of the assessment; and identify relevant environmental, economic and social issues and objectives.
- 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<sup>5</sup> 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.

---

<sup>3</sup> 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/>

<sup>4</sup> Environmental Assessment of Plans and Programmes Regulations 2004

<sup>5</sup> <https://www.gov.uk/guidance/strategic-environmental-assessment-and-sustainability-appraisal>

## 4. Parish Portrait

### General

- 4.1 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.
- 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 an infant and junior school, a medical practice, village shop and post office, 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.

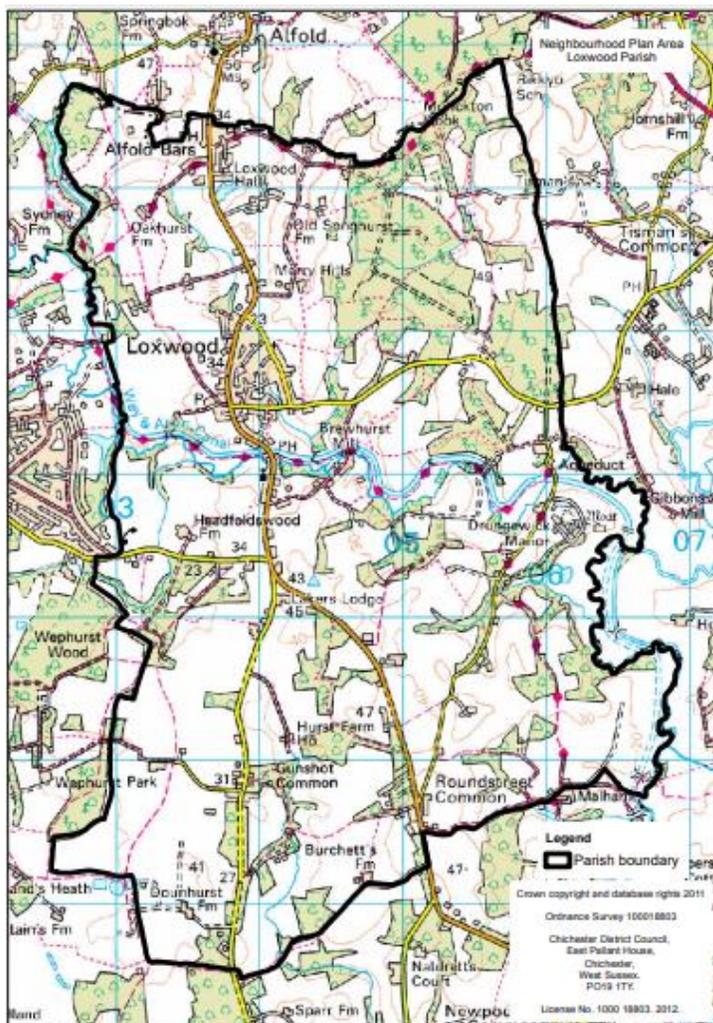


Figure 1 - Loxwood Parish Map

### Social

- 4.3 The following statistics and evidence are primarily drawn from parish level Census data (2011). These are used to provide an overview of the current status of the community. Other sources of data or information are acknowledged where applicable.

## Demographics

- 4.4 There are 608 households in the parish with the average size being 2.4 people.
- 4.5 The 2011 Census<sup>6</sup> recorded the parish population as 1,480 (722 Male: 758 Female), an increase of 10% from the 2001 Census (1,341). At the district level, the population of Chichester district has increased by 16% between 1991 and 2016, with an annual growth of 0.6%. Currently, there are 1,321 adults in the parish on the electoral register. According to the District Housing and Economic Needs Assessment (HEENA)<sup>7</sup>, growth in the North Area of the district has grown at broadly the same rate as other parts of the district but has tailed off since 2010.
- 4.6 The mean age of parish residents is 43.7 which, broadly speaking, equates to the borough average (44.5) but is far higher than England (39.3). The parish breakdown between age groups can be found in Table 1 below. Notably, Loxwood has significantly lower proportions of residents in the age groups between 18 and 44 and a significantly higher proportion of residents in the age groups between 45 and 89.

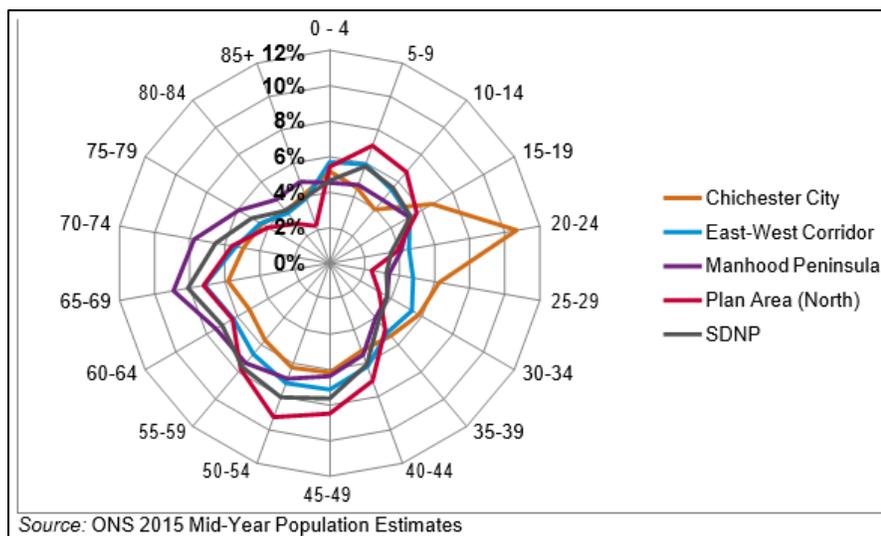
*Table 1 - Age Structure of Parish*

Age	Loxwood		Chichester
	Number	Percentage %	Percentage %
All usual residents	1,480	100.0	100.0
Age 0 to 4	81	5.5	6.3
Age 5 to 7	56	3.8	3.4
Age 8 to 9	45	3.0	2.2
Age 10 to 14	86	5.8	5.8
Age 15	17	1.1	1.2
Age 16 to 17	38	2.6	2.5
Age 18 to 19	21	1.4	2.6
Age 20 to 24	45	3.0	6.8
Age 25 to 29	33	2.2	6.9
Age 30 to 44	255	17.2	20.6
Age 45 to 59	358	24.2	19.4
Age 60 to 64	128	8.6	6.0
Age 65 to 74	191	12.9	8.6
Age 75 to 84	95	6.4	5.5
Age 85 to 89	27	1.8	1.5
Age 90 and over	4	0.3	0.8

<sup>6</sup> It is noted that the demographic figures differ from those referenced in the adopted Loxwood Plan which referenced the Census data published at that time. The reasons for the disparity are unknown but to avoid confusion, this Scoping Report references the most recently published Census data.

<sup>7</sup> <http://www.chichester.gov.uk/CHttpHandler.ashx?id=33647>

Further to the above, the District Council’s HEENA, the North Area of the district has an older population than other parts of the district, as seen on the figure below.



Household Size

4.7 The average household size is 2.4. A high proportion of parish households (64%) are 1-2 persons, which is slightly lower than the district average (70%). The proportion of 5+ person households is low (6.6%).

Table 2 – Household Size

	Loxwood	Chichester
1-2 person	63.6%	69.8%
3-4 person	29.8%	24.8%
5+ person household	6.6%	5.3%
Total	608 (100%)	49,848 (100%)

Health

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

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 the village GP currently has capacity for expected levels of development but potential new developments in Waverley and Guildford will impact on primary healthcare services in Loxwood, particularly as the Cranleigh Medical Centre is at capacity.

4.10 Generally speaking, the parish is a healthy community with 87.5% describing themselves as either in ‘very good health’ (54.5%) or ‘Good Health’ (33.0%).

Table 3 - Health of the Parish

disability/health/care	Loxwood	
	Number	Percentage %
Very good health	807	54.5
Good health	489	33.0
Fair health	140	9.5
Bad health	35	2.4
Very bad health	9	0.6

### Education

- 4.11 The village has an Infant and Junior School consisting of 7 classes for age ranges 4 to 11 years, with a net capacity of 175 students. The current school is already overcrowded, with the occupancy level for the year 2012/13 being 99%, and the core structure of the school is out of date. The nearest secondary school is in Billingshurst, some 7 miles away, and the nearest sixth form and further education facilities are similarly located outside of the parish.
- 4.12 The Chichester Infrastructure Delivery Plan acknowledges that there is a shortfall of 25 early years and childcare places but raises no capacity issues in relation to primary and secondary provision with additional pupils being accommodated through expansion of existing schools, funded through developer contributions.

### Community Facilities, Play space and Open Space

- 4.13 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), infant and junior School, medical practice, sports club and playing fields (Loxwood Sports Association – cricket pitch, football pitches, changing rooms, squash court), village shop and post office, butchers and hairdressers.
- 4.14 Furthermore, the parish benefits from extensive amounts of publicly accessible greenspace providing informal recreation space.

### Deprivation

- 4.15 Indices of Multiple Deprivation<sup>8</sup> - The 2015 Indices of Multiple Deprivation show that the Loxwood Electoral Ward 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.

---

<sup>8</sup> 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.

Transport

- 4.16 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.
- 4.17 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.
- 4.18 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 6% of households had no car or van (2011 Census).
- 4.19 A high percentage of parish residents travel to work by car (68%, as seen in the table below).

*Table 4*

<b>Travel to Work</b>	<b>Loxwood</b>	
	Number	Percentage %
Car or van	613	68
Train	47	5
Passenger in car or van	24	3
Pedestrian	33	4
Work from home	142	16
Not in employment	42	4

Car Ownership

- 4.20 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*

<b>Cars</b>	<b>Loxwood</b>	
	Number	Percentage %
No cars or vans in household	37	6.1
1 car or van in household	156	25.7
2 cars or vans in household	277	45.6
3 cars or vans in household	93	15.3
4 or more cars or vans in household	45	7.4
sum of all cars or vans in the area	1,184	-

### Housing - Dwelling Type and Size

- 4.21 As seen in Table 6 below, there is a shortage of 1 bedroom dwellings (5%) in the parish with the majority of dwelling being 2 bedroom (21%), 3 bedroom (31%) and 4 bedroom (29%).
- 4.22 2011 Census<sup>9</sup> dwelling type data can be seen in Table 7 below. It is evident that a large proportion of the housing stock is detached (57%) or semi-detached (24%), with only a small number of flats within the parish (9%).

*Table 6 – Number of bedrooms*

<b>Dwelling Type</b>	<b>Loxwood</b>	
	Number	Percentage %
No bedrooms	0	0
1 bedroom	31	5%
2 bedroom	127	21%
3 bedrooms	186	31%
4 bedrooms	176	29%
5 bedrooms or more	88	14%

*Table 7 – Dwelling Type*

<b>Dwelling Type</b>	<b>Loxwood</b>	
	Number	Percentage %
Detached	359	57.2
Semi-detached	148	23.6
Terraced (including end-terrace)	60	9.6
Flat, maisonette or apartment: Purpose-built block of flats or tenement	46	7.3
Flat, maisonette or apartment: Part of a converted or shared house (including bed-sits)	8	1.3

<sup>9</sup> It is noted that the dwelling type figures differ from those referenced in the adopted Loxwood Plan which referenced the Census data published at that time. The reasons for the disparity are unknown but to avoid confusion, this Scoping Report references the most recently published Census data.

Flat, maisonette or apartment: In a commercial building	4	0.6
Caravan or other mobile or temporary structure	3	0.5

\*A dwelling is a unit of accommodation with all rooms, including kitchen, bathroom and toilet behind a door that only that household can use. As defined by ONS.

#### Household Tenure

4.23 2011 Census data<sup>10</sup> for household tenure is set out in Table 8 below. A high proportion of the parish's households (dwellings) are owner occupied (81%) which is higher than the district average (67%). The table below also demonstrates that the parish has low levels of private and social rented accommodation.

*Table 8 – Household Tenure*

Tenure	Loxwood		Chichester
	Number	Percentage %	Percentage %
All households	608	100.00	100.00
<b>Owned</b>	495	81.4	67.2
Owned outright	265	43.6	40.5
Owned with a mortgage or loan	230	37.8	26.6
<b>Shared ownership</b> (part-owned and part rented)	1	0.2	0.9
<b>Social rented</b>	62	10.2	14.9
Rented from council (Local Authority)	6	1.0	2.2
Other	56	9.2	12.7
<b>Private rented</b>	35	5.8	14.9
Private landlord or letting agency	31	5.1	12.8
Other	4	0.7	2.1
<b>Living rent free</b>	15	2.5	2.2

\* Tenure provides information about whether a household rents or owns the accommodation that it occupies and, if rented, combines this with information about the type of landlord who owns or manages the accommodation (NOMIS, 2018)

<sup>10</sup> It is noted that the dwelling type figures differ from those referenced in the adopted Loxwood Plan which referenced the Census data published at that time. The reasons for the disparity are unknown but to avoid confusion, this Scoping Report references the most recently published Census data.

\*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 (NOMIS, 2018).

### Occupancy

4.24 Table 9 below shows that Loxwood dwellings are significantly under-occupied. This compares unfavorably to the Chichester average and is, in part, influenced by the high proportion of larger homes (4+ bedrooms) and an ageing population.

*Table 9 - Occupancy rating (by bedroom measure)*

	<b>Loxwood</b>	<b>Chichester</b>
+2 or more bedrooms	75.8%	59.6%
+1 bedrooms	13%	20.1%
0 bedrooms	9.2%	15.2%
-1 or fewer bedrooms	2.0%	4.2%
-2 or fewer bedrooms	0%	0.9%

### House Prices

4.25 Chichester District is a desirable place in which to live and this is demonstrated by the fact that average house prices in Chichester are far higher than the South East and national average, as seen in Table 10 below:

*Table 10*

<b>Chichester Housing and Economic Development Needs Assessment – Average house prices 2016</b>			
	<b>Median</b>	<b>Mean</b>	<b>Lower Quartile</b>
<b>Chichester</b>	£335,000	439,162	£243,875
<b>South East</b>	£290,000	£372,322	£210,300
<b>England &amp; Wales</b>	£212,950	£304,992	£130,000

4.26 Further to this, Right Move data suggests that mean house prices in Loxwood are substantially higher than the District average - £640,247, 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.

4.27 Whilst no parish-level data is available, the HEDNA also makes the following conclusions:

- Lower quartile house prices (£243,875 - 2016) and first-time buyer (£271,026 – 2016) mean house prices are significantly higher than surrounding areas (in the housing market area), the south east and national averages.
- Average detached house prices (£515,000 – 2016) are significantly higher than surrounding areas (in the housing market area), the south east and national averages.
- Mean average private rents (£975 p.c.m - 2016) are slightly below the regional average (£984 p.c.m - 2016) but notably higher than the national average (£839 p.c.m – 2016).

### Affordability

4.28 House price affordability reflects the relationship between house prices and income levels. For 2016, the HEDNA identifies the lower quarter affordability ratio as 11.6, dropping from a 2007 high of 12.5, which is one of the highest ratios in the country. This illustrates the notable affordability pressures at the lower end of the market. The HEDNA identifies the 2016 median affordability ratio as 11.1 which is also significantly higher than the regional (9.43) and national average (7.58) and most other areas in the housing market area. As the lower quartile affordability ratio is higher than the median figure, this suggests that affordability is particularly an issue for the lower end of the market and impacts the ability for locals and first time buyers to access the housing market.

### **Economy**

4.29 The parish of Loxwood is predominantly rural and has no large or medium scale industry other than farming. At the district level, the Housing and Economic Development Needs Assessment identifies that over 90% of businesses in the district are micro businesses (employing fewer than 10 people). The majority of residents travel outside of the parish to access employment as indicated through the community survey undertaken to inform the Neighbourhood Plan (14 % worked in Loxwood, 28% worked over 10 miles away from their home with 19% working within West Sussex). However, 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
- post office
- Butchers
- Public houses
- Hairdresser
- Beautician and sports injuries clinic
- Vehicle repair and servicing garage
- Car sales business
- Tree surgery
- Furniture design

4.30 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.

4.31 The parish has a highly qualified resident population with 33% of residents aged 16 and over holding Level 4 qualifications and above which is slightly higher than the district average (32.4%).

4.32 At the district level, Chichester District Residents in full-time employment earn a median gross annual pay (2016) of just over £30,000 which is slightly higher than the West Sussex (£29,000) and England (£28,500) average.

### Unemployment

4.33 The unemployment rate is defined as the 'unemployed' as a percentage of the economically active population. Table 11, below, shows that the unemployment rate for the parish (2%) is lower than the district average (2.8%). The table below also highlights the high proportion of self-employed (20%) as well as the high proportion of 'economically inactive' residents (29.7%), especially the 'retired' (19.6%), in comparison to the district average. More recent Annual Population figure (2014) suggest the district level employment rate (as a percentage of the working age population) to be 77.4% which is broadly in line with the regional rate but higher than the national average.

Table 11

Economic Activity	Loxwood		Chichester
	Number	Percentage %	Percentage %
All usual residents aged 16 to 74	1,069	100.0	N/A
<b>Economically active</b>	752	70.3	69.2
In employment	710	66.4	62.9
Employee: Part-time	148	13.8	14.0
Employee: Full-time	347	32.5	34.4
Self-employed	215	20.1	14.5
Unemployed	23	2.2	2.8
Full-time student	19	1.8	3.5
<b>Economically Inactive</b>	317	29.7	30.8
Retired	210	19.6	18.2
Student (including full-time students)	37	3.5	4.4
Looking after home or family	52	4.9	4.2
Long-term sick or disabled	9	0.8	2.4
Other	9	0.8	1.5
<b>Unemployed: Age 16 to 24</b>	8	0.7	0.8
<b>Unemployed: Age 50 to 74</b>	5	0.5	0.7
<b>Unemployed: Never worked</b>	3	0.3	0.2
<b>Long-term unemployed</b>	8	0.7	1.1

\*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

4.34 Table 12, below, is a breakdown of industry type in which a person works and shows Loxwood parish to be broadly equivalent to the wider district. Table 13 (below) also shows the parish to have high proportions of highly skilled workers in management, professional and technical occupations.

Table 12

<b>Geography</b>	<b>Loxwood</b>		<b>Chichester</b>
	Number	Percentage %	Percentage %
Agriculture, forestry and fishing	17	2.3	2.1
Manufacturing	47	6.5	7.3
Construction	62	8.5	7.8
Wholesale and retail trade; repair of motor vehicles and motor cycles	109	15	15.2
Transport and storage	32	4.1	2.2
Accommodation and food service activities	30	4.1	6.4
Information and communication	38	5.2	3.9
Financial and insurance activities	52	4.8	3.1
Real Estate	15	2.1	2.0
Professional, scientific and technical activities	78	10.7	7.3
Administrative and support service activities	42	5.8	5.1
Public administration and defence; compulsory social security	20	2.8	6.1
Education	75	10.3	10.2
Human health and social work activities	63	8.7	13.3
R Other	55	7.6	5.9

\* Industry is defined as the industry in which a person works relates to their main job, and is derived from information provided on the main activity of their employer or business. This is used to assign responses to an industry code based on the Standard Industrial Classification 2007 (NOMIS, 2018)

Table 13

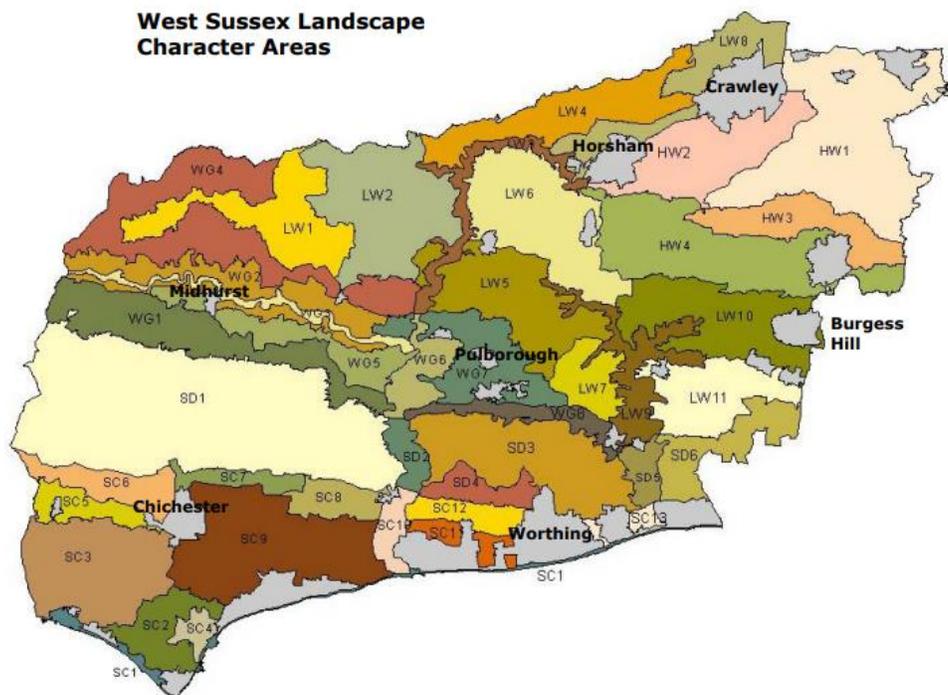
Geography	Loxwood		Chichester
	Number	Percentage %	Percentage %
<b>measures</b>			
<b>Occupation</b>			
All categories: Occupation	727	100.0	N/A
1. Managers, directors and senior officials	149	20.5	14.2
2. Professional occupations	116	16.0	18.8
3. Associate professional and technical occupations	97	13.3	13.1
4. Administrative and secretarial occupations	85	11.7	9.8
5. Skilled trades occupations	103	14.2	12.9
6. Caring, leisure and other service occupations	61	8.4	9.7
7. Sales and customer service occupations	37	5.1	7.0
8. Process plant and machine operatives	22	3.0	4.6
9. Elementary occupations	57	7.8	10.0

\* Occupation is defined as a person's occupation relates to their main job and is derived from either their job title or details of the activities involved in their job. This is used to assign responses to an occupation code based on the Standard Occupational Classification 2010 (SOC2010) (NOMIS, 2018).

### Natural Environment

- 4.35 Loxwood parish lies to the north of the South Downs National Park in a Low Weald landscape. The soil is of Wealden clay being.
- 4.36 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**

4.37 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

4.38 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

4.39 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**

4.40 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.

4.41 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.

4.42 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

### 4.43 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

### 4.44 Key issues:

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

### 4.45 Land Management Guidelines:

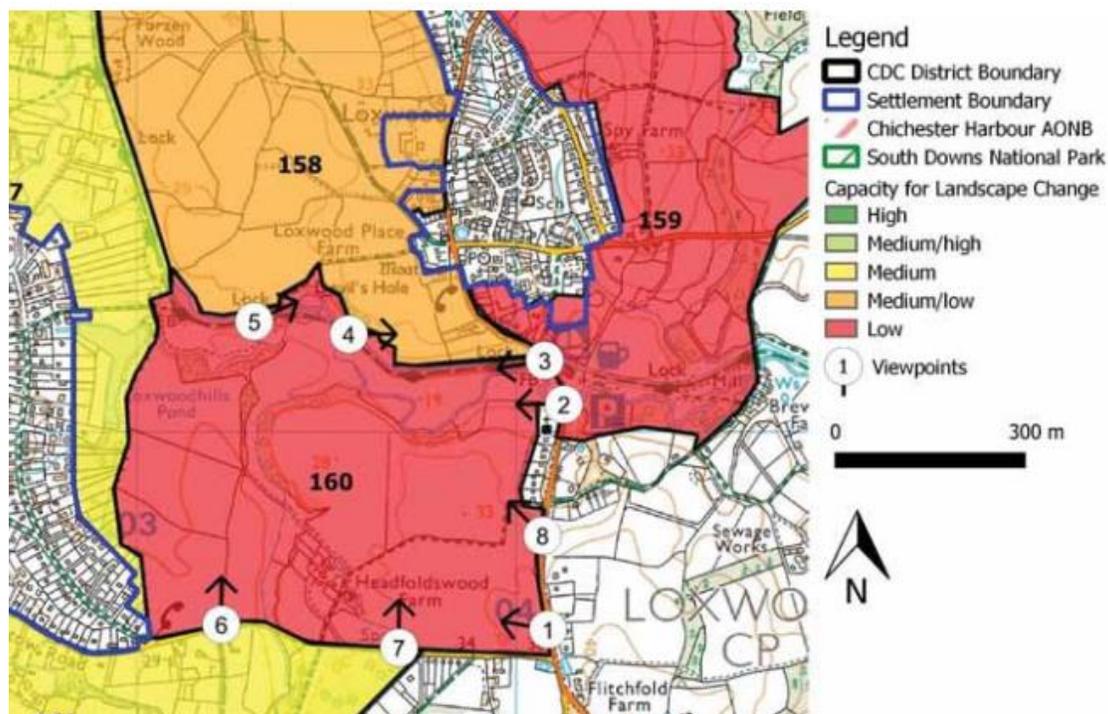
- Conserve and enhance rural wooded character
- Maintain and strengthen the interlinking network of hedgerows, woodland and shaws.
- Ensure any development respects historic settlement pattern, form, and building materials.
- Conserve and enhance the historic character of small scale field patterns, 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)

4.46 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

4.47 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.

4.48 **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

4.49 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.

4.50 **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

4.51 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.

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

Biodiversity

- 4.53 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) - Ancient woodland with important lower plant, invertebrate, bat and breeding bird features
  - The Mens (SAC) - Ancient woodland with important lower plant, invertebrate, bat and breeding bird features
- 4.54 Ebernoe Common is an internationally important example of ancient woodland, supporting rich lichen and fungal communities and a diverse woodland breeding bird assemblage. The site is also a nationally important maternity roosts for barbastelle and Bechstein's bats. The Mens SAC is one of the most extensive examples of Wealden Woodland in West Sussex and similarly supports rich fungal and lichen floras, supports a diverse community of breeding birds and roosting habitat for barbastelle bats. It is also the locality of a nationally endangered species of fly. New development within Chichester District (and beyond) has the potential to impact on bat flight line and the Chichester Habitat Regulations Assessment for the Local Plan Review identifies two key conservation areas for both SACs.
- A 'key conservation area' – for any development proposed within 6.5km of the SAC, all impacts will be considered;
  - A 'wider conservation area' – for any development proposed 6.5-12km from the SAC, significant impacts or severance of flightlines will be considered. This area encompasses the full extent from the SAC in which bats may forage
- 4.55 There are various other European protected sites within Chichester District that are considered through the Habitat Regulations Assessment (HRA) for the emerging 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;
  - Solent and Dorset Coast potential SPA
  - Duncton to Bignor Escarpment SAC
  - Butser Hill SAC;
  - Woolmer Forest SAC/Wealden Heaths Phase 2 SPA
- 4.56 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, Chiddingfold Forest which spans across Alfold CP, Dunsfold CP and Plaistow CP.
- 4.57 Local Wildlife Sites (LWS) are designations used by local authorities in the United Kingdom for sites of substantive local nature conservation and geological value. There are 3 LWS 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

4.58 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

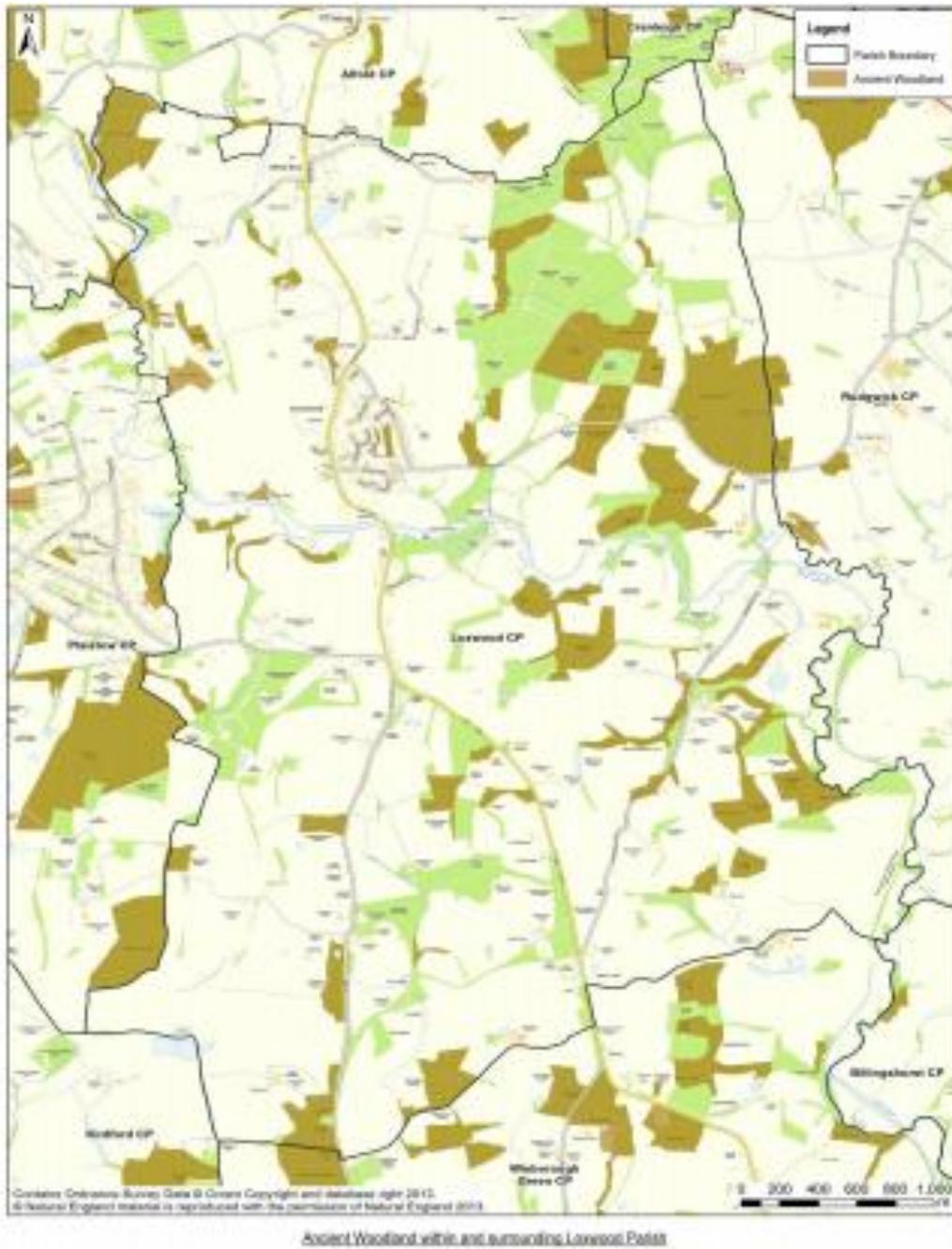
### Priority Species

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

### Ancient Woodland

4.60 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.

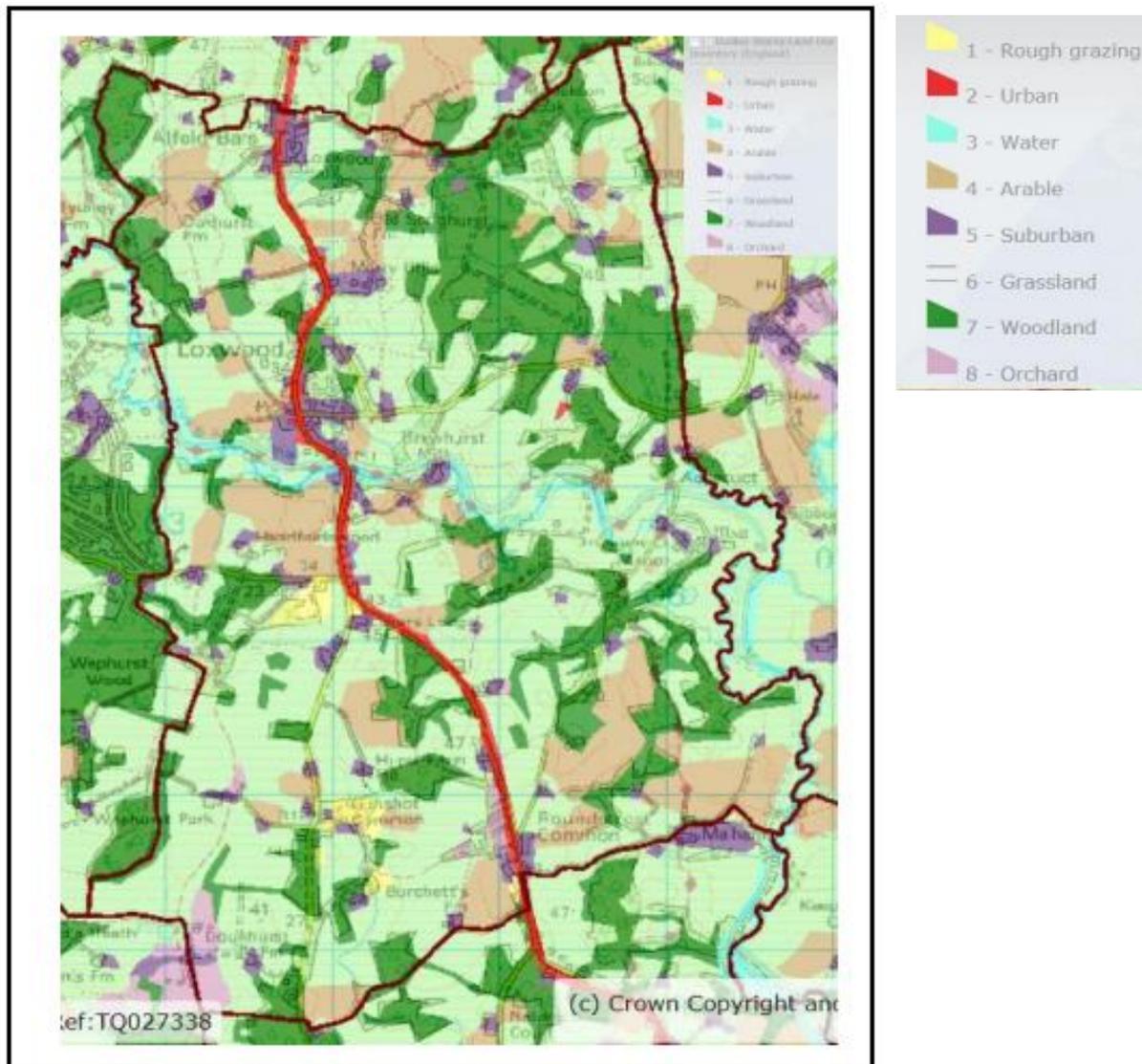
Figure 4



Agricultural Land

4.61 Loxwood parish is located in the “Low Weald” and is characterised by a mix of pasture and medium to small-scale arable land. Figure 4 below shows the agricultural land across the parish.

Figure 4



Climate Change and Air Quality

4.62 The Government has set a target under the Climate Change Act 2008 to reduce CO2 emissions by 80% by 2050, with a reduction of at least 26% by 2020, both against a 1990 baseline.

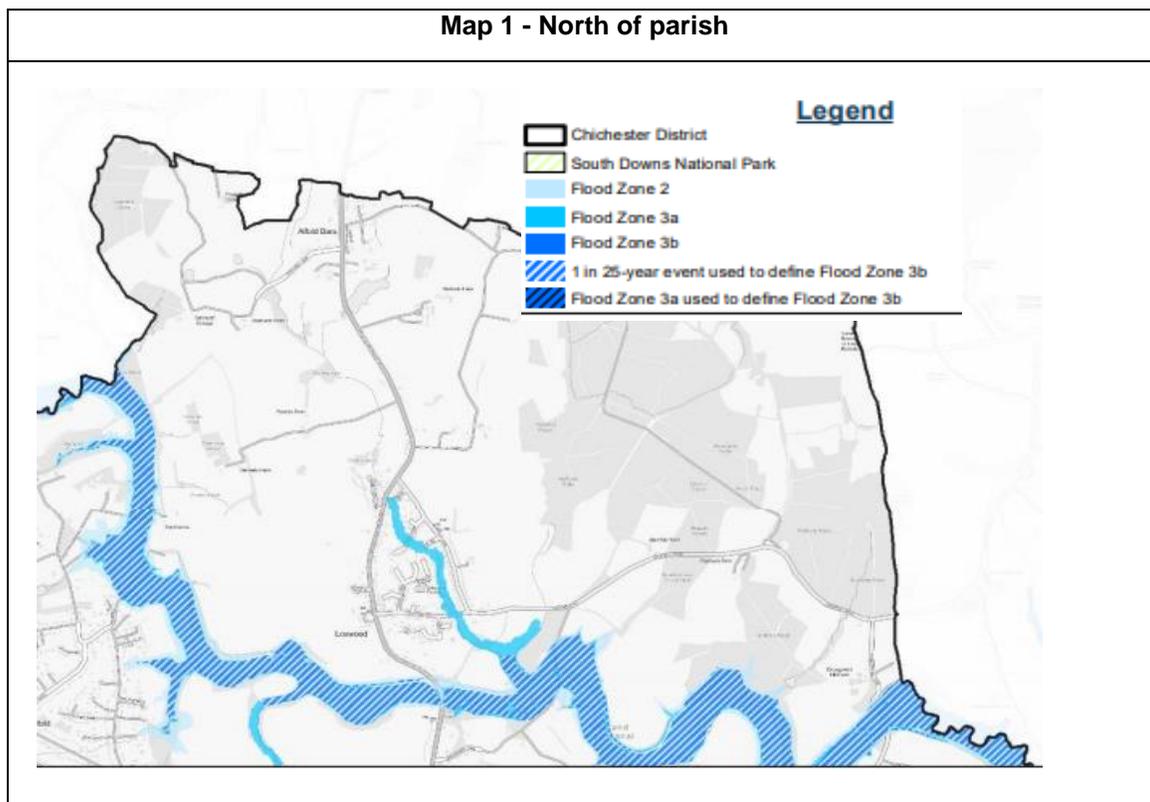
4.63 Chichester District has published a Climate Change Strategy (2016 – 2020). The objectives of the strategy are:

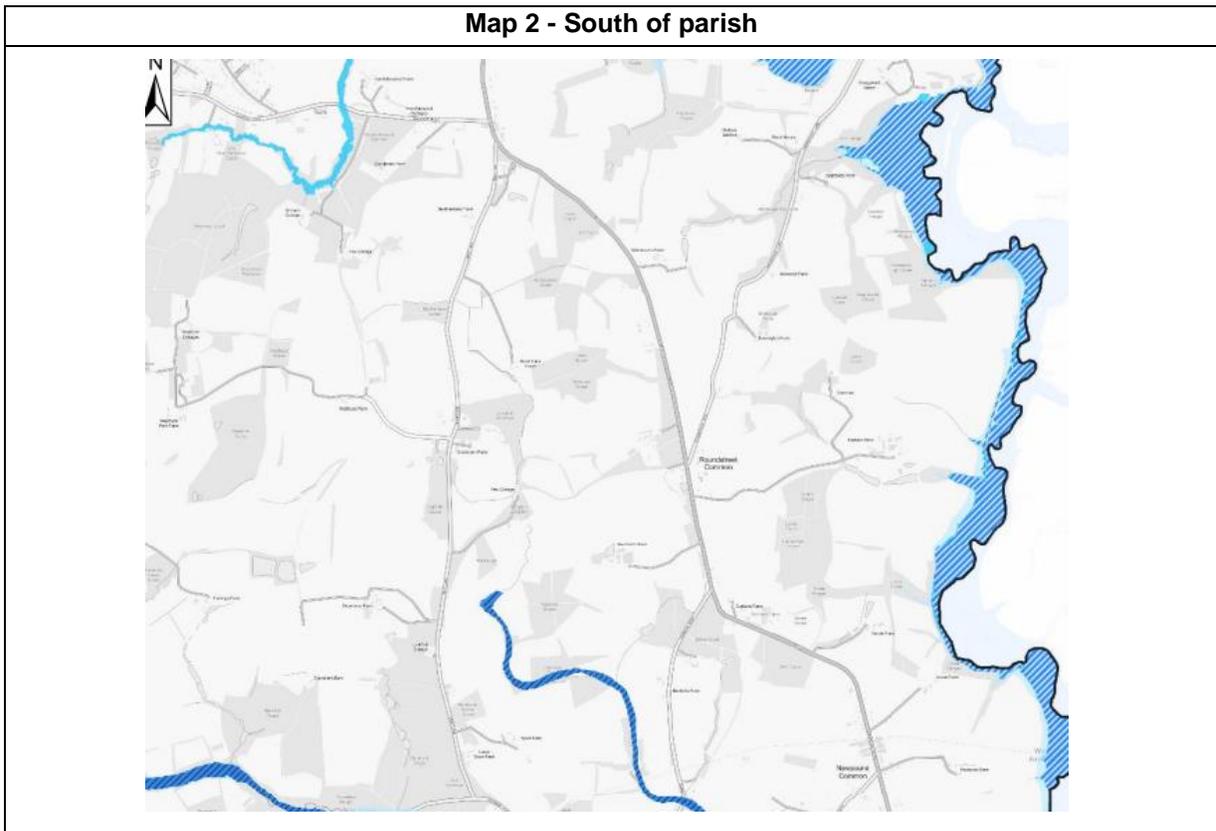
- 1) to reduce carbon emissions from domestic housing and households;
- 2) reduce emissions from CDC's Corporate Energy Use;
- 3) reduce emissions from Business and Industry;
- 4) reduce emissions through planning and
- 5) adapt to a changing climate.

4.64 Three 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.

Flood Risk - River (fluvial) Flood Risk

- 4.65 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.
- 4.66 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.
- 4.67 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.



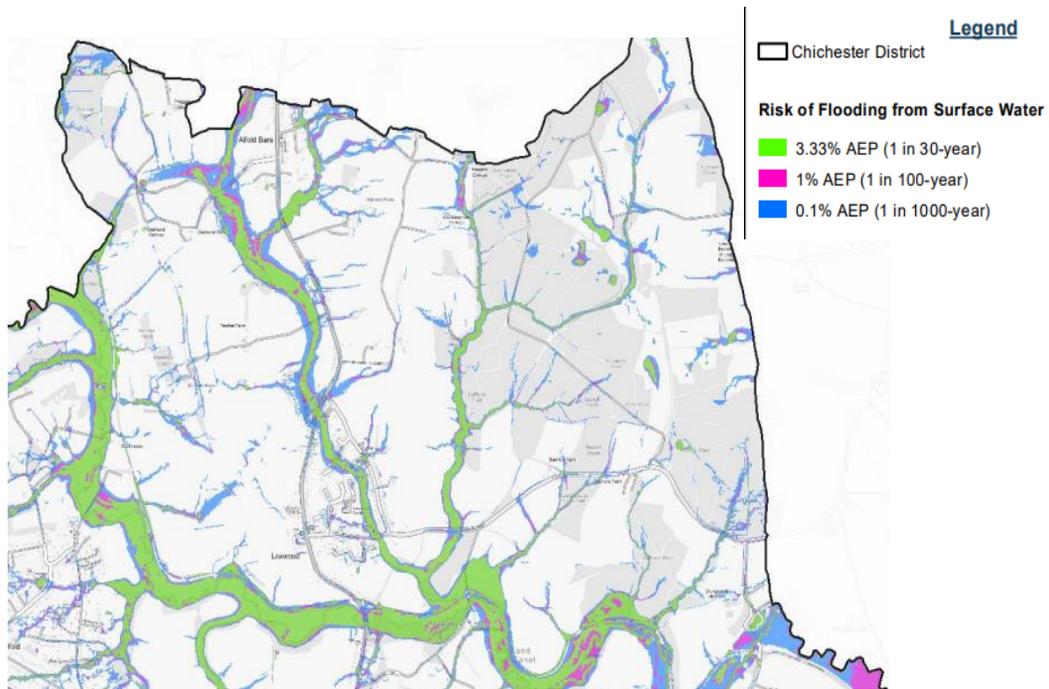


- 4.68 Loxwood is protected by fluvial flood defences (in the form of high ground) alongside the River Kird and the Wey and Arun Canal, providing protection at a standard against a 4% AEP event.
- 4.69 Chichester District Council's Strategic Flood Risk Assessment (SFRA) identifies historic flood events in the parish.

Surface Water Flood Risk

- 4.70 The parish suffers from surface water flood risk and has a number of areas identified as being at moderate or high risk (more susceptible) of such flooding (1 in 30 (~3% AEP) and 1 in 100 (1% AEP) year probability rainfall events), as seen on Map 3 below.

**Map 3 – North of the parish**

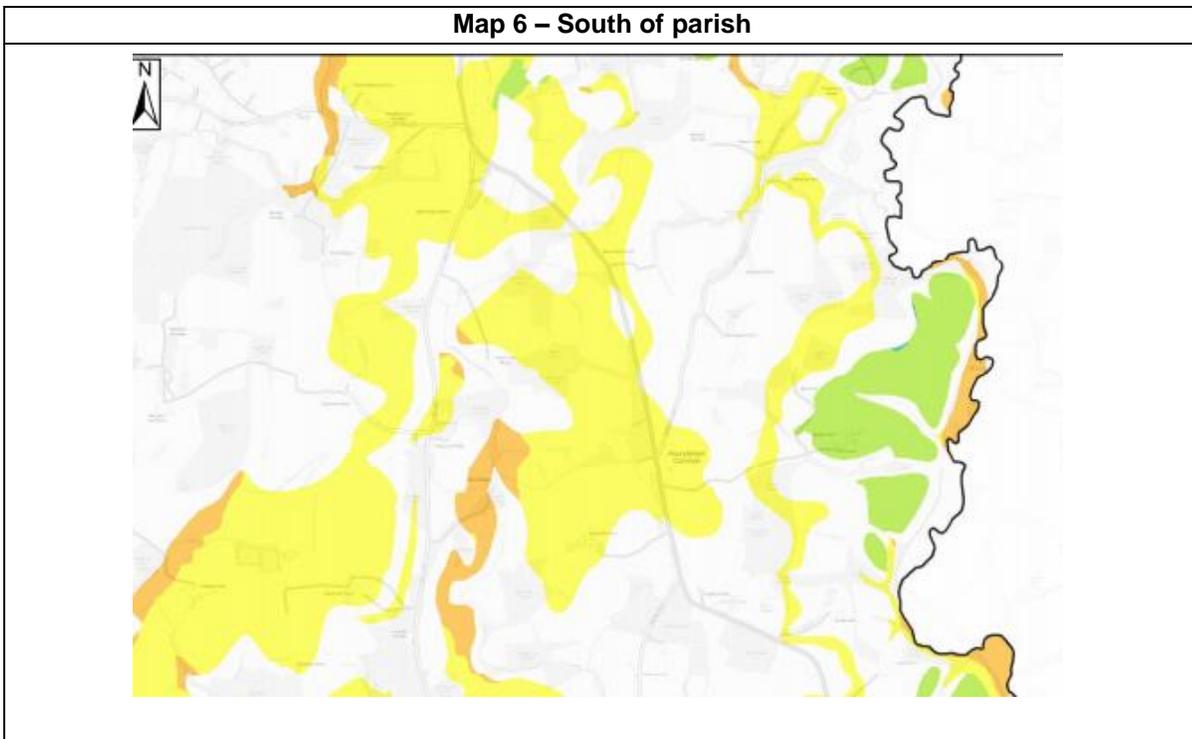
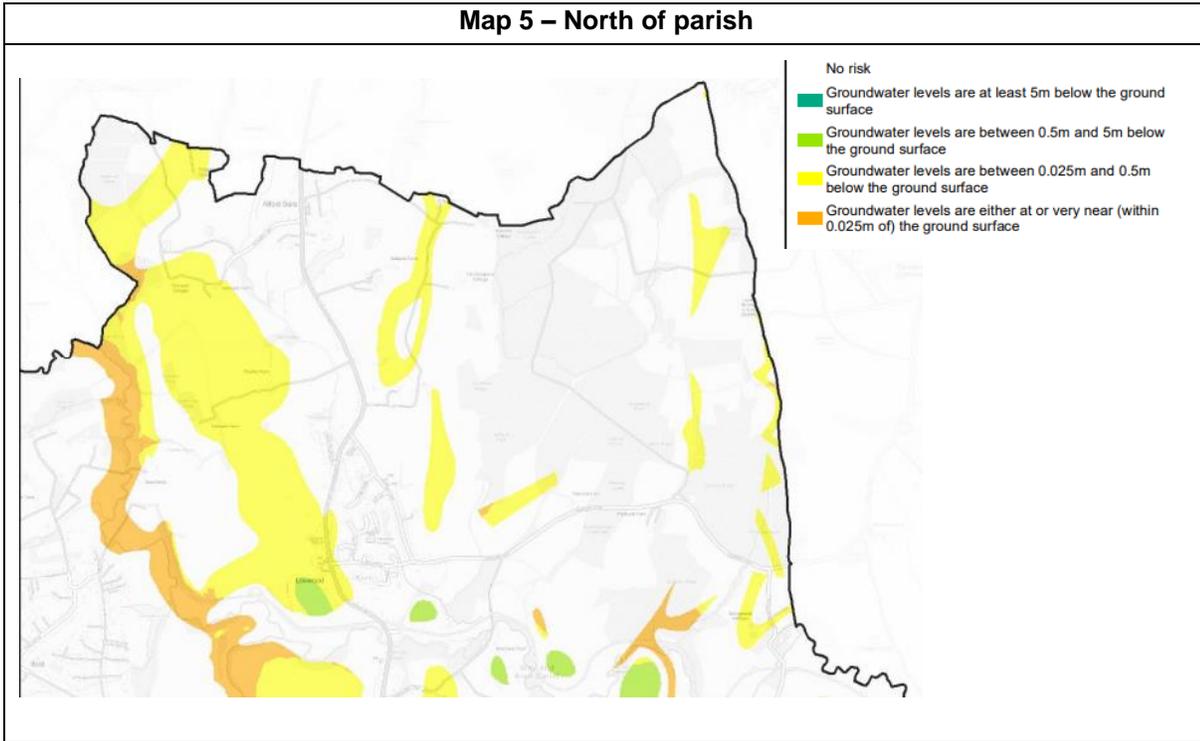


**Map 4 – South of the parish**



### Groundwater Flood Risk

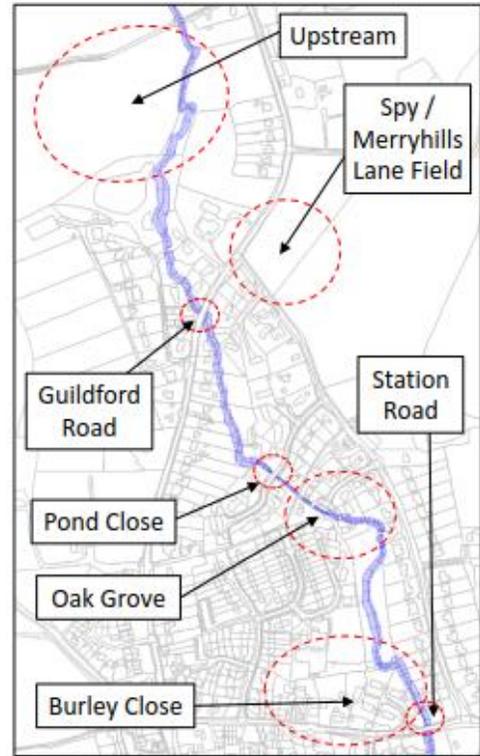
4.71 The flood maps below from Chichester's SFRA show large parts of the parish are at risk of groundwater flood risk.



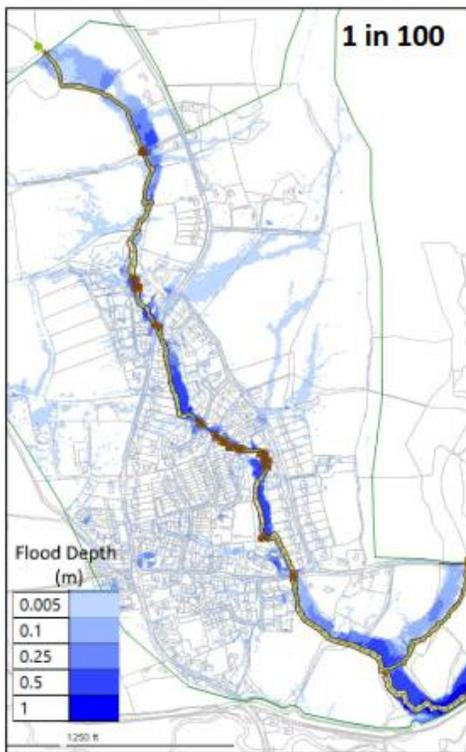
Further Detailed Flood Modelling

4.72 Further to the above, the village has been subject to repeated flood events in recent years, the worst event being in the winter of 2013 when approximately 17 homes were flooded. In response to these recent events, the Parish Council, in conjunction with West Sussex County Council commissioned detailed hydraulic modelling for the village (Loxwood Flood Alleviation Options Appraisal) which undertook baseline modelling of flood levels as well as 1 in 20 and 1 in 100 flood events. The Report identifies that excess surface water flow routes combining with river flows (Loxwood Stream), particularly affecting the following areas:

- Guildford Road
- Pond Close
- Oak Grove
- Burley Close



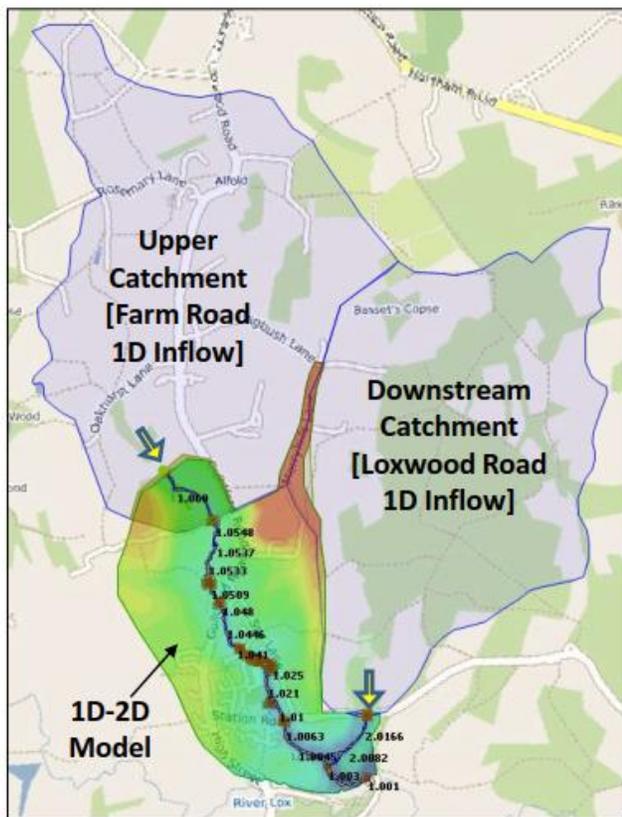
4.73 The report identifies various mitigation options (primarily based on 1 in 100 flood event data) to alleviate flood risk and reduce flood levels including upstream alleviation ponds and site-specific downstream mitigation measures including widening of culverts and other flood defences. The report, which is still ongoing, will assess the impact of these options (in isolation and in combination) on flood levels before making overall recommendations on the most effective and viable flood protection measures for the parish.



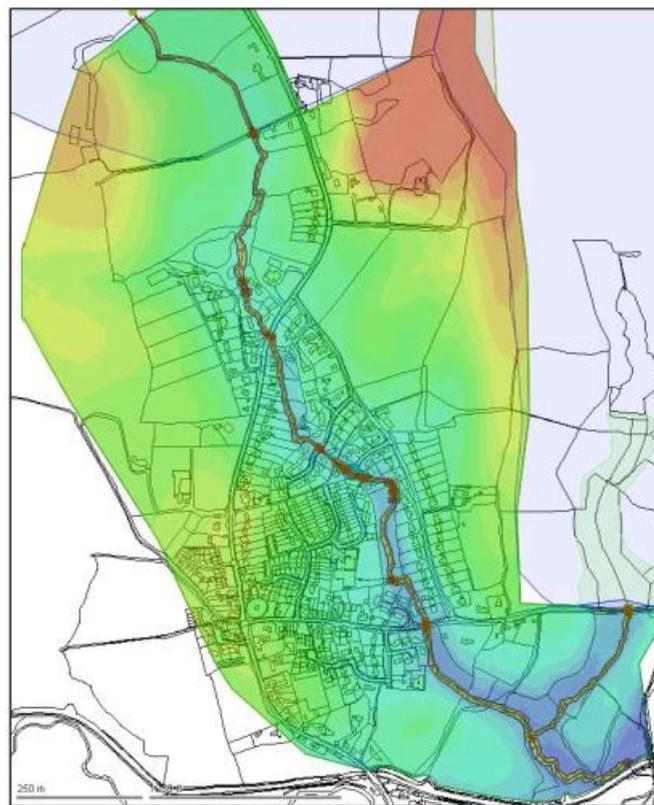
1 in 100 Flood Levels



1 in 20 Flood Levels



Hydraulic Modelling Overview



1D and 2D Flood Modelling

### Sewerage

- 4.74 In terms of sewerage, the parish is served by the wastewater network serving Alfold and Loxwood which connects to a terminal wastewater pumping station (WPS) adjacent to Onslow Arms PH, at Loxwood and is then pumped to Loxwood Wastewater Treatment Works (WTW). A second branch of the wastewater network, serving Plaistow and Ifold, connects at Onslow Arms WPS, where there is an EA consented Combined Sewer Overflow (CSO), that discharges excess storm related wastewater into the adjacent River Lox.
- 4.75 Loxwood WTW, which serves Alfold, Loxwood, Plaistow and Ifold, was originally designed for a population equivalent of 3300 in the mid 1960's and significant development within the last 20 years has increased the total catchment population to around 4500 resulting in waste water capacity and administrative/operational issues for the catchment area which is split between Southern Water (Loxwood, Plaistow and Ifold) and Thames Water (Alfold).
- 4.76 Sewers throughout the whole catchment area suffer high levels of *direct surface water inflow* and *infiltration*, particularly during wet winter periods. This is exacerbated by the catchment's soil type, typically Wealden Clay, which when saturated by persistent rainfall, exhibits downward percolation causing external groundwater pressure on joints in drainage pipes and manhole chambers, resulting in *rainfall induced infiltration* into all private and public wastewater systems and it is the dominant factor in causing hydraulic overloading of the Alfold and Loxwood wastewater network.
- 4.77 A number of properties in Loxwood (as well as other areas in the catchment area) have suffered internal flooding as well as sewerage flooding to gardens and sewage backing up and preventing use of downstairs shower/toilet facilities.
- 4.78 To date, the network operator Southern Water has not committed the capital expenditure necessary to alleviate hydraulic overloading of the wastewater network. Further development in the parish (and wider catchment area) is likely to progressively exacerbate overloading of the wastewater network with no guarantee that the Water Companies will provide funding to resolve issues relating to any deterioration in wastewater performance.

### Water Stress

4.79 The entire South East of England is identified as a water stressed area.

## **Built Environment**

### Conservation Areas

4.80 There are no conservation areas in the parish.

### Listed Buildings

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

### Other

4.82 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.

4.83 A copy of the parish Historic Environment Record provides further information and can be seen in Appendix 2.

## 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)**

**The National Planning Policy Framework (2019)**

**National Planning Practice Guidance (2014-)**

**Chichester Local Plan Key Policies 2014 – 2029**

**Chichester Site Allocations Plan**

**Chichester Local Plan Review Preferred Approach 2016 - 2035 (2018)**

**West Sussex Landscape Character Assessment (2003)**

**Chichester Local Plan Review Landscape Capacity Study - Revised (2019)**

**Chichester Habitat Regulations Assessment – Local Plan Review (2018)**

**Chichester Housing and Economic Development Needs Assessment (2018)**

**Chichester Housing and Economic Land Availability Assessment (2018)**

**Chichester Open Space, Sport Facilities, Recreation Study and Playing Pitch Strategy (2018)**

**Chichester Playing Pitch Strategy (2018)**

**Chichester Infrastructure Delivery Plan (2018)**

**Chichester Strategic Flood Risk Assessment (2018)**

**Chichester Local Plan Review Sustainability Appraisal (2018) and Scoping Report (2017)**

**Transport Study of Strategic Development Options and Sustainable Transport Measures (2018)**

**Chichester Water Quality Assessment (2018)**

**Coastal West Sussex Gypsy and Traveller Accommodation Assessment (2018/19)**

**Chichester Historic Environment Strategy and Action Plan (2017)**

**Chichester Employment Land Review (2009 & 2013)**

**West Sussex Transport Plan (2011)**

**Chichester Local Plan Review Background Papers (2018-19)**

**Chichester Strategic Housing Market Assessment (2012)**

**Chichester Strategic Growth Study – Waste Water Treatment Options (2010)**

**Chichester Phase 1 Habitat Survey (2013)**

**Sussex Joint Minerals Local Plan (2018)**

**West Sussex Transport Plan (2011)**

**Chichester Historic Environment Record**

## 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 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 the appraisal of the policies therefore sets out the 'broad implications' for the SEA 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
<u>Social</u>	
Soc/1. To ensure the delivery of affordable and sustainable homes that meet specified local needs	<ul style="list-style-type: none"> <li>- Will the Neighbourhood Plan improve the availability of affordable housing to meet specified local needs?</li> <li>- Will the Neighbourhood Plan ensure the right type of development is brought forward to meet the needs of all residents, in particular older residents?</li> <li>- Does the Neighbourhood Plan encourage high quality and sustainable development?</li> <li>- Will the Neighbourhood Plan prioritise the use of vacant and previously developed land/brownfield land?</li> </ul>
Soc/2. Retain and enhance existing community facilities and services	<ul style="list-style-type: none"> <li>- Will the Neighbourhood Plan retain and enhance the provision of community services and facilities or put further pressure on them?</li> <li>- Will accessibility to new and/or existing facilities be improved?</li> <li>- Can any new development be accommodated by existing infrastructure (such as community facilities, services and other infrastructure)?</li> </ul>
Soc/3. Promote walking and cycling and other forms of sustainable transport with the aim of reducing the need to travel by car	<ul style="list-style-type: none"> <li>- Will the Neighbourhood Plan promote sustainable forms of transport and encourage walking and cycling to shops, facilities and services?</li> <li>- Does the Neighbourhood Plan encourage the linking to/extension of existing access networks?</li> <li>- Will the Neighbourhood Plan benefit the health of the community?</li> </ul>
<u>Economic</u>	
Eco/1. Support the growth of the local economy and meet the needs of local businesses	<ul style="list-style-type: none"> <li>- Will the Neighbourhood Plan support existing shops and businesses?</li> <li>- Will the Neighbourhood Plan align with the long term plans of key businesses in the parish?</li> <li>- Will the Neighbourhood Plan support and provide for new businesses over the plan period?</li> </ul>
<u>Environmental</u>	
Env/1. Ensure the protection, preservation, restoration and enhancement of wildlife habitats	<ul style="list-style-type: none"> <li>- 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)?</li> <li>- Will the Neighbourhood Plan safeguard and ensure there are no adverse impacts on the parish's ancient woodland?</li> <li>- Will the proposals maintain or restore the integrity of the European designated sites</li> </ul>
Env/2. Protect the character, qualities and identity of the parish's natural landscape	<ul style="list-style-type: none"> <li>- Are there likely to be any harmful impacts to the character and/or valued natural landscape of the parish?</li> <li>- Will the Neighbourhood Plan ensure that any landscape impact is minimised and that landscaping mitigation is sympathetic to the existing character of the parish?</li> </ul>

<p>Env/3. Protect the character and significance of the parish's heritage assets</p>	<ul style="list-style-type: none"> <li>- Does the Neighbourhood Plan ensure that development respects the historic character of the parish and minimises any detrimental impacts?</li> <li>- Will development impact on designated heritage assets (including listed buildings and scheduled ancient monuments)?</li> <li>- Will development impact on non-designated heritage assets such as archaeological sites and locally designated heritage assets?</li> </ul>
<p>Env/4. To ensure that development does not increase the risk of flooding</p>	<ul style="list-style-type: none"> <li>- Does the Neighbourhood Plan reduce the risk of flooding?</li> <li>- Is the site within an area of flood risk?</li> <li>- Will the Neighbourhood Plan ensure removal of surface water by sustainable methods?</li> <li>- Will development of the site / the Neighbourhood Plan improve or exacerbate waste water capacity constraints?</li> </ul>
<p>Env/5. To reduce the parish's use of resources and impact on climate change</p>	<ul style="list-style-type: none"> <li>- Will the Neighbourhood Plan promote energy efficiency and the use of renewables within the parish?</li> <li>- Will the Neighbourhood Plan encourage a reduction in water consumption?</li> </ul>

## 9. Loxwood Neighbourhood Plan

- 9.1 The Loxwood Neighbourhood Plan outlines how the Neighbourhood Area (as identified in the Parish Context section) will develop and grow over the plan period (2019 to 2037). 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:
1. *(a) To promote sustainable housing development through limited and controlled growth on allocated sites in accordance with the Chichester District Council Saved and Emerging Local Plans policy 5 and the National Planning Policy Framework.*
  2. *(b) To ensure that the housing on the allocated sites provides an integrated mixture of open market housing and affordable housing to include the young and elderly.*
  3. *(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.*
  4. *(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 buildings of an historic and architectural interest to the parish.*
  5. *(e) To establish a revised Settlement Boundary (SB) for the village of Loxwood.*
  6. *(f) To establish a parish rural housing policy for development outside the SB.*
  7. *(g) To establish a safer environment for pedestrians and cyclists as well as motorists within the village and parish of Loxwood.*
  8. *(h) To ensure that the sewage and surface water provisions are fit for purpose and are upgraded commensurate with any increase in demand.*
  9. *(i) To promote the concept of a village centre with facilities for people to meet and relax together with the possible provision of further retail outlets, all provided as part of a mixed housing development in a central location.*
  10. *(j) To ensure that all new developments within the parish are configured to optimise high-speed fibre optic broad band connectivity.*
  11. *(k) To promote business activity within the parish and, if demand requires, establish business work units.*

12. *(l) To conserve energy and limit light pollution in all new developments.*
13. *(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.*
14. *(n) To identify and protect the areas of green spaces which are important to the parish.*
15. *(o) To promote the use of energy efficient technologies in the early design stages of all new developments.*
16. *(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 Objectives

Objectives	Neighbourhood Plan Objectives			
	S	M	L	Explanation
Soc/1. To ensure the delivery of affordable and sustainable homes that meet specified local needs	++	++	++	Objectives a – f will ensure that the housing needs of the parish are met in the most sustainable locations, including affordable housing for young families and older residents.
Soc/2. Retain and enhance existing community facilities and services	+	+	+	Objectives h – k and m will support parish facilities and services and will have a positive impact against this objective.
Soc/3. Promote walking and cycling and other forms of sustainable transport with the aim of reducing the need to travel by car	+	+	+	Objective a, g, i and m aim to encourage walking and cycling, reducing the need to travel by private transportation and objectives j and k will support local businesses and allow home working, providing jobs in the local area and reducing the need to commute.
Eco/1. Support the growth of the local economy and meet the needs of local businesses	+	+	+	Objectives a, b, f, i, j, k and m will provide the support for new and existing local businesses, ensuring their needs are met through labour, local services and infrastructure provision.
Env/1. Ensure the protection, preservation, restoration and enhancement of wildlife habitats	0?	0?	0?	Whilst objectives a, f and k could potentially place pressure on the parish's natural environment, wildlife and habitats, it is expected that objective n and l will provide some mitigation.
Env/2. Protect the character, qualities and identity of the parish's natural landscape	0?	0?	0?	Whilst objectives a, f and k could potentially place pressure on the parish's natural environment, it is expected that objective d, l and n will provide some mitigation.
Env/3. Protect the character and significance of the parish's heritage assets	0?	0?	0?	Whilst objectives a, f and k could potentially place pressure on the parish's built environment and heritage assets, it is expected that objective d and p in particular will mitigate any adverse impact.
Env/4. To ensure that development does not increase the risk of flooding	0?	0?	0?	Whilst objectives a, f and k could potentially place pressure on the parish's key infrastructure and areas of flood risk, it is expected that objective h in particular will mitigate any adverse impact.
Env/5. To reduce the parish's use of resources and impact on climate change	+	+	+	Objective o will ensure a positive impact on this objective.

## 11. Appraising the Policy Options

- 11.1 The SEA Regulations require consideration of 'reasonable alternatives' in the plan making process. 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

- 11.2 Further to this, paragraph 65 of the NPPF states that "*strategic policy-making authorities should establish a housing requirement figure for their whole area... (and) should also set out a housing requirement for designated neighbourhood areas. Once the strategic policies have been adopted, these figures should not need retesting at the neighbourhood plan examination, unless there has been a significant change in circumstances that affects the requirement*".
- 11.3 Policy S5 of the Chichester District Local Plan Review Preferred Approach<sup>11</sup> (December 2018) allocates 125 new homes to Loxwood over the plan period, including homes permitted and built since April 2016. CDC has recently confirmed (in a letter dated November 2020) that this housing target is not changing. The Local Plan is subject to a Sustainability Appraisal<sup>12</sup> (SA) which assesses various options for the overall housing number and distribution. The SA identifies the proposed approach in S4 (650 dwellings per annum) as the most sustainable option. All options considered through the SA consider an allocation of 500 homes for the parishes (which includes the allocated 125 homes at Loxwood). It is therefore considered that there are no reasonable alternatives to the parish housing figure. Should there be any changes to the housing figure as the Local Plan progresses, the Neighbourhood Plan will be reviewed again (prior to submission of the Plan for examination) and will be accompanied by an updated SA.
- 11.4 **On this basis, no further assessment of levels of growth for the parish is required through the Neighbourhood Plan SEA process.**
- 11.5 Notwithstanding, for the purposes of the SEA, the figure of 125 is considered a broad number and, furthermore, the Neighbourhood Plan Call for Sites process identified additional site options beyond those identified in the Local Plan HEELA and all options will be assessed against the sustainability framework on their own merits. The figures set in policy S4 and S5 are minimum figures and so, should the SA/SEA process (and ultimately the Neighbourhood Plan) find other suitable options, the housing requirement figure could be exceeded.

### Site Options

- 11.6 An appraisal of all sites 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 and the adopted Neighbourhood Plan. Some further sites have also been identified through the District Council Housing and Economic Land Availability Assessment (HELAA).
- 11.7 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.

<sup>11</sup> [https://www.chichester.gov.uk/media/31058/Local-Plan-Review-2016-2035-Preferred-Approach/pdf/Local\\_Plan\\_Review\\_2016-2035\\_-\\_Preferred\\_Approach.pdf](https://www.chichester.gov.uk/media/31058/Local-Plan-Review-2016-2035-Preferred-Approach/pdf/Local_Plan_Review_2016-2035_-_Preferred_Approach.pdf)

<sup>12</sup> [https://www.chichester.gov.uk/media/30955/Sustainability-Appraisal-for-the-Chichester-Local-Plan-Review---Preferred-Approach/pdf/Sustainability\\_Appraisal\\_for\\_Reg\\_18\\_PREFERRED\\_Approach\\_.pdf](https://www.chichester.gov.uk/media/30955/Sustainability-Appraisal-for-the-Chichester-Local-Plan-Review---Preferred-Approach/pdf/Sustainability_Appraisal_for_Reg_18_PREFERRED_Approach_.pdf)

11.8 The following sites have been considered through the Neighbourhood Plan process but have been 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.

- Loxwood Garage
- Loxwood Farm

11.9 Also, for the purposes of this Strategic Environmental Assessment, 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 to the West of Guildford Road	Neighbourhood Plan Review call for sites
2	Hawthorn Cottage	Neighbourhood Plan Review call for sites
3	Loxwood House	Neighbourhood Plan Review call for sites CDC HELAA – rejected site
4	Land to the rear of Blackhall	Neighbourhood Plan Review call for sites
5	Woolspinners	Neighbourhood Plan Review call for sites
6	Land South of Loxwood Farm Place	Neighbourhood Plan Review call for sites
7	The Wharf	Neighbourhood Plan Review call for sites
8	Orchard House	Neighbourhood Plan Review call for sites
9	Nursery Site (allocated in adopted Loxwood NP)	Neighbourhood Plan Review call for sites
10	Farm Close (allocated in adopted Loxwood NP)	Neighbourhood Plan Review call for sites
11	Commercial Land at Nursery Green	Neighbourhood Plan Review call for sites
12	Loxwood Farm	Neighbourhood Plan Review call for sites
13	Loxwood Garage	Neighbourhood Plan Review call for sites
13	Land north of Little Garton	CDC HELAA HLX0006
14	The Old School	Put forward through Regulation 14 consultation

Objectives	Land to the West of Guildford Road			Explanation
	S	M	L	
Soc/1. To ensure the delivery of affordable and sustainable homes that meet specified local needs	++	++	++	This is a part-brown field but largely greenfield site containing an existing dwelling. The site could accommodate approximately 50 dwellings, delivering a significant amount of on-site affordable homes and providing for local housing needs.
Soc/2. Retain and enhance existing community facilities and services	+?	+	+	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, early years, primary and secondary school provision to accommodate this level of development, especially in the short term.
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 notable impact on this objective.
Eco/1. Support the growth of the local economy and meet the needs of local businesses	+	+	+	This is a large site and its development would increase the customer base for parish businesses but it is unlikely to have a notable impact on this objective.
Env/1. Ensure the protection, preservation, restoration and enhancement of wildlife habitats	0?	0?	0?	<p>The site does not contain (or within close proximity to) Ancient Woodland, Priority Habitat or locally and nationally important biodiversity designations.</p> <p>The site is approx. 2.1 km from Chiddingfold Forest SSSI and 5 km from Copenhall Hanger SSSI (favourable). Whilst development of the site may result in an increase in traffic on local roads (including Plaistow Road and Loxwood Road) and potentially an increase in recreational pressure on the site, given the scale of the development and the distance, the impact is considered negligible.</p> <p>The site is approx. 5.5 km from The Mens SAC and 6.8 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.</p> <p>It is thought there is a known bat roost on the site (Hollyview House) and that bats use the boundary vegetation for commuting and foraging. It is expected that this could be managed through surveys, mitigation measures and appropriate bat licences where necessary.</p> <p>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.</p> <p>There are a number of significant trees and hedgerows on the edges of the site but it is expected that these could be retained.</p>
Env/2. Protect the character, qualities and identity of the parish's natural landscape	-	-	-	The site is a large, open site currently used as a paddock. The site slopes, rising east to west.

				<p>This site does not have any special landscape designations but is located within an area identified as having 'medium/low' landscape capacity in the Chichester District Landscape Capacity Study.</p> <p>There are few on-site features other than mature trees and hedgerows which provide landscape screening to the south, west and further to the north. This will assist in mitigating harm to the attractive rural character and landscape setting of this part of the village but, due to its scale and openness, the site could be visible in wider views, in particular from the elevated plateau to the north.</p> <p>This site is in an area thought to be Grade 3 (medium to good) Agricultural Land.</p>
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?	<p>The site is not located within a flood zone.</p> <p>The site is not thought to be within an area susceptible to surface water or groundwater flood risk.</p> <p>Additional development in the village could result in an increased risk of foul water flooding unless supported by the necessary infrastructure upgrades.</p>
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, including water, but an impact on this objective is considered unlikely.

Objectives	Hawthorn Cottage			Explanation
	S	M	L	
Soc/1. To ensure the delivery of affordable and sustainable homes that meet specified local needs	+	+	+	This is a part-brown field and part-greenfield site containing an existing dwelling and a paddock, which could accommodate approximately 10 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. There is some uncertainty as to whether there is sufficient health care, early years, primary and secondary school provision to accommodate this level of development, especially in the short term.
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 notable impact on this objective.
Eco/1. Support the growth of the local economy and meet the needs of local businesses	0	0	0	This is only a modest site but would result in a small increase to the customer base for parish businesses but it is unlikely to have a notable impact on this objective.
Env/1. Ensure the protection, preservation, restoration and enhancement of wildlife habitats	0?	0?	0?	<p>The site does not contain (or within close proximity to) Ancient Woodland, Priority Habitat or locally and nationally important biodiversity designations.</p> <p>The site is approx. 2.1 km from Chiddingfold Forest SSSI and 5.9 km from Coppenhall Hanger SSSI (favourable). Whilst development of the site may result in an increase in traffic on local roads (including Plaistow Road and Loxwood Road) and potentially an increase in recreational pressure on the site, given the scale of the development and the distance, the impact is considered negligible.</p> <p>The site is approx. 5.4 km from The Mens SAC and 6.5 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</p> <p>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.</p> <p>There are a number of significant trees and hedgerows on the edges of the site. Some, more centrally located, are unlikely to be retained.</p>
Env/2. Protect the character, qualities and identity of the parish's natural landscape	0	0	0	<p>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.</p> <p>Whilst the is located within an area identified as having 'medium/low' landscape capacity in the Chichester District Landscape Capacity</p>

				<p>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.</p> <p>This site is in an area thought to be Grade 3 (medium to good) Agricultural Land.</p>
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?	<p>The site is not located within a flood zone.</p> <p>The site is not thought to be within an area susceptible to surface water or groundwater flood risk.</p> <p>Additional development in the village could result in an increased risk of foul water flooding unless supported by the necessary infrastructure upgrades.</p>
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, including water, but an impact on this objective is considered unlikely.

Objectives	Loxwood House			Explanation
	S	M	L	
Soc/1. To ensure the delivery of affordable and sustainable homes that meet specified local needs	+	+	+	This is a part-brownfield and part-greenfield site containing an existing dwelling and a nursery. The site is approx. 1.8 ha and could accommodate between 30 and 40 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, early years, primary and secondary school provision to accommodate this level of development, especially in the short term.
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.
Eco/1. Support the growth of the local economy and meet the needs of local businesses	0?	0?	0?	Development of this site would increase the customer base for parish businesses but it is unlikely to have a notable 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 and 5.8 km from Coppenhall Hanger SSSI (favourable). Whilst development of the site may result in an increase in traffic on local roads (including Plaistow Road and Loxwood Road) and potentially an increase in recreational pressure on the site, given the scale of the development and the distance, the impact is considered negligible.  The site is approx. 5.4 km from The Mens SAC and 6.3 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.  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.  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.

				<p>The north eastern part of the site contains a dwelling whilst the remainder of the site, historically, was a nursery.</p> <p>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.</p> <p>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 has been intensively managed and has little rural character. Most of the pine trees from the previous nursery use have now been felled, albeit those on the boundary remain which enclose the site and provide strong landscape screening.</p> <p>This site is in an area thought to be Grade 3 (medium to good) Agricultural Land.</p>
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?	<p>The site is not located within a flood zone.</p> <p>According to the CDC Strategic Flood Risk Assessment, parts of the site are potentially susceptible to surface water or groundwater flood risk, albeit this could be appropriately managed through drainage strategy.</p> <p>Additional development in the village could result in an increased risk of foul water flooding unless supported by the necessary infrastructure upgrades.</p>
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, including water, but an impact on this objective is considered unlikely.

Objectives	Land to the rear of Black Hall			
	S	M	L	Explanation
Soc/1. To ensure the delivery of affordable and sustainable homes that meet specified local needs	+	+	+	This greenfield site is approx. 0.8 ha and could accommodate approximately 26 dwellings and so could 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?	<p>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.</p> <p>A Public Right of Way runs along the northern boundary of the site which raises some uncertainty and would need to be diverted to facilitate access to the site.</p> <p>There is some uncertainty as to whether there is sufficient health care, early years, primary and secondary school provision to accommodate this level of development, especially in the short term.</p>
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 notable impact on this objective.
Eco/1. Support the growth of the local economy and meet the needs of local businesses	0	0	0	Development of this site would increase the customer base for parish businesses but it is unlikely to have a notable impact on this objective.
Env/1. Ensure the protection, preservation, restoration and enhancement of wildlife habitats	0?	0?	0?	<p>The site does not contain (or within close proximity to) Ancient Woodland, Priority Habitat or locally and nationally important biodiversity designations.</p> <p>The site is approx. 2.3 km from Chiddingfold Forest SSSI and 5.8 km from Coppenhall Hanger SSSI (favourable). Whilst development of the site may result in an increase in traffic on local roads (including Plaistow Road and Loxwood Road) and potentially an increase in recreational pressure on the site, given the scale of the development and the distance, the impact is considered negligible.</p> <p>The site is approx. 5.3 km from The Mens SAC and 6.3 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.</p> <p>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.</p> <p>There are a number of significant trees and hedgerows on the western boundary of the site but it is expected that these could be retained.</p>

Env/2. Protect the character, qualities and identity of the parish's natural landscape	0	0	0	<p>The site is located on the edge of the settlement boundary adjacent to the recently implemented nursery development to the north, allocated through the adopted Loxwood Neighbourhood Plan. The site is currently a paddock to the rear of Blackhall.</p> <p>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 considered suitable through the CDC HELAA (with no further details given).</p> <p>The site is visually sensitive with a public right of way immediately to the north and west of the site. However, the site has been managed and contains few on-site features other than scattered trees (mainly young) within the site and on the boundary (including numerous mature trees and hedgerow on the western boundary).</p> <p>The site is well-related to the village and the strong landscape boundary to the west encloses the site and screens views from the west.</p> <p>This site is in an area thought to be Grade 3 (medium to good) Agricultural Land.</p>
Env/3. Protect the character and significance of the parish's heritage assets	0?	0?	0?	<p>The site is not within the vicinity of designated heritage assets.</p> <p>The site is within close proximity and would enclose Black Hall which is a local (non-designated) heritage asset, however, it is likely that a sensitively designed scheme (including access road) could mitigate any harm to its significance.</p>
Env/4. To ensure that development does not increase the risk of flooding	0?	0?	0?	<p>The site is not located within a flood zone.</p> <p>According to the CDC Strategic Flood Risk Assessment, parts of the site are potentially susceptible to groundwater flood risk, albeit this could be appropriately managed through drainage strategy.</p> <p>Additional development in the village could result in an increased risk of foul water flooding unless supported by the necessary infrastructure upgrades.</p>
Env/5. To reduce the parish's use of resources and impact on climate change	0	0	0	<p>Development of this site is likely to result in demand for resources, including water, but an impact on this objective is considered unlikely.</p>

Objectives	Woolspinners			Explanation
	S	M	L	
Soc/1. To ensure the delivery of affordable and sustainable homes that meet specified local needs	+	+	+	This is a small site (0.2 ha), comprising a residential dwelling and its curtilage (part-brownfield), which could accommodate a small number of homes (up to 5 dwellings). Given its scale, it is unlikely to provide on-site affordable homes but could nonetheless 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 and its development would bring about a modest increase to the customer base for these facilities and services. Whilst there is some uncertainty as to health care, early years, primary and secondary school provision, given the scale of development, the impact is considered negligible.
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 notable impact on this objective.
Eco/1. Support the growth of the local economy and meet the needs of local businesses	0	0	0	Development of this site would result in a modest increase to the customer base for parish businesses but it is unlikely to have a notable impact on this objective.
Env/1. Ensure the protection, preservation, restoration and enhancement of wildlife habitats	0?	0?	0?	<p>The site does not contain (or within close proximity to) Ancient Woodland, Priority Habitat or locally and nationally important biodiversity designations.</p> <p>The site is approx. 2.3 km from Chiddingfold Forest SSSI and 5.8 km from Coppenhall Hanger SSSI (favourable). Whilst development of the site may result in an increase in traffic on local roads (including Plaistow Road and Loxwood Road) and potentially an increase in recreational pressure on the site, given the scale of the development and the distance, the impact is considered negligible.</p> <p>The site is approx. 5.3 km from The Mens SAC and 6.4 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.</p> <p>The site is managed as a residential garden and has limited ecological value but on-site species-specific mitigation may be required.</p> <p>There is one significant tree on the site in addition to boundary hedgerows. It is not known whether the tree could be retained given the scale of development proposed.</p>
Env/2. Protect the character, qualities and identity of the parish's natural landscape	0	0	0	<p>The site comprises a residential dwelling and its curtilage and is located on the edge of the settlement boundary.</p> <p>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</p>

				Study. Notwithstanding, the site is part-brownfield, forms part of the village built up area and has little landscape value.
Env/3. Protect the character and significance of the parish's heritage assets	0?	0?	0?	<p>The site is not within the vicinity of designated heritage assets.</p> <p>The site is within close proximity and could further enclose Black Hall which is a local (non-designated) heritage asset, however, it is likely that a sensitively designed scheme could mitigate any harm.</p>
Env/4. To ensure that development does not increase the risk of flooding	0?	0?	0?	<p>The site is not located within a flood zone.</p> <p>According to the CDC Strategic Flood Risk Assessment, the site is in an area susceptible to groundwater flooding, albeit this could be appropriately managed through drainage strategy.</p> <p>Additional development in the village could result in an increased risk of foul water flooding unless supported by the necessary infrastructure upgrades.</p>
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, including water, but an impact on this objective is considered unlikely.

Objectives	Land South of Loxwood Farm Place			Explanation
	S	M	L	
Soc/1. To ensure the delivery of affordable and sustainable homes that meet specified local needs	+	+	+	This greenfield site is approx. 1.3 ha and could accommodate approximately 22 dwellings and so could provide 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 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, early years, primary and secondary school provision to accommodate this level of development, especially in the short term.
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 notable impact on this objective.
Eco/1. Support the growth of the local economy and meet the needs of local businesses	0	0	0	Development of this site would increase the customer base for parish businesses but it is unlikely to have a notable impact on this objective.
Env/1. Ensure the protection, preservation, restoration and enhancement of wildlife habitats	0?	0?	0?	<p>The site does not contain (or within close proximity to) Ancient Woodland, Priority Habitat or locally and nationally important biodiversity designations.</p> <p>The site is approx. 2.5 km from Chiddingfold Forest SSSI and 5.3 km from Coppenhall Hanger SSSI (favourable). Whilst development of the site may result in an increase in traffic on local roads (including Plaistow Road and Loxwood Road) and potentially an increase in recreational pressure on the site, given the scale of the development and the distance, the impact is considered negligible.</p> <p>The site is approx. 5.1 km from The Mens SAC and 6.2 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.</p> <p>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.</p> <p>There are a number of significant trees and hedgerows on the edges of the site but it is expected that these could be retained.</p>
Env/2. Protect the character, qualities and identity of the parish's natural landscape	0?	0?	0?	<p>This large greenfield site is located to the west of the village settlement boundary.</p> <p>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 and has an attractive rural character. The site was considered suitable through the CDC HELAA (with no further details given).</p>

				<p>The site is enclosed by a strong landscape boundary of mature trees and hedgerows which screens the site, notably from views from public rights of way to the south and west. This will assist in mitigating harm to the attractive rural character and landscape setting of this part of the village.</p> <p>This site is in an area thought to be Grade 3 (medium to good) Agricultural Land.</p>
Env/3. Protect the character and significance of the parish's heritage assets	0?	0?	0?	<p>There are a number of Grade II listed buildings within close proximity to the site. There is existing screening on the eastern boundary and it is likely that a sensitively designed scheme could mitigate any harm (the outline scheme approved by CDC shows the development set significantly back from the eastern boundary and the height of the buildings reflect the surrounding area)</p> <p>A non-designated medieval moated site is known to be located along the northern boundary of the site and there is potential that archaeological remains related to this may extend in within the site. Historic England has also advised that the wider site also has potential for archaeological remains. It is considered that this could be mitigated through undertaking archaeological surveys and investigations through the planning and post-planning process.</p>
Env/4. To ensure that development does not increase the risk of flooding	0?	0?	0?	<p>The site is not located within a flood zone.</p> <p>According to the CDC Strategic Flood Risk Assessment, the site is within an area susceptible to groundwater flooding, albeit this could be appropriately managed through drainage strategy.</p> <p>Additional development in the village could result in an increased risk of foul water flooding unless supported by the necessary infrastructure upgrades.</p>
Env/5. To reduce the parish's use of resources and impact on climate change	0	0	0	<p>Development of this site is likely to result in demand for resources, including water, but an impact on this objective is considered unlikely.</p>

Objectives	The Wharf			Explanation
	S	M	L	
Soc/1. To ensure the delivery of affordable and sustainable homes that meet specified local needs	+	+	+	This is a primarily greenfield site albeit there is currently an existing dwelling to the north east of the site which would be demolished. The site is approx. 1.75ha and could accommodate approximately 18-22 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, post office, 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, early years, primary and secondary school provision to accommodate this level of development, especially in the short term.
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 notable impact on this objective.
Eco/1. Support the growth of the local economy and meet the needs of local businesses	0	0	0	Development of this site would increase the customer base for parish businesses but it is unlikely to have a notable impact on this objective.
Env/1. Ensure the protection, preservation, restoration and enhancement of wildlife habitats	0?	0?	0?	<p>The site does not contain (or within close proximity to) Ancient Woodland, Priority Habitat or locally and nationally important biodiversity designations.</p> <p>The site is approx. 2.6 km from Chiddingfold Forest SSSI and 5.2 km from Coppenhall Hanger SSSI (favourable). Whilst development of the site may result in an increase in traffic on local roads (including Plaistow Road and Loxwood Road) and potentially an increase in recreational pressure on the site, given the scale of the development and the distance, the impact is considered negligible.</p> <p>The site is approx. 5 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.</p> <p>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.</p> <p>There are a number of significant trees and hedgerows on the edges of the site but it is expected that these could be retained.</p>
Env/2. Protect the character, qualities and identity of the parish's natural landscape	-	-	-	<p>This large site currently comprises a residential dwelling and its curtilage, a small stables and 2 paddocks (one large; one small). The site is remote from the existing village settlement boundary but on the edge of the village built up area, being surrounded by residential dwellings to the north east.</p> <p>This site does not have any special landscape designations but is located within an area (sub area 158) identified as having 'medium/low'</p>

				<p>landscape capacity in the Chichester District Landscape Capacity Study.</p> <p>The site slopes, relatively steeply, southwards towards the canal. Whilst the landowner's intention is to only develop the north part of the site (which is admittedly the least sensitive part of the site), 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.</p> <p>This site is in an area thought to be Grade 3 (medium to good) Agricultural Land.</p>
Env/3. Protect the character and significance of the parish's heritage assets	0?	0?	0?	<p>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. Whilst development would be contained to the north of the site, the site is adjacent to the Arun and Wey canal and so could potentially affect its setting and vistas</p>
Env/4. To ensure that development does not increase the risk of flooding	0?	0?	0?	<p>The southernmost part of the site is located within flood zones 2 and 3 but the developable area (as indicated by the landowner) lies outside of these flood zones.</p> <p>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.</p> <p>Additional development in the village could result in an increased risk of foul water flooding unless supported by the necessary infrastructure upgrades.</p>
Env/5. To reduce the parish's use of resources and impact on climate change	0	0	0	<p>Development of this site is likely to result in demand for resources, including water, but an impact on this objective is considered unlikely.</p>

Objectives	Orchard House			
	S	M	L	Explanation
Soc/1. To ensure the delivery of affordable and sustainable homes that meet specified local needs	+	+	+	This is a relatively small site of approx. 0.6 ha, comprising a residential dwelling (to be demolished) and its curtilage (part-brownfield) which could provide up to 10 homes. Given its scale, it is unlikely to provide on-site affordable homes but could nonetheless 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 (including primary school, bus stop and village shops) 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, early years, primary and secondary school provision to accommodate this level of development, especially in the short term.
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 notable impact on this objective.
Eco/1. Support the growth of the local economy and meet the needs of local businesses	0	0	0	Development of this site would increase the customer base for parish businesses but it is unlikely to have a notable impact on this objective.
Env/1. Ensure the protection, preservation, restoration and enhancement of wildlife habitats	0?	0?	0?	<p>The site does not contain (or within close proximity to) Ancient Woodland, Priority Habitat or locally and nationally important biodiversity designations.</p> <p>The site is approx. 2.8 km from Chiddingfold Forest SSSI and 5.2 km from Coppenhall Hanger SSSI (favourable). Whilst development of the site may result in an increase in traffic on local roads (including Plaistow Road and Loxwood Road) and potentially an increase in recreational pressure on the site, given the scale of the development and the distance, the impact is considered negligible.</p> <p>The site is approx. 5 km from The Mens SAC and 6.6 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.</p> <p>The site itself is managed as a residential garden but connects to the countryside and wildlife corridors to the south / south west and on-site species-specific mitigation may be required.</p> <p>There are a number of significant trees on the edges of the site but it is expected that these could be retained.</p>
Env/2. Protect the character, qualities and identity of the parish's natural landscape	0	0	0	<p>The site comprises a residential dwelling and its curtilage and is located on the edge of the settlement boundary.</p> <p>This site does not have any special landscape designations but is located within an area (sub area 159) identified as having 'low' landscape capacity in the Chichester District Landscape Capacity Study. Notwithstanding, the site lies within the village built up area, comprises a residential dwelling and its surrounding gardens, is not</p>

				prominent from key views within the sub-area and has none of its key characteristics, although there is a visual connection to the rural, wooded stream valley to the south.
Env/3. Protect the character and significance of the parish's heritage assets	0?	0?	0?	There are two Grade II listed buildings immediately to the east / north east of the site in an area characterised by low density development extending out of the village to the east. The siting of buildings, density (overall number of units) and design of the development on this site is not known but will be crucial in determining whether there is a harmful impact on these heritage assets. A sensitively designed scheme will be required to avoid this.
Env/4. To ensure that development does not increase the risk of flooding	0?	0?	0?	The western boundary of the site lies within Flood Zone 3, and, according to the CDC Strategic Flood Risk Assessment, this area also appears to be potentially susceptible to surface water flood risk. It is considered that this risk could be appropriately managed through the siting and design of buildings and an appropriate drainage strategy.  Additional development in the village could result in an increased risk of foul water flooding unless supported by the necessary infrastructure upgrades.
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, including water, but an impact on this objective is considered unlikely.

Objectives	Farm Close			Explanation
	S	M	L	
Soc/1. To ensure the delivery of affordable and sustainable homes that meet specified local needs	+?	+?	+?	This greenfield site is allocated in the adopted Loxwood Neighbourhood Plan for 17 dwellings, including 8 affordable homes and would provide for local housing needs. The site, however, has not come forward to date and so uncertainty over its deliverability remain.
Soc/2. Retain and enhance existing community facilities and services	+?	+?	+?	<p>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.</p> <p>The development would potentially include a community parkland amongst other community benefits, although there is uncertainty over the site's deliverability.</p> <p>There is some uncertainty as to whether there is sufficient health care, early years, primary and secondary school provision to accommodate this level of development, especially in the short term.</p>
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 and a potential contribution towards traffic calming measures forms part of the policy allocation.
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 and the site allocation includes potential space for additional car parking spaces for the nearby GP surgery which would support this business.
Env/1. Ensure the protection, preservation, restoration and enhancement of wildlife habitats	0?	0?	0?	<p>The site does not contain Ancient Woodland, Priority Habitat or locally and nationally important biodiversity designations. There is an area of Priority Habitat to the east of the site but not in close proximity.</p> <p>The site is approx. 2.7 km from Chiddingfold Forest SSSI and 5.3 km from Coppenhall Hanger SSSI (favourable). Whilst development of the site may result in an increase in traffic on local roads (including Plaistow Road and Loxwood Road) and potentially an increase in recreational pressure on the site, given the scale of the development and the distance, the impact is considered negligible.</p> <p>The site is approx. 5 km from The Mens SAC and 6.5 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.</p> <p>The site nonetheless has ecological value and is likely to be used as a wildlife corridor connecting to the countryside to the south and on-site species-specific mitigation would be expected.</p> <p>There are some significant trees on the site.</p>
Env/2. Protect the character, qualities and identity of the parish's natural landscape	0	0	0	<p>The site, currently rough grassland, lies within the Loxwood settlement boundary and sits well within the context of the village settlement pattern.</p> <p>The site does not have any special landscape designations but is located within an area (sub area 159) identified as having 'low' landscape capacity</p>

				in the Chichester District Landscape Capacity Study but is screened from sensitive views to the south and east by mature trees and hedgerow on the boundaries.
Env/3. Protect the character and significance of the parish's heritage assets	0?	0?	0?	The site is not within close proximity of heritage assets albeit Historic England has advised that the site has the potential for archaeological remains. It is considered that archaeological surveys and investigations in the planning/post planning stage could mitigate any harm.
Env/4. To ensure that development does not increase the risk of flooding	0	0	0	The site is not located within a flood zone and, according to the CDC Strategic Flood Risk Assessment, the site is not susceptible to groundwater or 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.
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, including water, but an impact on this objective is considered unlikely.

Objectives	Commercial Land at Nursery Green			
	S	M	L	Explanation
Soc/1. To ensure the delivery of affordable and sustainable homes that meet specified local needs	+	+	+	This site is currently vacant land that formed part of the Nursery Green development. It comprises hardstanding and so could be considered previously developed land. The site could deliver approx. 10 homes to meet local needs, albeit is unlikely to provide affordable homes.
Soc/2. Retain and enhance existing community facilities and services	+?	+	+	<p>This site is within walking distance (800m) of various village facilities and services, being located centrally within the village, and its development would increase the customer base for these facilities and services. Development of the site would provide new retail space (a convenience store) which would provide a valuable community asset. A Public Right of Way runs along the southern boundary of the site.</p> <p>There is some uncertainty as to whether there is sufficient health care, early years, primary and secondary school provision to accommodate this level of development, especially in the short term, albeit this is not a large site.</p>
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 (including the new retail facility that would form part of the development) which will encourage sustainable forms of transport but there is unlikely to be a notable impact on this objective. The provision of a retail unit would also reduce the need for residents to travel outside of the parish to access similar services.
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 and would also provide new retail/business space.
Env/1. Ensure the protection, preservation, restoration and enhancement of wildlife habitats	0?	0?	0?	<p>The site does not contain (or within close proximity to) Ancient Woodland, Priority Habitat or locally and nationally important biodiversity designations.</p> <p>The site is approx. 2.3 km from Chiddingfold Forest SSSI and 5.8 km from Coppenhall Hanger SSSI (favourable). Whilst development of the site may result in an increase in traffic on local roads (including Plaistow Road and Loxwood Road) and potentially an increase in recreational pressure on the site, given the scale of the development and the distance, the impact is considered negligible.</p> <p>The site is approx. 5.3 km from The Mens SAC and 6.3 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.</p> <p>The site is vacant land currently and has limited ecological value.</p> <p>There are a number of significant trees and hedgerows on the southern boundary of the site.</p>

Env/2. Protect the character, qualities and identity of the parish's natural landscape	0	0	0	The site is located within the settlement boundary and adjacent to the recently implemented nursery development to the north.  The site contains no on-site features other than trees and hedgerows on the southern the boundary.
Env/3. Protect the character and significance of the parish's heritage assets	0?	0?	0?	The site is not within the vicinity of designated heritage assets.  The site is within close proximity to Black Hall which is a local (non-designated) heritage asset, however, it is likely that a sensitively designed scheme could mitigate any harm.
Env/4. To ensure that development does not increase the risk of flooding	0?	0?	0?	The site is not located within a flood zone.  According to the CDC Strategic Flood Risk Assessment, parts of the site are 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.
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, including water, but an impact on this objective is considered unlikely.

**Summary**

- 11.10 None of the sites are expected to have significant adverse impacts.
- 11.11 Most of the sites are likely to have a positive impact in terms of the delivery of new homes (including affordable homes) to meet local housing needs, in particular Land West of Guildford Road which, given its scale, could have a significant positive effect.
- 11.12 Farm Close will bring about positive impacts against social and economic objectives as it is an adopted site allocation and so the community benefits secured through the allocation (community parkland, parking spaces for the local GP, traffic calming measures) are known. The commercial land at Nursery Green will also have positive impacts on the social objectives as it will provide a new community/business facility and reduce the need to travel by car.
- 11.13 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). It is also noted that, due to 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 and a Habitat Regulations Assessment screening exercise will need to be undertaken to determine whether an Appropriate Assessment is required to consider the impact of the expected level of development, and of individual sites as well as any other impacts on affected European sites.
- 11.14 The Wharf, due to its location and the attractive rural character and landscape setting of this part of the village, is likely to have an adverse (but not significant) impact on the natural environment objective. The same is the case for Land West of Guildford Road, primarily due to its scale, the openness of the site and its potential visibility in wider views. It is however acknowledged that this site has planning permission.

Outline of Reasons

11.15 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	Site	Outline Reasons
1	Land to the West of Guildford Road	<p>The site is a preferred option for the following reasons:</p> <ul style="list-style-type: none"> <li>• Despite potential environmental harm (not significant and which to some extent could be mitigated), this site will have positive effects on social and economic objectives, including a significant positive effect in terms of the delivery of a substantial amount of housing to meet local needs (including affordable homes)</li> </ul>
2	Hawthorn Cottage	<p>The site is a preferred option for the following reasons:</p> <ul style="list-style-type: none"> <li>• This site will have positive effects on social objectives in terms of delivering a small number of homes to meet local needs.</li> <li>• The site is not likely to have any environmental harm given the site context referred to in the full appraisal</li> </ul>
3	Loxwood House	<p>The site is a preferred option for the following reasons:</p> <ul style="list-style-type: none"> <li>• This site will have positive effects on social objectives in terms of delivering a number of homes to meet local needs, including affordable homes.</li> <li>• The site is not likely to have any environmental harm given the site context referred to in the full appraisal</li> </ul>
4	Land to the rear of Blackhall	<p>The site is a preferred option for the following reasons:</p> <ul style="list-style-type: none"> <li>• This site will have positive effects on social objectives in terms of delivering a number of homes to meet local needs, including affordable homes.</li> <li>• The site is not likely to have any environmental harm given the site context referred to in the full appraisal</li> </ul>
5	Woolspinners	<p>The site is a preferred option for the following reasons:</p> <ul style="list-style-type: none"> <li>• This site will have only modest positive effects on social objectives (in terms of housing delivery) but is not considered likely to result in any environmental harm (given the site context referred to in the full appraisal) and being well related to the village</li> </ul>

6	Land South of Loxwood Farm Place	<p>The site is a preferred option for the following reasons:</p> <ul style="list-style-type: none"> <li>• This site will have positive effects on social objectives in terms of delivering a number of homes to meet local needs, including affordable homes.</li> <li>• The site is not likely to have any environmental harm given the site context referred to in the full appraisal</li> </ul>
7	The Wharf	<p>The site not a preferred option for the following reasons:</p> <ul style="list-style-type: none"> <li>• The site is likely to result in environmental harm due to its location and the attractive rural character and landscape setting of this part of the village.</li> </ul>
8	Orchard House	<p>The site not a preferred option for the following reasons:</p> <ul style="list-style-type: none"> <li>• Whilst only modest in scale, the site is located in a sensitive low-density area of the village (near to heritage assets) transitioning from the village to countryside and in an area of low landscape capacity</li> </ul>
10	Farm Close (allocated in adopted Loxwood NP)	<p>The site is a preferred option for the following reasons:</p> <ul style="list-style-type: none"> <li>• This site will have positive effects on social objectives in terms of delivering a number of homes to meet local needs, including affordable homes, and various community and local economy benefits</li> <li>• The site is not likely to have any environmental harm given the site context referred to in the full appraisal</li> <li>• The site is an adopted site allocation</li> </ul>
11	Commercial Land at Nursery Green	<p>The site is a preferred option for the following reasons:</p> <ul style="list-style-type: none"> <li>• This site will have positive effects on social objectives in terms of delivering a small number of homes to meet local needs and will also provide a community facility and have a positive impact in terms of promoting sustainable transport</li> <li>• The site is not likely to have any environmental harm given the site context referred to in the full appraisal</li> <li>• The site forms part of an adopted site allocation</li> </ul>

## 12. Appraising the Policies

12.1 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.

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

Objectives	Neighbourhood Plan Policies								
	Policy 1 Housing Allocation Policy			Policy 2 Settlement Boundary Policy			Policy 3 Site Assessments & Allocation of Sites Policy		
	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	++	+	+	++	+	+	++	+	+
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	+	+	+	+	+	+	+	+	+
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?	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 4 Land at Farm Close Policy			Policy 5 Commercial Land at Nursery Green			Policy 6 Land West of Guildford Road		
	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	+	+	+	+	+	+	+	+	+
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?	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	0	0	0

Objectives	Neighbourhood Plan Policies								
	Policy 7 Land South of Loxwood Farm Place			Policy 8 Land to the Rear of Black Hall			Policy 9 Loxwood House		
	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	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	+	+	+	+?	+?	+?	+	+	+
Eco/1. Support the growth of the local economy and meet the needs of local businesses	0	0	0	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 10 Local Green Spaces Policy			Policy 11 Street Lighting Policy			Policy 12 Foul Water Policy		
	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	Policy 13 Surface Water Policy		
	S	M	L
	Soc/1. To ensure the delivery of affordable and sustainable homes that meet specified local needs	0	0
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	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	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	++	++	++
Env/5. To reduce the parish's use of resources and impact on climate change	0	0	0

Objectives	Neighbourhood Plan Policies								
	Policy 14 Built Environment – Housing Density Policy			Policy 15 Built Environment – Vernacular Policy			Policy 16 Wey & Arun Canal Policy		
	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	+	+	+
Env/1. Ensure the protection, preservation, restoration and enhancement of wildlife habitats	+	+	+	+	+	+	+	+	+
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	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 17 Rural Area Policy			Policy 18 Housing Extension – Style and Vernacular Policy			Policy 19 Economy and Business		
	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	+	+	+
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	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	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 20 High Speed Broadband			Policy 21 Traffic Calming & Speed through the village			Policy 22 Environmental Characteristics		
	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	+	+	+	++	++	++	+	+	+

Eco/1. Support the growth of the local economy and meet the needs of local businesses	+	+	+	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?	+	+	+
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	++	++	++

Policy 1

- 12.3 This policy identifies the housing target for the village. This represents a significant number of homes for a rural village which will have a significant impact in terms of housing / affordable housing delivery, even though it is expected that 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. Given this policy does not allocate specific sites, there are a number of uncertainties relating to more site-specific effects (for example biodiversity sites, heritage assets, flood risk etc).
- 12.4 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) 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. For this reason, there is some uncertainty as to the impact on ENV/1.
- 12.5 There is some uncertainty as to the impact of planned development on primary healthcare, early years (where a shortfall is identified), primary and secondary level 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. The policy is not considered likely to impact on other objectives and thus a neutral impact is given.

Policy 2

- 12.6 This policy supports new development in the settlement boundary assisting in the delivery of new homes to meet local need (although unlikely to be affordable). 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. As this specific policy does not define sites, there are various uncertainties in relation to heritage assets (as the parish has a number of listed and locally designated buildings), flood risk (as large parts of the parish suffers from flood risk) and waste water capacity.
- 12.7 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) 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. For this reason, there is some uncertainty as to the impact on ENV/1.

- 12.8 There is some uncertainty as to the impact of planned development on primary healthcare, early years (where a shortfall is identified), primary and secondary level 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. The policy is not considered likely to impact on other objectives and thus a neutral impact is given.

#### Policy 3

- 12.9 This policy allocates a number of sites for housing that currently lie outside of the settlement boundary. This will assist in the delivery of new homes to meet local need, including a significant amount of affordable homes. These sites lie on the edge of the village and are generally in close proximity to (and will support) parish services, facilities and local businesses. Some of the sites lie within the vicinity of listed and locally listed buildings but it is expected that a sensitively designed development of an appropriate density could avoid harm to these assets, there is some uncertainty though. However, it is likely that the cumulative effect of the development of these sites would have an adverse (but not significant) effect on the character of the village. Some of these sites are also known to suffer from flood risk but it is expected that this could be mitigated through site-specific flood and drainage measures (albeit some uncertainty is noted)
- 12.10 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) 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. For this reason, there is some uncertainty as to the impact on ENV/1.
- 12.11 There is some uncertainty as to the impact of planned development on primary healthcare, early years (where a shortfall is identified), primary and secondary level 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. The policy is not considered likely to impact on other objectives and thus a neutral impact is given.

#### Policy 4

- 12.12 This site is allocated for 17 homes (including a small number of affordable homes) meeting local housing needs and potentially delivering various benefits to the local community (community parkland, community green), local businesses (parking spaces for the nearby GP) and a contribution towards traffic calming. However, these benefits 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 3) 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.
- 12.13 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) 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. For this reason, there is some uncertainty as to the impact on ENV/1.
- 12.14 There is some uncertainty as to the impact of planned development on primary healthcare, early years (where a shortfall is identified), primary and secondary level 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. The policy is not considered likely to impact on other objectives and thus a neutral impact is given.

#### Policy 5

- 12.15 The site is located within the settlement boundary, surrounded by residential dwellings, and will deliver a small number of homes to meet local needs, although is unlikely to deliver any affordable homes. The retail convenience store will provide a community facility, benefitting the local economy and reducing the need for residents to travel outside of the parish by private transportation. This policy would also be subject to foul and surface water policies and a traffic calming policy (by virtue of Policy 3) and so foul water sewage infrastructure upgrades are expected to mitigate any negative impact on waste water capacity and a contribution towards traffic calming would be provided, encouraging sustainable forms of transport. The site is thought to be susceptible to groundwater flood risk and so there is some uncertainty as to the impact on this objective.
- 12.16 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) 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. For this reason, there is some uncertainty as to the impact on ENV/1.
- 12.17 There is some uncertainty as to the impact of planned development on primary healthcare, early years (where a shortfall is identified), primary and secondary level 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. The site is located adjacent to Black Hall which is a locally listed building, albeit it is expected that a sensitively designed scheme (i.e. in terms of height and design in particular) in compliance with this policy and other NP policies would mitigate any harm to its significance. However, there is some uncertainty noted in this regard.
- 12.18 The policy is not considered likely to impact on other objectives and thus a neutral impact is given.

#### Policy 6

- 12.19 This is large site that could deliver approximately 50 homes (including a significant amount of affordable homes) to meet local housing needs and thus will have a significant positive effect in this regard. Also, given its scale, and the resultant increase in customer base, there could be benefits for local businesses, community services and facilities. A new area of open space is also proposed which would be of benefit to the local community. Traffic calming measures and a new footpath (or pedestrian crossing) are also to be provided which will have benefits in terms of encouraging sustainable forms of transport. However, the site is a large open site and could be visible in wider views, in particular from the elevated plateau to the north. Whilst existing boundary screening that would be retained, and an appropriate density would assist in softening the impact of the development, it is considered that development of the site would result in some harm to the attractive rural character and landscape setting of this part of the village. Foul water sewage infrastructure upgrades are required through the policy and will mitigate any negative impact on wastewater capacity. The site is not within close proximity of heritage assets and so no impact is expected.
- 12.20 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) 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. For this reason, there is some uncertainty as to the impact on ENV/1.
- 12.21 There is some uncertainty as to the impact of planned development on primary healthcare, early years (where a shortfall is identified), primary and secondary level 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. The policy is not considered likely to impact on other objectives and thus a neutral impact is given.

#### Policy 7

- 12.22 This site is allocated for 24 homes (including a small number affordable homes) meeting local housing needs and so would score positively in this regard. The site is a greenfield site but is well screened from sensitive views to the south and east by mature trees and hedgerow on the boundaries and an appropriate density would assist in softening the impact of the development, however, there is some uncertainty on the impact given the attractive rural character of the site which is identified as having 'medium / low' capacity for development in the CDC Landscape Study and as the detail of any proposal is unknown. There are various listed buildings to the east of the site but a sensitively designed scheme of an appropriate density and height is likely to avoid harm (it is also noted that the policy requires the submission of a Heritage Statement and that the proposed scheme includes an open space buffer separating these heritage assets). A non-designated medieval moated site is known to be located along the northern boundary of the site and there is potential that archaeological remains related to this may extend in within the site. The wider site also has potential for archaeological remains but it is considered that this could be mitigated through undertaking archaeological surveys and investigations (as secured through the policy). This policy would also be subject to foul and surface water policies and a traffic calming policy (by virtue of Policy 3) and so foul water sewage infrastructure upgrades are expected to mitigate any negative impact on waste water capacity and a contribution towards traffic calming would be provided, encouraging sustainable forms of transport (and resulting in a positive impact). The site is thought to suffer from groundwater flood risk and the policy requires the submission of a Flood Risk Assessment and so it is expected that appropriate mitigation will be incorporated into the scheme.
- 12.23 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) 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. For this reason, there is some uncertainty as to the impact on ENV/1.
- 12.24 There is some uncertainty as to the impact of planned development on primary healthcare, early years (where a shortfall is identified), primary and secondary level 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. The policy is not considered likely to impact on other objectives and thus a neutral impact is given.

#### Policy 8

- 12.25 This site is allocated for 14 homes (including a small number affordable homes) meeting local housing needs. The site is a greenfield site but is well-related to the village, screened from sensitive views to the east by mature trees and an appropriate density would assist in softening the impact of the development. The adjacent Black Hall is a locally designated building but a sensitively designed scheme of an appropriate layout, scale and density is likely to avoid harm to the significance of the asset, albeit some uncertainty remains. This policy would also be subject to a foul and surface water policies (by virtue of Policy 3) and so foul water sewage infrastructure upgrades are expected to mitigate any negative impact on waste water capacity. The policy also includes a requirement for a contribution towards traffic calming measures which would encourage sustainable forms of transport (thus having a positive impact). The site would be accessed via the adjacent Nursery Green site and there is some uncertainty as to the existing public right of way which would need to be diverted. The site is thought to suffer from groundwater flood risk and the policy requires the submission of a Flood Risk Assessment and so it is expected that appropriate mitigation will be incorporated into the scheme.
- 12.26 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) 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. For this reason, there is some uncertainty as to the impact on ENV/1.

- 12.27 There is some uncertainty as to the impact of planned development on primary healthcare, early years (where a shortfall is identified), primary and secondary level 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. The policy is not considered likely to impact on other objectives and thus a neutral impact is given.

#### Policy 9

- 12.28 This site is allocated for 30 homes (including affordable homes) meeting local housing needs. The site is a greenfield site but is well screened and has been intensively managed and has little rural character remaining. It is also noted that a landscaping plan is required through the submission of any planning applications. Foul water disposal plan is required to be submitted to ensure that a connection to the nearest point of adequate capacity can be provided (or otherwise necessary sewage infrastructure upgrades secured) to mitigate any negative impact on wastewater capacity and the policy also includes a requirement for a contribution towards traffic calming measures which would encourage sustainable forms of transport (thus having a positive impact) The site is potentially susceptible to surface water and groundwater flood risk and the policy requires the submission of a Flood Risk Assessment and so it is expected that appropriate mitigation will be incorporated into the scheme. The site is not within close proximity to (and will not impact) heritage assets. The policy also could potentially deliver some business space or live/work units, although there is uncertainty as to the demand for such space/units.
- 12.29 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) 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. For this reason, there is some uncertainty as to the impact on ENV/1.
- 12.30 There is some uncertainty as to the impact of planned development on primary healthcare, early years (where a shortfall is identified), primary and secondary level 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. The policy is not considered likely to impact on other objectives and thus a neutral impact is given.

#### Policy 10

- 12.31 This policy identifies 4 areas of land as local green spaces which are valued assets to the local community. These sites are well-used by residents for recreation and, being undeveloped, also provide wildlife habitats and make a contribution to the parish environment, its openness and the rural character of the village. Whilst these are not known to be under pressure from development, they will nonetheless be retained, providing facilities for residents within walking distance of the village and reducing the need to travel further out of the village by private transportation to access similar services. The policy is not considered likely to impact on other objectives and thus a neutral impact is given.

#### Policy 11

- 12.32 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, connected to the countryside. The policy is not considered likely to impact on other objectives and thus a neutral impact is given.

Policy 12

- 12.33 Certain areas of the village suffer from foul water capacity constraints which has a significant detrimental impact on local residents. This policy will ensure that new development is accommodated by necessary infrastructure to avoid exacerbating the existing capacity constraints. The policy is not considered likely to impact on other objectives and thus a neutral impact is given.

Policy 13

- 12.34 Large parts of the village (and wider parish) suffer from various forms of flood risk and the policy requires development within areas of flood risk to be supported by a Flood Risk Assessment and to incorporate sustainable drainage measures to ensure that appropriate flood mitigation measures are in place to avoid increasing flood risk to the site and elsewhere. The policy is not considered likely to impact on other objectives and thus a neutral impact is given.

Policy 14

- 12.35 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 allowing more spacious development, avoiding harm to village heritage assets in particular areas of the village/sites) and will provide more space on development sites 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 15

- 12.36 This policy seeks to ensure that new development is of a high quality and 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, avoids harm to the parish's heritage assets and avoids the loss of ancient woodland. 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 16

- 12.37 The Arun and Wey Canal 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 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 17

- 12.38 This policy sets out the approach to development in the countryside, outside of the village settlement boundary. This policy limits new development in the countryside, ultimately protecting the parish's valued natural landscape, rural character and habitats and thus promotes development in sustainable locations (i.e. within the settlement boundary). The policy does support appropriate agricultural/business development in the countryside as well as the re-use of existing (presumably vacant) buildings for agricultural/business use which has benefits to the rural economy which and will potentially bring about improvements to the local environment. New buildings may have an impact on the rural and historic character but the policy includes measures to mitigate harm. Conversion of these buildings for residential use will potentially deliver a small number of homes but, conversely, will also result in the loss of

agricultural land/buildings and so some uncertainty is noted with regard to Soc/1. The policy does not state a strong support for the conversion of existing buildings to residential use (and seemingly limits this to farm workers who may require such a location), which would admittedly encourage an unsustainable form of development (notwithstanding that this can be achieved through permitted development rights) with occupiers likely having to travel by private transportation to local services and facilities. As the policy deals with restricting as well as supporting new development in the countryside, various uncertainties are noted against objectives. The policy is not considered likely to impact on other objectives and thus a neutral impact is given.

#### Policy 18

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

#### Policy 19

- 12.40 This policy supports new and enhanced retail and business developments which will provide new jobs and support for 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 as to the potential impact on the natural and built environment and wildlife/habitats, albeit provision is made in the policy to ensure any development is respectful of its setting. The policy is not considered likely to impact on other objectives and thus a neutral impact is given.

#### Policy 20

- 12.41 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 21

- 12.42 The intention of this policy is to ensure that traffic calming 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 22

- 12.43 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, ancient woodland, 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. The policy also 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.

### 13. Conclusion

- 13.1 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.
- 13.2 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. 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 and a Habitat Regulations Assessment screening exercise will need to be undertaken to determine whether an Appropriate Assessment is required to consider the impact of the expected level of development, and of individual sites as well as any other impacts on affected European 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 appropriated infrastructure.
- 13.3 There is also some uncertainty as to the impact of planned development on primary healthcare, early years (where a shortfall is identified), primary and secondary level 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.
- 13.4 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.

#### **14. Next Steps and Monitoring**

- 14.1 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..
- 14.2 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.
- 14.3 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
- 14.4 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.

## 15. Appendix 1 - 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), 10 (Appraising the Objectives), 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), 10 (Appraising the Objectives), 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.

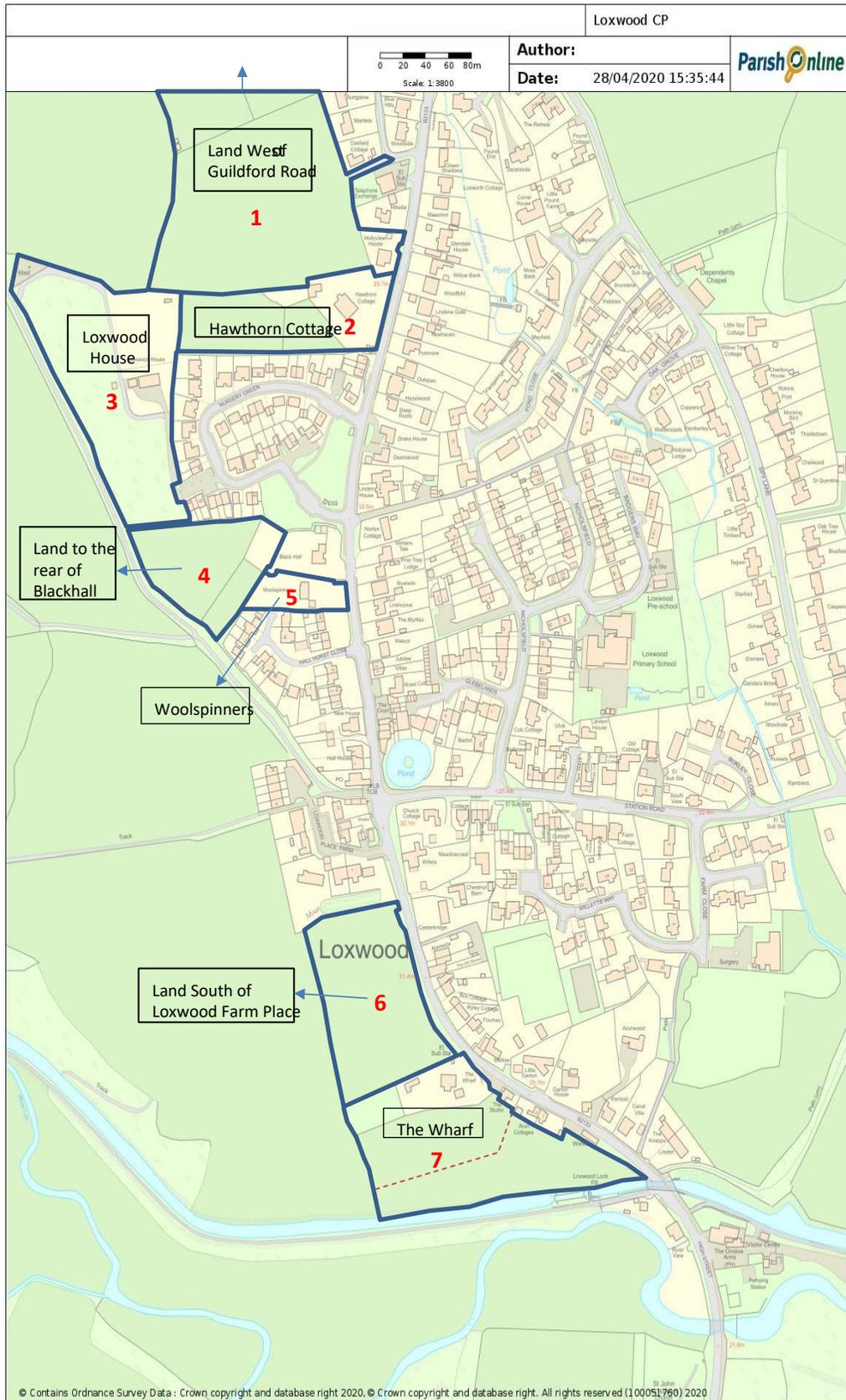
## 15. Appendix 2 - Historic Environment Record

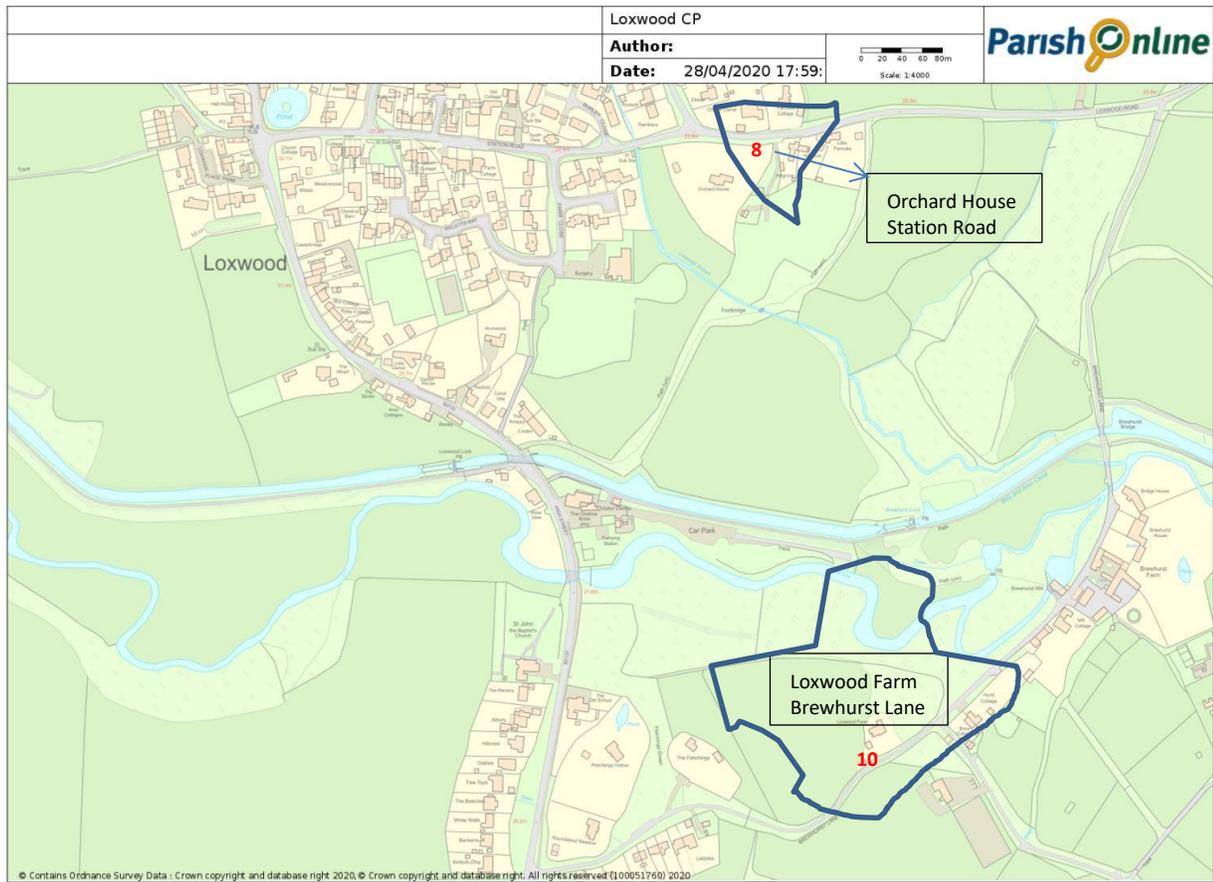
**Appendix 3 – Historic Environment Record Whole Parish Map**

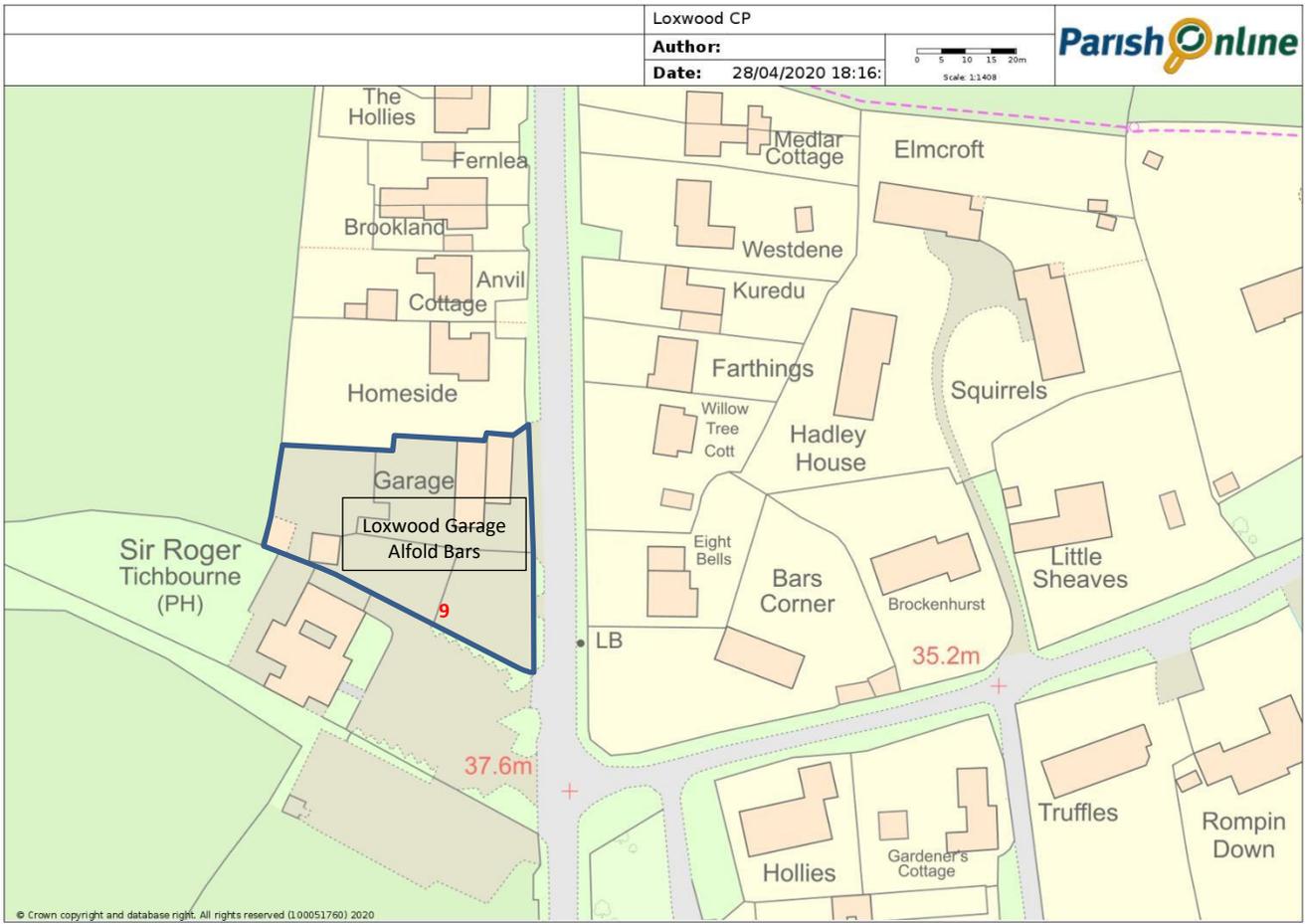
**Appendix 4 - Historic Environment Record Whole Parish Map 2**

**Appendix 5 - Historic Environment Record Whole Village Map**

### Appendix 6 – Site Maps







© Crown copyright and database right. All rights reserved (100051760) 2020