



**Minutes of the Plaistow and Ifold Parish Council's Planning & Open Spaces Committee
Meeting Tuesday 14th April 2026 at 19.30 Kelsey Hall, Ifold**

This meeting was also attended online.

ATTENDEES: Parish Councillors: Sophie Capsey (Chair); Andrew Woolf; Doug Brown; Paul Jordan; Sarah Denyer (arrived during P/26/22 and confirmed no interests to declare during this item). Edward Rees representing Domusea as applicant for PS/26/00403/FUL and 20 members of the public present and two online. Jane Bromley Parish Council, Clerk.

P/26/19 Apologies for absence: Apologies received and accepted from CDC Gareth Evans.

P/26/20 Disclosure of interests: None.

P/26/21 Minutes: RESOLVED as approved the [Minutes of the Planning & Open Spaces Committee meeting held on 4th March 2026](#) and resolve to sign them by Secured Signing in accordance with Standing Order 12(g).

P/26/22 Public participation. Six members of the public spoke concerning application PS/26/00403/FUL their objections were raised on a number of issues namely:
How does this differ from the previously refused application.
Surface water drainage.
Foul water drainage.
Impacts from elevation of the site.
Pedestrian access to the site.
Highways infrastructure.
Edward Rees (ER) representing the applicant Domusea was present at the meeting and answered the residents' queries as follows:

Several residents offered examples of continuous flooding of their gardens in winter by surface water a significant proportion of the flood waters arising from the field due to its high elevation. The resident of Stone House which is immediately to the west of the site a grade II listed property, stated they were forced to use a pump to reduce flood waters in the garden of the property. The owner of Sunnymead Cottage stated the flood water flooded their drive coming from the ditch from the site and this extended across Common House Road. There were several other instances of surface water flooding in the area reported by residents. Residents were concerned that the drainage study carried out in 24-25 should be updated and queried what would happen when the attenuation tanks

were full? In addition, listed buildings did not have foundations, and the effect of flood water is more extreme on such properties.

ER advised that with attenuation tanks supplied on site the water would be released at green field run off rates and therefore would not increase surface run off from the site.

ER further advised the 24-25 scheme design took into account all factors including climate change and annual rainfall increases and that both WSCC and CDC were involved in the design.

ER denied the tanks would become full and that tankers seen in the Parish were to do with foul waste and not flood water.

ER advised the Heritage Officer would be consulted upon the drainage designs.

Residents then queried Southern Waters ability to connect the site to the mains sewerage. The Clerk offered examples of recent developments in Loxwood that had not been able to connect direct to the sewerage system due to capacity issues at the Loxwood Treatment Plant which has no further capacity.

A resident questioned the safety of the site access with no safe walking from the site to the nearby facilities in the village centre. Access to the village involves private land and how was and all-weather access to be achieved if owners were unwilling to support. The roads around the site were insufficient to both support the construction of the site as well as the increase in volume of traffic generated from the site.

ER advised that WSCC had been involved in consultations and they disagreed with this assessment.

A resident pointed out that the site had never been an allocated site in a Neighbourhood Plan. The previous emerging Neighbourhood Plan had never been examined and this had been incorrectly represented in the applicant publicity.

The Parish Council queried:

The lack of an updated improved Landscape and Visual Assessment carried out on different proposals for the site.

ER responded that nothing on the site would have changed from 2020 and therefore the assessment would be the same.

As the PC objected last time it would have expected that each matter for refusal would have been addressed with mitigation. Nothing appears to have changed since last time.

ER pointed out that a 10m buffer around the site for ecology had been added to the layout which will make a difference both to ecology and also impact of the elevation of the site. CDC had requested the changes that had been carried out, and their concerns had therefore been addressed.

P/26/23

Planning Applications

Tree applications:

None.

SDNP applications:

None.

Land and building applications:

[PS/26/00403/FUL](#) – Land South Of Common House Road, Plaistow, West Sussex, 15 no. dwellings and associated works.

Recommendation to Full Council: Objection. Aside from the removal of the bore hole proposal due to the requirement with regard to water neutrality this application does not appear to have been improved since the previous refused application and the previous objections to be reiterated.

A letter of objection would be drafted.

[25/02709/DOM](#) Rumbolds Barn The Street Plaistow Billingshurst RH14 0PY
Replacement window on rear (west) elevation. Installation of a wood burning stove within ground floor sitting room, with external flue.

No comment.

[25/02710/LBC](#) Rumbolds Barn The Street Plaistow Billingshurst RH14 0PY
Replacement window on rear (west) elevation. Installation of a wood burning stove within ground floor sitting room, with external flue.

No comment.

[PS/26/00698/PNC60](#) - Land To The North Of The Coach House, Oak Lane, Shillinglee, GU8 4SQ 60-day camping notice for weekend use between 1st May and 30th September 2026.

No comment.

[PS/26/00455/DOM](#) - Lavender Cottage, The Ride, Ifold, RH14 0TF

Single storey rear extension, porch extension, part first floor extension and new gated access with boundary fencing.

Recommendation to Full Council: *Since the Committee meeting the position of the settlement boundary in relation to this site has been ascertained and due to its proximity to what is being proposed the following wording suggested by the Clerk.*

Objection. The extension is beyond the settlement boundary and therefore constitutes an extension in open countryside. The character of the extension is incongruous with the surrounding countryside. Extensive glazed aspects offer the probability of light pollution affecting night-time habitats. Ifold settlement should blend gradually into the countryside at and leading up to the boundary not extend beyond it abruptly.

There are two location plans included with the application which are inconsistent.

The height and nature of the boundary fence and gates are out of character and the Design Guidelines of the emerging Neighbourhood Plan as published as Appendix A Para 1.7 page 56 sets out acceptable boundary treatments.

[PS/26/00760/DOM](#) - 4 Oak Way, Ifold, Loxwood, RH14 0RU

Two storey rear and single storey side extensions, and associated works. (Variation of condition 2 of permission 25/00714/DOM - alterations to external porch).

No comment.

P/26/24

Planning, Appeals and Enforcement decisions.

Recommendation: - To receive list of recent Planning decisions, ([appended below](#)).

P/26/25

Appeals Lodged & Enforcement Action.

Recommendation: - To consider any updates in relation to pending and/or ongoing planning appeals and enforcement action and resolve to make comments and/or add any arising matters to a future agenda.

Appeals Listed:

None.

Appeal against Enforcement:

None.

Enforcements Reported and Issued:

None.

P/26/26

Date next meeting:

- Planning & Open Spaces Committee meeting 6th May 2026, **7.30pm**
Winterton Hall, Plaistow

The meeting closed at 8.35pm

APPENDIX: P/26/24. To receive list of recent Planning Decisions, Appeals and Enforcement from the Local Planning Authority – SDNP & CDC Planning Decisions:

PS/26/00230/TPA Owlswood 7 The Close Ifold Loxwood Billingshurst West Sussex RH14 0TP

Reduce height by 3m and reduce widths by 2m (all round) on 1 no. Common Oak tree (T3). Reduce height by 3m, reduce south sector by 1m (back to previous points), reduce north and west sectors by up to 2.5m and reduce east sector by 1m on 1 no Common Oak tree (T5). Reduce height by 3m and reduce widths by 2m (all round) on 1 no. Common Oak tree (T6). All within Group, G2 subject to PS/89/00786/TPO.

PERMIT

PS/26/00356/TPA 4 Oak Way Ifold Loxwood Billingshurst West Sussex RH14 0RU
Fell 1 no. Oak tree (T14) within Woodland, W1 subject to PS/97/00812/TPO.

PERMIT

PS/26/00410/DOM Longreach Loxwood Road Plaistow RH14 0PE
Single storey side extension and double garage.

PERMIT

