



**Minutes of the Loxwood Parish Council's Planning Committee
Meeting Wednesday Held On 27th August 2025 7.00pm Main Hall
North Hall**

Attendance: Parish Councillors: Charles Todhunter (Chair); Rick Kelsey; Valerie Woods; Annette Gardner; Yvonne Rees; Roger Newman. CDC Garth Evans arrive during P/68/2025. Five members of the public. Jane Bromley, Clerk.

P/65/2025 Apologies: Parish Councillor Jamie Lynch.

P/66/2025 Declaration of Member's Interest. Cllr Todhunter as Chair of CDC Planning Committee (Cllr Todhunter will present the facts of the application, the Parish Councillors excluding Cllr Todhunter will discuss their approach and Cllr Todhunter will then advise of the Local Plan and Loxwood Neighbourhood Plan Policies to reflect the approach to be taken).

P/67/2025 Public Participation:

The Chair of the Neighbourhood Plan Steering Group presented as attached.

A resident presented as attached.

P/68/2025 To Consider new Planning Applications:

LX/25/01686/OUT - Land At Loxwood Farm Place, High Street, Loxwood.

Outline planning application (with all matters reserved except for access) for a mixed-use site accommodating 223 new homes, Class E uses and supporting infrastructure.

Cllr Todhunter described using the applicants Concept plans the layout of the site and its location within Loxwood. He described the various land uses and the community benefits currently included. The nursery building was positioned on the plan but in reality this was a class E premises with no guarantee of a nursery which depended heavily on finding a suitable occupant.

The housing mix was not described and although the housing enabler had suggested a mix this would be decided at Reserved Matters.

The site being a site over 200 units would be required to provide 3 Self and Custom Build plots and also 3 Gypsy, Traveller and Show Persons plots together with 40 % affordable housing. The community bus service relied on 100 trips per day paying £3 per trip for viability and was restricted for use by residents of the site.

Parish Councillors expressed opinions and matters which arose were:

Premature to the Neighbourhood Plan;

Numbers in excess of what was required;

Ahead of sewerage infrastructure provision;

Parish Councillors voted unanimously for an objection to the proposals. (Cllr Todhunter abstained from the vote)

Cllr Todhunter then ran through the Policy contraventions.

Chichester Local Plan Policies: S1, S2, M10, N16, H1, P3, E2, T1

Loxwood Neighbourhood Plan Policies: 10 and 16.

The meeting was suspended to allow residents to speak:

A resident advised Policy A15 of the Local Plan made provision for a phasing of development to allow infrastructure to come forward ahead of development.

A resident was glad to see the Self and Custom Build provision.

A resident was sceptical as to whether the community bus would be viable if restricted to use by site residents only, 100 trips per day from 223 houses did not seem likely.

The meeting was reconvened

The Planning Committee voted unanimously to object to the proposals. (Cllr Todhunter abstained).

See attached letter of objection to Chichester District Council.

P/69/2025 Planning Decisions:
None.

P/70/2025 Neighbourhood Plan Update: Councillor members of the Steering Group to update the Committee on the progress of the Neighbourhood Plan and to Resolve on any action for, or recommendation to the Parish Council.

Carried forward to the meeting on 2nd September 2025.

P/71/2025 Local Plan Update: The Local Plan was adopted on 14th August 2025

P/72/2025 Date of next meeting: Tuesday 2nd September 2025 7pm Finance Thursday 18th September 2025 7pm