

## **Loxwood Neighbourhood Plan Consultation Response**

Re Paragraph 18.2.2; Policy 2; Figure 6; Pages 20, 21 & 22

The Settlement Boundary as proposed is inconsistent and illogical in respect of land to the West of, and abutting, the B 2133 in the centre of the Village. This anomaly occurs in respect of the land between Hall Hurst Close to the South and the Nursery Site (SHLAA No. LX0855) to the North in that by being drawn as outside the Settlement Boundary it is classified as rural with restrictions as laid out in paragraph 18.2.1 and therefore subject to Policy 12. This is manifestly incorrect since Woolspinners has been developed and occupied as modern housing and as a domestic residential plot since the very early 1970's and has in no way been occupied or operated as farm or rural land since before then. In fact, according to the deeds predating the construction of the existing house there was a previous dwelling occupied by a retired police officer ( East View , a bungalow dating from at least 1952). The positioning of this site outside the Settlement Boundary is even more irrelevant following the recent expansion of the Settlement Boundary to include the development of Hall Hurst Close from truly (actively farmed) rural land to intensive residential use immediately adjoining the whole Southern boundary of Woolspinners, thereby removing the only truly rural aspect of the adjoining property – the other two boundaries being enclosed by Black Hall and its garden and pool.

We would draw attention to the comments registered by the Independent Examiner in her report of April 2014 at paragraph 31. Namely "I do see some sense in extending the Settlement Boundary to incorporate the dwellings between Hall Hurst Close and the allocated Nursery Site" and express my surprise that neither my previous comments nor those of the well qualified Examiner have had any bearing on the Plan as now published.

In view of the above we strongly oppose the identified element of the Settlement Boundary in respect of Woolspinners as being erroneous and submit that it should be amended to include existing previous development thereby remedying this anomaly.

We are happy to support the relevant paragraph and with it the Plan subject to modification of the Settlement Boundary as outlined above.

Hugh & Ann Kersey