



Loxwood Parish Council

Minutes of the Meeting of the Parish Council for Planning Matters
held at 7.00pm on Monday 6th September 2021 in the main hall at North Hall

P57/2021 Attendance: Parish Councillors: Tony Colling (Chair); Chris Agar; Rick Kelsey; Simon Bates; and Annette Gardner. Jane Bromley, Clerk. Approximately 40 members of the public.

Apologies for absence: Parish Councillor: Roger Newman

P58/2021 Declaration of Member's Interest – Cllr Agar and Colling declared a non-pecuniary interest in the application LX/21/00788/FUL.

P59/2021 Public Participation – *to receive and note questions, comments or representations made by members of the Public.*

- Thakeham Homes (Peter Walsh and Tristan Robinson) re Little Farm Loxwood proposal

TR outlined the proposal as a development of 35 homes (1 bed to family homes) 30% affordable, powered by solar and air source heat pumps as far as possible and water saving measures. PW confirmed the water saving proposals were being addressed in conjunction with Natural England and proposals would be put forward which Natural England would comment upon when an application was submitted. A consultation with the public had just been sent out and the planning application would be submitted before the end of the year.

Cllr Colling expressed his opinion that as the site was not an allocated state in the emerging revised neighbourhood plan it would not be supported by the Parish Council. He further advised that if all the sites currently proposed in Loxwood were built it would mean a further 214 homes in Loxwood.

Four residents requested to speak regarding the application WSCC/030/21 Pallinghurst Woods.

The Stop The Clay Pits Action Group representative spoke advising that the Group had commissioned professional reports on areas such as market need and transport.

It became apparent that the comments being made would duplicate those in the presentation to be made by the Chair of the Planning Committee and therefore the Chair of Planning agreed that should his presentation not cover all points then these be discussed after.

A resident spoke on the Pallinghurst Wood application as a near neighbour. He spoke how the traffic movements and very near siting of the car park and wheel wash would affect the amenity of his property. The family had chosen the property for seclusion and quiet in particular to address the needs of their autistic son who was home educated. He responded positively to the quiet of their garden area and therefore this space was used mainly for his daily education from home. The noise and dust from lorry movements and wheel washing would destroy this. The resident also spoke of how greatly valued the amenity of the ROW through the woods were valued by the community with many friends and groups meeting to walk through the woods on a regular basis.



Loxwood Parish Council

P60/2021 To Consider new Planning Applications:

WSSCC/030/21 Pallinghurst Woods, Loxwood Road, Loxwood, West Sussex RH14 0RW

An application for planning permission for a clay quarry and construction materials recycling facility (CMRF) for CD&E wastes including the use of an existing access from Loxwood Road, the extraction and exportation of clay and restoration using suitable recovered materials from the CMRF to nature conservation interest including woodland, waterbodies and wetland habitats

Councillor Colling gave the attached presentation to the meeting.

Councillor Colling asked for any questions from the attendees or Councillors. Cllr Kelsey thanked Councillor Colling for the hard work put into his presentation. Councillor Agar proposed the Parish Council should object to the proposals and queried how the objection would be presented to WSSCC. Cllr Colling felt that the Object should state how the proposals do not meet the current planning policies of WSSCC and the Loxwood Neighbourhood Plan. Cllr Bates advised that another usage group of the woods were cyclists including many young people who struggled to find worthwhile activities in the rural area.

Residents did not have any further planning points to make that were not covered by the presentation.

Cllr Colling proposed that the Parish Council strongly objects to the Pallinghurst Wood application WSSCC/030/21 on the grounds as set out in the presentation made to the meeting (attached), seconded by Cllr Bates and all in favour.

LX/21/00788/FUL - Woolspinners , Guildford Road, Loxwood, RH14 0SA

Proposed 2 no. 4-bed detached dwellings and 2 no. 2-bed semi-detached dwellings, access, landscaping and associated works.

No objection subject to the a full HRA Screening and Assessment being carried out to address the latest Natural England advice concerning additional water extraction at Hardham and the impact this will have on the Arun Valley protected sites. The Policies of the Loxwood NP regarding Street Lighting Policy 6 and Broadband Policy 15 have not been addressed in the officers report for a previous application.

LX/21/00347/FUL- Hawthorne Cottage Guildford Road Loxwood RH14 0SF

Demolition of an existing bungalow and redevelopment to provide 18 residential dwellings.

Objection- The comments made in the Parish Council letter of 3rd March 2021 and email of the 14th April 2021 as published on the CDC planning portal still apply.



Loxwood Parish Council

The Parish Council held a meeting with Reside Developments, WSCC and CDC on 2nd June 2021 a copy of the minutes are attached.

LPC drainage consultant has reviewed the Updated Drainage Strategy (19/08/21) from Reside. They have taken on board most of the points on surface water drainage that were made in the meeting with them on 02/06/21 (Meeting Notes attached), but two specific issues have not been addressed.

1. Reside had agreed to relay and upsize the existing 150 mm highway drain along the site frontage to 225 mm, but this is not shown on the drawing. Approval by WSCC of the proposed connection of the onsite surface water system was conditional on the completion of this highway drain upgrade.

2. The Reside drawing shows a proposed 225 mm culverted diversion of the watercourse that runs west to east along the northern boundary of the site. CDC and LPC had requested that this should be an open ditch, if possible. Obviously there are a number of large trees along this boundary, which pose problems in finding a satisfactory route for either an open ditch or culvert. Whichever alternative is finally approved, the connection point (outfall) will be into the new section of open ditch, being provided by Thakeham Homes on the adjacent development site (plan attached). The note on the Reside drawing "Shallow ditch removed and diverted through pipe. Existing pipework to be replaced with 225 mm by others" does not make sense. The note should read "Connect to new section of open ditch by others" There are two further points, not related to surface water drainage.

3. There is a foul pumping station shown on the Updated Drainage Strategy Drawing. This was discussed at the 02/06/21 meeting. This site does not need to have a pumped foul water system, as it can drain by gravity. As we know, the issue is whether Southern Water will carry out any upgrading works to accommodate Reside (and other) developments. The construction of an onsite foul pumping station would necessitate the developer entering into a Section 98 (Water Act) requisition with SW and this is not covered by Reside's drainage strategy.

4. The meeting notes refer to extending the footpath to the south of Hawthorne Cottage, to link with Nursery Green footpath. The Parish Council cannot see any confirmation of this in the Reside documents/drawings. Completion of this essential footpath extension needs to be confirmed, either by Reside, or Thakeham.

P61/2021 To receive a list of recent decisions from Chichester District Council.

LX/21/00530/DOM Brewhurst House Brewhurst Lane Loxwood RH14 0RJ

Single storey rear extension and alterations.

PERMIT

LX/21/00881/PLD Brookside Guildford Road Loxwood RH14 0SF

To convert existing attached garage and carport to habitable accommodation.

PERMIT



Loxwood Parish Council

LX/21/01557/DOM Peacocks Plaistow Road Loxwood RH14 0TS
Construction of new 3 bay garage with home office/study above.

PERMIT

LX/21/01918/DOM Pephurst Farm Station Road Loxwood Billingshurst West Sussex
RH14 0RW

Alterations, entrance porch and single storey side extension.

Permit

LX/21/01919/LBC Pephurst Farm Station Road Loxwood Billingshurst West Sussex
RH14 0RW Alterations, entrance porch & side extension.

PERMIT

LX/21/00143/DOM Little Pound Farm Spy Lane Loxwood Billingshurst West Sussex
RH14 0SQ

Move existing driveway from north side of front garden to south side of front garden.

PERMIT

LX/21/01620/DOM Silverwood Pound Close Loxwood RH14 0SG

Erection of a detached garage.

PERMIT

LX/21/01686/DOM

Silverwood Pound Close Loxwood RH14 0SG

Erection of a single storey rear extension and formation of a new roof to the existing conservatory. PERMIT

P62/2021 Any other matters:

P63/2021 Date for next meeting: Monday 4th October 2021

The meeting closed at 9.15pm