



Minutes of the Loxwood Parish Council's Planning Committee Meeting Tuesday 3rd March 2026 7.00pm Main Hall North Hall

ATTENDANCE: Parish Councillors: Charles Todhunter (Chair); Rick Kelsey; Valerie Woods; Yvonne Rees; Annette Gardner. Two representatives from Macar. One member of the public. Jane Bromley Parish Council Clerk.

P/18/2026 Apologies: Parish Councillor Jamie Lynch. CDC Gareth Evans

P/19/2026: Declaration of Interests: Cllr Todhunter declared an interest as 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. Cllr Kelsey as a near neighbour of the Farm Close site discussed during the adjournment and also Orchard House application 26/00133/FUL.

P/20/2026 Public Participation: Gemma Brickwood from Macar presented on Proposals for development at Farm Close. (See attached presentation)

Cllr Todhunter left the room during the presentation as a precaution in case the application eventually made its way to the CDC Planning Committee. Cllr Woods stepped in as Chair of the meeting during his absence.

The developers had undertaken a pre application discussion(s) with CDC.

Four car parking spaces had been allocated near the entrance to the site as spaces for extra capacity for the doctors surgery.

The site design in the ecological buffer area had been focused on a design to protect bats. No lighting on the walk way around the site and the orientation and garden position backing onto this buffer to reduce disturbance of this area. The walkway connects to the existing PROW.

The Local vernacular had been respected in the design. All boundary trees had been retained. A management co. would be set up to managed all green areas including community space with informal play areas.

WSCC Highways had suggested contributions towards safe crossing areas along the main routes to the school and to the shop.

P/21/2026 Planning Applications.

LX/26/00160/OBG Land South Of Loxwood Farm Place High Street Loxwood West Sussex Deed of Variation to the S106 (dated 13/10/2025) to switch the tenure of the 5 no. affordable rented dwellings to shared ownership, relating to planning permissions LX/20/01617/OUT

No comment.

LX/26/00133/FUL - Orchard House, Station Road, Loxwood, RH14 0SN

Partial demolition of the existing dwelling and redevelopment of the site for four residential dwellings, including the provision of garages, vehicular access, car parking, soft and hard landscaping, boundary treatments, refuse and cycle storage, and associated infrastructure.

Objection. The site is located outside the settlement boundary and is therefore bound by Policy NE11 of the CDC Local Plan. The scale form and bulk of the development is not sympathetic to its location ad the materials proposed of pale wood are not in keeping with the vernacular. CDC Local Plan Policy P8 is not adhered to.

CDC Local Plan Policy H5 requires the housing mix to be appropriate type and size. No robust evidence for the need of 4 additional five bed houses in Loxwood has been provided which the Parish Council would argue is exactly what the Parish does not need and it is smaller houses stock that is required to meet affordability requirements.

CDC Local Plan Policy P2 requires design to reflect positive characteristics of the local area, the use of pale wood on the exterior does not do this. The layout and density of the site is out of keeping of the existing pattern of development.

The proposals contravene CDC Local Plan Policy P3 due to the high density of the site. Due to the near neighbour of 1 and 2 Hill Grove as grade II listed properties the Heritage Officer will need to consider whether CDC Policy P9 is respected. (3 Cllrs objected and 2 abstained)

LX/26/00060/TPA - Drake House, Guildford Road, Loxwood, RH14 0SE

Crown reduce back to previous pruning points (at a height of approx. 13m and spread of approx. 3.5m) on 1 Horse chestnut tree (T1) and 1 no. Lime tree (T2). Reduce height down to 2m (and manage as a pollard at this point) on 1 no. Lime tree (T3). Crown lift to 5m (above access) and reduce west and south-west sectors by 0.5m on 2 no. Yew trees (G4). Re-pollard on 1 no. Lime tree and 1 no. Horse Chestnut tree within hedgerow (H5). Reduce height down to 3m and remove section of hedge within 2m of garden wall on 1 no. Yew, Cypress and Cedar hedgerow (H6). All trees/hedges within Area, A1 subject to LX/65/00645/TPO.

No Comment.

LX/26/00176/FUL Hawthorne Cottage Guildford Road Loxwood RH14 0SF

Demolition of 1 no. existing bungalow, garage and outbuilding and erection of 18 no. dwellings, associated access and landscaping.

No comment

LX/25/02352/FUL - Beech Farm, Roundstreet Common, Wisborough Green, RH14 0AN

Change of use of land for the stationing of 6 no. caravans for residential purposes, construction of utility buildings and associated landscape works, installation of package treatment plants.

Objection. The Parish Council maintain their objection to this proposal.

- The application is not compliant with policy H13 Local Plan
 - It is not related to the nearest settled community
 - There would be harm to the local character of the area and amenity of neighbouring properties
 - There is no access to public transport or safe walking / cycling routes
 - It is located outside the settlement boundary.
- The application is not compliant with Policy 9 (Density), Policy 10 (Vernacular) or Policy 12 (Rural Area) of the Loxwood Neighbourhood Plan.
- Surface water disposal is proposed to be by infiltration, however no winter groundwater monitoring data has been provided and this is not a suitable solution due to the local heavy clay soil.
- The intensification of the highway access onto the B2133, combined with the current equestrian use and potentially unauthorised campsite poses a safety risk in an area known for high speed traffic and accidents.
- There is no evidence that the proposal will meet the need for Gypsy and Traveller pitches in the Plan Area. Given Loxwood's location, it is more likely to meet the needs of Waverley or Horsham
- In dismissed appeal reference APP/L3815/W/17/3192443 for a mixed use live work unit including 9 dwellings, the inspector identifies Beech Farm as "in an isolated location well away from any settlement" and also that "the provision of individual curtilages for the properties along with the domestic paraphernalia associated with residential uses would be harmfully out of keeping with the rural character of the area detracting from the setting and quality of the landscape" which should apply equally to this application. The inspector also concludes that Beech Farm "is not located in an area where the location of the site is such that the need to travel would be minimised and the use of sustainable transport modes maximised. As such it would be contrary to Policy 39 of the CLP.

- Dismissed appeal reference APP/L3815/W/22/3303112 has also relevance here as the application for a **single** gypsy and traveller pitch at Newpound, less than 1.5 miles from the application site was found by the inspector to be unsustainably located. This site was less than 1 mile from the Service Village of Wisborough Green. The application site at Beech Farm is 2 miles from Wisborough Green and 2 miles from the Service Village of Loxwood. Paragraphs 9-13 of the inspector's report are equally relevant to this application. The conclusion should therefore be that this is not a sustainably located site and is in conflict with Policy H13 of the CDC Local Plan.

(4 Cllrs objected one abstained)

LX/26/00387/DOM - The Coach House, Pigbush Lane, Loxwood, Billingshurst, West Sussex, RH14 0QY
New outbuilding and associated landscaping, new piers and gates following the demolition of the existing garage.

The Parish Council were unable to access the Planning documents.

P/22/2026 Planning Appeals:

- **Land north of Pigbush Lane, Loxwood, Horsham, West Sussex, RH14 0QW**
Alleged breach: Without planning permission:
 1. The material alteration of land levels through the excavation of land below the existing ground level
 2. The creation of hardstandingAppeal reference: APP/R3650/C/26/3377636
Appeal start date: 06/02/2026

All representations must be received by 20/03/2026.

The Planning Committee were unable to view any documents upon which to comment.

- **Hawthorne Cottage, Guildford Road, Loxwood, Billingshurst West Sussex RH14 0SF**
Proposed Development: Demolition of 1 no. existing bungalow, garage and outbuilding and redevelopment of the site to provide 19 no. dwellings, associated access and landscaping.
Application No: 24/01316/FUL
DCLG Ref No: 6004074
Start Date: 06.02.2026
An appeal has been lodged against the Refusal of Planning Permission or Prior Approval, details shown above.
All representations must be received by 13th March 2026

No comment.

P/23/2026 Planning Decisions:

LX/25/02998/ADV Beech Farm Roundstreet Common Wisborough Green RH14 0AN
1 no. non-illuminated hanging sign (retrospective).
REFUSE

LX/25/03033/DOM Rogues Roost Guildford Road Loxwood RH14 0SF
Single storey side/rear extension and internal alterations.
PERMIT

LX/25/02849/TPA Pancake Cottage Station Road Loxwood RH14 0SJ
Reduce lowest south-west limb by 4.3m (back to a vertical branch) on 1 no. English Oak tree (T14) subject to LX/78/00650/TPO.
PERMIT

LX/25/02979/TPA Glendale House Guildford Road Loxwood RH14 0SE
Reduce height and south sector by 4m, reduce west sector by 3m, reduce east sector by 1m
and crown thin by 15% on 1 no. Oak tree (T1) subject to LX/09/00188/TPO.
PERMIT

LX/26/00010/PLD Mellow End The Walled Garden Loxwood RH14 0QS
Proposed lawful development - single storey front extension to existing porch.
REFUSE

LX/25/02272/PA3Q Mill House Farm Drungewick Lane Loxwood RH14 0RS
Change of use from agricultural building to 2 no. C3 residential dwellings and associated works.
PRIOR APPROVAL REQUIRED HEREBY PERMITTED

P/24/2026 CDC Planning Committee: Update on applications being considered by the
Committee.

Foxbridge Spa and holiday lodges possibly coming to CDC Committee 7th April 2026.

P/25/2026 Neighbourhood Plan Update: See attached report.

P/26/2026 Date of next meeting: Tuesday 7th April 2026 7pm.

The meeting closed at 8pm