



LOXWOOD PARISH COUNCIL

Minutes of the Meeting of the Parish Council for Planning Matters

held at 7.00pm on Monday 6th February 2023 in the main hall at North Hall.

P 08/2023 Attendance: Parish Councillors: Tony Colling (Chair); Charles Todhunter; Jamie Lynch (arrived during item P11/2023); Annette Gardner (arrived during item P11/2023); Rick Kelsey; Simon Bates (arrived during item P11/2023); James Hume; and Roger Newman. Jane Bromley, Parish Council Clerk. 3 members of the public. APOLOGIES FOR ABSENCE – Parish Councillors: Annette Gardner apologised she would be late; Simon Bates apologised he would arrive late; Hannah Carey.

P 09/2023 Declaration of Member's Interest – None.

P 10/2023 Public Participation – A resident spoke on the Loxwood Clay Pits appeal which was announced on Friday 3rd February 2023. The grounds of appeal are unknown and has not yet been validated by PINs. Once validated there is a period of four weeks to make any comments. Rudgwick Parish Council would like to collaborate with Loxwood Parish Council regarding this. The resident suggested all parties objecting to the original application collaborate over the appeal.

P 11/2023 To Consider new Planning Applications:

LX/22/03122/FUL - Land South Of Brambles, Brewhurst Lane, Loxwood, West Sussex, RH14 0RJ Installation of 2 no. rows of 11 no. solar panels in field to rear of dwelling for domestic electricity supply.

No objection.

PS/22/03131/OUTEIA – Crouchlands Farm Rickmans Lane Plaistow Billingshurst Outline planning application (with all matters reserved except access) for the erection of up to 492 dwellings (Use Class C3), education provision including primary school (Use Class F1) and associated access, footpaths, open spaces, landscaping and site infrastructure.

Objection – The local road network consists of unclassified roads and it not suitable for the kind of additional traffic movements that 600 houses and ancillary facilities would generate.

With respect to the parish of Loxwood, at least 50% of the traffic movements which would be arise from both sites would pass through the parish and thus are a major concern for Loxwood Parish Council. HGV traffic would also increase. and pavements either side of the B2133 through 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. The B2133/Plaistow road junction is an accident hot spot and several cars have recently have ended up in the pond opposite the junction

Speeding is also 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 development on our door step.

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The Transport Technical Note submitted by Plaistow and Ifold Parish Council with regard to the activity centre, details the increase in movements of the various types of vehicles which would cause 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.

The applicants water neutrality statement suggests the use of a “bore hole” to provide water for both sites. No test drilling has taken place and thus this concept is unproven and even if the water exists, it would be difficult to establish the effect the extraction would have on the Harden aquifer.

Both development sites are not allocated sites in the Reg 19 CDC Local Plan and Loxwood Parish Council concur with CDC that a new village of 600 houses in a rural area adjacent to Plaistow, Ifold and Kirdford is not sustainable.

The applicants Transport Statement makes great play of the “15 Minute Community” and that facilities can be assessed within a 15 minute walk or cycle ride using PROW,s. that are in good condition.

Most PROW’s in the north part of the district become quagmires in winter due to weald clay.

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

PS/22/03114/FULEIA - Crouchlands Farm Rickmans Lane Plaistow Billingshurst
Erection of 108 dwellings (Use Class C3), and associated access and street network, footpaths, open spaces, plant, landscaping and site infrastructure

Objection- Comments as for PS/22/03131/OUTEIA

P 12/2023 To receive a list of recent decision: None.

P 13/2023 Date of next meeting: 6th March 2023