



Loxwood Parish Council

Minutes of the Extra Meeting of the Parish Council for Planning Matters held at 7.30pm on Tuesday 6th September 2022 held in the main hall at North Hall

P56/2022 Attendance: Parish Councillors: Tony Colling (Chair); Roger Newman; Simon Bates (arrived during P59/2022); Annette Gardner; Charles Todhunter; Hannah Carey; James Hume. CDC Gareth Evans (arrived during P59/2022) 12 members of the public. Jane Bromley, Clerk

Apologies for Absence: Parish Councillor: Rick Kelsey and Hannah Carey. Simon Bates had apologised that he would be late.

P57/2022 Declaration of Member's Interest: None.

P58/2022 Public Participation – Five members of the public asked to speak on 22/01726/FUL.

1. Concerns on impact on sewerage system, surface water drainage system and poor suggestion for landscaping. In addition, were the houses to be market value houses so the community with benefit from CIL.
2. Houses appear very plain designed to be affordable housing. Water neutrality statement suggestions for mitigation appear unworkable.
3. The shop should be a priority ahead of more housing.
4. Numerous reasons for objection. Limited public benefit, inadequate mitigation for water neutrality, major impact on the landscape. Lack of five- year housing supply as put forward by the developer is contested by CDC. Engagement facts with residents and Parish Council are incorrect and many more statements put forward to be listed in the resident's objection to CDC.
5. Water harvesting suggestion is a water butt on each property which is insufficient.

P59/2022 To Consider new Planning Applications:

LX/22/01726/FUL Land At Little Farm, Pond Copse Lane, Loxwood, Billingshurst, West Sussex, RH14 0XF

Erection of 32 no. residential dwellings with associated access, infrastructure, drainage and landscape works.

OBJECT

Loxwood Parish Council (LPC) object to this application for the following reasons:

1. The surface water drainage system as defined does not reflect the natural drainage of the site. A new drainage system has been designed which takes surface water run-off from the NW part of the site and diverts it into the existing ditch system to the south of the site. This will significantly increase the flow into the southern ditch system and possibly cause over topping. Duncan Kier is aware of this anomaly and has scheduled a meeting with the applicant/ residents/LPC
2. The foul sewerage will be pumped into the adjacent Stonewater development which is not connected to the public sewer located at the B2133. The Stonewater site currently drains its foul system into storage tanks within the development as Southern Water have not yet carried out the promised network upgrade. Pumping an additional 32 houses into the Stonewater system will cause the onsite storage tanks to quickly fill up requiring the tanks to be emptied daily.



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3. The majority of the elevations of the houses are brick with no chimneys which does not fit the vernacular of the parish and therefore does not meet policy 10 of the Loxwood Neighbourhood Plan.
4. The land at Little Farm is not an allocated site in either the made or revised Reg. 14 Neighbourhood Plans. The site is also outside the settlement boundary of both Plans.
5. LPC has consulted the Minister of State for Housing via our MP about the use by CDC of the Interim Policy Statement (IPS) instead of the Made Local Plan and the Made Loxwood Neighbourhood Plan (LNP). The minister in response stated the following. *“By law, each planning application must be determined in accordance with the development plan (including any neighbourhood plans) unless material considerations indicate otherwise”*. CDC claim to have a 5-year housing supply and thus the use of the IPS should not be continued to be used, as there is no justifiable material consideration applicable in this instance, especially as Loxwood has a made NP and also has a revised NP awaiting Reg 15. In LPC’s opinion, continued use of the IPS by CDC is illegal.
6. The use of a flow restrictor to limit water consumption and thus demonstrate water neutrality is nebulous and technically incorrect in closed loop household water systems.
7. The village post office closed on the 17 August and the shop will close on the 25 September. Accordingly, Loxwood has ceased to qualify as a service village and therefore, the proposed development is not in a sustainable location.
8. Loxwood does not have a viable bus service and residents of the development will have to use a car in order to get to work or to visit the shops etc. Accordingly, it is considered that the parking allocation for the development is inadequate as car use will exceed that required by WSCC. Both residents' car parking and visitor parking allocations should be increased.
9. Policy 16 (d) of the LNP requires the applicant to negotiate with LPC/CDC the introduction of traffic calming measures. To date this has not happened.
10. Policy 7 of the LNP requires that all new roads built as part of a development should not feature street lighting.
11. Policies 1, 2, 3, 9, 10, 12, 15, 17, and 18 of the LNP also apply to this development.
12. Great Crested Newts inhabit the site (a protected species).

LX/22/01735/FULEIA Regeneration of Crouchlands Farm, Rickmans Lane
Plaistow Billingshurst West Sussex RH14 0LE

Regeneration of Crouchlands Farm, comprising demolition of selected buildings, extension, refurbishment and remodelling of selected buildings and the erection of new buildings to provide up to a total of 17,169 sq m (including retained / refurbished existing buildings) comprising the existing farm hub (sui generis), a rural enterprise centre (Use Classes E, C1 and F1), a rural food and retail centre (Use Class E and F1), an equestrian centre (Use Class F2 and C1) and a glamping site (Use Class E and sui generis); provision of new hardstanding, pedestrian, cycle and vehicular access, circulation and parking, landscaping



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including new tree planting, maintenance and improvements to the Public Rights of Way, site infrastructure and ground remodelling. Carried forward to the meeting on 3rd October as vital documents were not available at this time.

22/01754/EIA Crouchlands Farm Rickmans Lane Plaistow Billingshurst West Sussex RH14 0LE

Request for an EIA Scoping Opinion in relation to proposed Rickman's Green village development.

Carried forward to the meeting on 3rd October as vital documents were not available at this time.

P60/2022 To receive a list of recent decisions from Chichester District Council.
None.

P61/2022 Matters for next month's agenda. To be confirmed.

P62/2022 Date of next Meeting 3rd October 2022