



Minutes of the Loxwood Parish Council's Planning Committee Meeting Tuesday 4th November 2025 7.00pm Main Hall North Hall

Attendance: Parish Councillors: Charles Todhunter (Chair); Jamie Lynch; Yvonne Rees; Valerie Dobson; Annette Gardner; Rick Kelsey. 2 Members of the public. Jane Bromley Parish Council Clerk.

P/90//2025 Apologies: Parish Councillor Roger Newman.

P/91/2025 Declaration of Member's Interest: Cllr Woods declared an interest in 25/01964/FUL. Cllr Todhunter declared an interest as both Chair of the Loxwood Planning committee and also Chair of Chichester District Planning committee. To avoid a conflict of interest, he presented the facts of each application to the Loxwood Planning Committee, offered no opinion and abstained on any decision voting regarding each application).

P/92/2025. Public Participation: A resident from Nursery Green spoke to advise of his objection to 25/01964/FUL available to read online. The site has directed sewerage into the private system of Nursery Green owned and currently maintained by Nursery Green residents Association rather than either its own sewerage storage facility or direct to the public sewer system. The system was not designed for this additional capacity above that required for Nursery Green. Tankering away of effluent when storage capacity was reached was charged to the Residents Association although currently recharged via an informal agreement to Antler Homes.

178/2025 Planning Applications

LX/25/01964/FUL - Land West of Guildford Road, Loxwood.

27 no. residential dwellings comprising 19 market units and 8 affordable residential units; a single retail unit, on-site parking and turning, hard and soft landscaping together with sustainable drainage system and alterations to a public right of way. (Variation of condition 2 of permission 20/01977/FUL - creation of 1no. additional parking space and regularisation of 4no. permitted parking spaces) - (Variation of Conditions 7 (rainwater harvesting (RWH) systems) & 38 (Foul drainage) of Planning Permission LX/24/00006/FUL to amend the requirements of the on-site water neutrality mitigation measures and revise the foul water sewerage disposal.

Object. The attached plan shows the arrangement that has been adopted contrary to capacity and legal ownership. The arrangement places an unreasonable burden on a private Resident's Association. The arrangement increase the burden on the private system by 40% above capacity.

Object 5 in favour Cllr Todhunter abstained.

LX/25/02427/PNO - Westland Copse Oakhurst Farm Oakhurst Lane Loxwood.

Proposed grain, machinery and fertiliser store.

No comment

Additional Application

LX/25/02573/PA3Q Beldhamland Farm, Skiff Lane, Loxwood RH14 0AJ

Change of use of agricultural building to 2 no. dwellings.

No comment

P/93/2025 Planning Appeals:

Application No: 25/00631/PIP. DCLG Ref No: 6001032

Land East of Peacocks, Plaistow Road, Loxwood, West Sussex

Proposed Development: One detached two storey dwelling.

Start Date: 14.10.2025

All representations must be received by 18th November 2025.

No further representation to be made.

P/94/2025 Planning Decisions:

LX/25/01976/FUL Brewhurst Sawmill Round street Common Wisborough Green

Removal of existing timber cladding on all elevations and replacement with insulated cladding.

REFUSE

P/95/2025 CDC Planning Committee: Update on applications being considered by the Committee.

Cllr Woods is to read the attached statement to the CDC Planning Committee on 5th November 2025.

P/96/2025 Neighbourhood Plan Update:

Recommendation: To discuss and approve the Locality quote for an Habitat Regulation Assessment (HRA)

- HRA Quote received from consultant body 1. £ 6,007.25
- HRA Quote received from consultant body 2. £15,000

RESOLVED to approve the quote for £6007.25 from Contractor 1.

See attached update from the NPSG Chair.

P/97/2025 Date of next meeting: Tuesday 2nd December 2025 7pm.