



Loxwood Parish Council

Minutes of the Meeting of the Parish Council for Planning Matters held at 6.30pm on Monday 5th September 2022 to be held in the main hall at North Hall

P56/2022 Attendance: Parish Councillors: Tony Colling (Chair); Rick Kelsey; Roger Newman; Annette Gardner; Charles Todhunter.

Simon Bates (arrived during P59/2022).

Three members of the public. Jane Bromley, Clerk

Apologies for Absence: Parish Councillors: Roger Newman; James Hume; Hannah Carey and Simon Bates apologised he would arrive late.

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

P58/2022 Public Participation –

P59/2022 To Consider new Planning Applications:

LX/22/02286/TPA - Old Oak House, Station Road, Loxwood, Billingshurst, West Sussex, RH14 0SN

Crown reduce by 3m (all round) and crown thin by 20% on 2 no. Oak trees (T2 & T3) subject to LX/02/00663/TPO.

Further information required as there is no tree surgeons report supporting the application.

LX/22/02226/DOM & LX/22/02227/LBC - Froggats Cottage, Rosemary Lane, Cranleigh, Alfold, GU6 8EY Single storey and 2 storey extensions to existing dwelling.

No objection. Loxwood Neighbourhood Plan Policy 13 applies.

LX/22/02278/DOM & LX/22/02279/LBC Brooklands House Skiff Lane Loxwood Single and two storey extensions to east elevation with 1 no additional dormer and internal alterations.

No objection Loxwood Neighbourhood Plan Policy 13 applies.



Loxwood Parish Council

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 including new tree planting, maintenance and improvements to the Public Rights of Way, site infrastructure and ground remodelling.

Objection. Traffic movements which would be arise from the regenerated site activities are a major concern for Loxwood Parish Council. At least 50% of traffic exiting the site could be expected to travel through Loxwood Village of which a significant proportion would be HGVs. Pavements either side of the B2133 through the Loxwood village are either narrow or non-existent and already the Parish Council receives many comments from residents feeling unsafe on these pavements when large HGV travel past. Speeding is a problem through the village and the Parish Council has recently commissioned a plan for traffic calming based on traffic movements which occur currently with an expectation of some increase in movements as could be expected based on regular population growth, we did not anticipate such a large activity centre on our door step. The Transport Technical Note submitted by Plaistow and Ifold Parish Council details the increases in movements of the various types of vehicles and of particular note is the mention of the damage caused by these vehicles leaving the activity centre causing maintenance issues to the roads. The traffic calming through Loxwood would be the responsibility to maintain of the Parish Council. Such an increase in traffic movements would exacerbate this maintenance and would any funding become available from the site for such an expense to a neighbouring Parish?

In addition, Loxwood Parish Council notes that this application is contrary to the CDC Policy 45 Development in the Countryside. This Policy states that development in the countryside should be “small scale” and to meet “local need which cannot be met within or immediately adjacent to existing settlements” The Policy goes on to state that the proposal should be “sustainable” and

1. Well related to the existing farm or farm buildings. This is not the case.
2. Complimentary to any viable operations or uses. This is not the case and in deed resources from outside the area will be transported in to service the development making the chance of local uses being even less viable.
3. The scale siting and design would have minimal impact on the landscape and rural character of the area. This is not the case.

CDC Policy 25 confirms that provision will be made for small scale development in the North of the District this application is contrary to this policy.

CDC Policy 39 does not support such a large- scale development.

Loxwood Parish Council fully support the objection to this proposal from Plaistow and Ifold Parish Council.



Loxwood Parish Council

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.

Loxwood Parish Council have concerns regarding the impact of HGV and increased traffic movements on the integrity of the minor roads surface and underlying road strength which has not be addressed by the EIA and there is no suggestion of how this will be mitigated. Foxbridge Lane was greatly affected by the relatively minor number of HGV movements from the biomass site and this proposal will create high maintenance costs for the surrounding roads and verges.

P60/2022 To receive a list of recent decisions

LX/22/00752/FUL Oaktrees Guildford Road Loxwood West Sussex RH14 0QW
Change of use of land to residential curtilage, including new boundary treatments (amendments to permissions LX/17/02304/FUL following the grant of planning LX/20/01203/DOM). PERMIT

LX/22/00903/FUL Weavers Cottage Drungewick Lane Loxwood West Sussex RH14 0RP

Domestic solar PV array in south facing paddock.
PERMIT

LX/22/01669/DOM Orchards Two Ways Loxwood West Sussex RH14 0SD

Timber orangery to replace existing conservatory (amendment to LX/21/03164/DOM)
PERMIT

P61/2022 Matters for next month's agenda. Foxbridge application in Plaistow and Ifold.

P62/2022 Date of next Meeting 7th November 2022