

SLAUGHAM PARISH COUNCIL

PLANNING MINUTES

The Committee Members held a Meeting on Tuesday 13th February 2024 at 6.00pm at MacNaughton Hall, Finches Field, Old Brighton Road South, Pease Pottage



Sally Mclean - Clerk to the Council Email clerk@slaughampc.co.uk Website: <http://www.slaughampc.co.uk>
The Public and Press are welcome to attend these meetings

Present: Cllr Eric Prescott, Lesley Read, Bob St George, Jane MacNaughton, Lorette Holborn, Adrienne Melville, Gary Marsh, Ken Boyle

Others Present: 30 members of public

1. **Apologies for absence:** To receive and accept apologies for absence. Cllr's David Dunn, Phil Morris, Julia Elliott
2. **Declaration of interest from members in respect of any items on the agenda:** Cllr Gary Marsh DM/24/0114 & DM23/3069. Cllr Marsh will take part in the debate but will abstain from vote
3. **Approval of the minutes of the last meeting:** **APPROVED RESOLVED** Proposed Cllr St George, Second Cllr Holborn
4. **Adjournment for questions from the public:** Members to consider adjournment of the meeting in accordance with Council's Standing Orders (3d), to receive questions from members of the public in attendance in respect of items on the agenda.

DM/24/0114 Finches Field Recreation Ground And Hemsleys Meadows, Old Brighton Road South, Pease Pottage West Sussex Proposal: Improvements to public green space including new paths, tree planting, play spaces and improved drainage.

Thirty residents attended to voice their objections:

1. **New Proposal/Design** - The new design diverges significantly from the previous one circulated and supported by the residents. The original plan struck a strong balance for both residents and visitors to the area.
2. **Consultation Process** – Residents are now confronted with a completely new design after several years and extensive rounds of consultation. The decision to introduce an entirely new design for the field through the planning application process without further consultation is inconceivable. This decision undermines the entire engagement and consultation process, which residents found valuable and felt their views had been captured during.
3. **Play Area Positioning** – The decision to reposition the play area from the previous design is insensitive and lacks consideration for the nearby residents, as it places the area approximately 30 metres away from the properties and at a height of 3 metres. With two playgrounds conveniently located within walking distance of this site, including a newly installed playground within the new development, accompanied by an adjacent coffee shop and accessible toilets, it is worth questioning the necessity of a third playground in the area.
4. **Noise Pollution** - This new design, particularly the play area will have significant noise impact especially considering the encouragement for families to stay longer. It will greatly increase the noise and disturbance to the local residents, particularly affecting the property owners with gardens backing onto the field in close proximity of the proposed play area,
5. **Invasion of Privacy** – The proposed mounds and repositioning of the play area will serve as viewing points into the neighbouring properties, enabling visibility into resident's homes. This also raises considerable security concerns.

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6. **Public View** – The loss of view due to the now embellished design will affect the neighbouring property's and others public view which is a matter of public interest. National and local planning policies include measures to protect landscape, including important public views. Hemsleys Meadow is within a designated Area of Outstanding Natural Beauty (AONB), that affords further protection.
7. **Anti- social behaviour** – The area does suffer some drinking and drug taking with an increased activity level in the summer. There is a concern that offering a “den making station” will only exacerbate this problem, not to mention the concerns for those that will be in close proximity to the proposed area.
8. **Flooding** – Major concerns were raised in relation to the water table and the effects that the new design will have on flooding.
 - **Open Swale** – During wet winters, the water table rises to the surface. The swale would exceed the indicated levels, which could pose a risk to residents, pets, and wildlife.
 - **Water Diversion** - The proposed changes will have adverse effects on an area that is already prone to flooding, the water diversion, particularly from the slide mound, will lead to more flooding into the gardens, driveways of the neighbouring properties.
 - **Drainage** – Many believe that the new drainage plan will not effectively address the wet areas along the northern edge. Additionally, there is scepticism regarding the claim of a 4-meter fall from the North to South of the site, leading to questions about the feasibility of the statements made in the proposal, or whether the consultants have thoroughly examined the site. This casts doubt of the positioning of the swale and its accuracy in location.
 - **Detention ponds** – The proposal suggests the presence of ditches to accommodate the two proposed detention areas for storing water from the meadow during heavy rainfall, with an overflow discharging into the swale. However, the assertion that these ditches are located in the position of existing ones is incorrect, as there are currently no ditches in that location.
 - **Deposit of spoil** – The depositing of spoil along the western boundary will increase levels compromising those properties further.
9. **Footpaths** – There is not enough detail in the design to determine whether the footpaths will be raised above existing ground level. The drawings are inadequate and do not provide enough information for constructive comment.
10. **Council Funds** – Allocating resources to improve existing facilities locally and enhancing the area by implementing footpaths would be a better use of available resources.
11. **Traffic** – The village is already overwhelmed with increased traffic to the site due to the ongoing use of the land to the rear. This proposal will increase travel noise and pollution to the area further impinging the quality of life for those that live there.

5. Members to consider the following applications and formulate a response :

Reference: [DM/24/0114](#)
Location: **Finches Field Recreation Ground And Hemsleys Meadows, Old Brighton Road South, Pease Pottage West Sussex**
Proposal: Improvements to public green space including new paths, tree planting, play spaces and improved drainage.

Planning permission is to be applied for due to the changes that are being made to the park. If you would like to view a summary document of the plans, these can be viewed on the Mid Sussex District Councils Engagement Hub. <https://engage.midsussex.gov.uk/hemsleys-meadow-and-finches-field-masterplan>

If you are unable to access the Engagement Hub or require any further information, please get in touch via parksopenspaces@midsussex.gov.uk.

The Parish Council acknowledges the work that has been undertaken thus far regarding the initiation of a project to enhance Hemsleys Meadow & Finches Field for the local and wider community. However, it is with regret that Slaugham Parish Council **OBJECT** to this application; please see below and Agenda Item 4 Open Forum:
The Slaugham Neighbourhood Development Plan (SNDP) sets out the following policies:

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Policy 1: Protecting the Area of Outstanding Natural Beauty

4.2. *The majority of the Parish lies within the High Weald AONB. The High Weald Management Plan describes it as “an area of ancient countryside and one of the best surviving medieval landscapes in Northern Europe... it is a historic countryside of rolling hills draped by small irregular fields, abundant woods and hedges, scattered farmsteads and sunken lanes.”*

4.3. *The High Weald AONB Management Plan 2014-2019 sets out the long-term policy objectives and short-term targets for conserving and enhancing natural beauty. The Objectives, together with Indicators of Success and Five-year Targets, are effectively the Plan’s policies and provide the strategic direction for AONB management.*

4.4. *The NPPF sets out the “great weight that should be given to conserving landscape and scenic beauty in... Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues.”*

4.5. *SPC therefore wish to support development proposals which conserve and enhance the AONB and have regard to the High Weald AONB Management Plan*

Policy 5: Open Space

5.2. *The NPPF defines open space as “all open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes, reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity”.*

5.3. *This definition is considered to include, but not be limited to, formal space and informal space. Individually and collectively, these areas offer important opportunities for sport and recreation, with associated benefits for the health and social well-being of the resident population and visitors. Furthermore, open space can provide important ecological and environmental benefits, including in relation to the character and attractiveness of the area.*

High Weald Area of Natural Beauty (AONB) - All public bodies have statutory duty to under CROW Act 2000, section 85, to ‘...have regard to the purpose of conserving and enhancing natural beauty...’ The duty requires public bodies to have regard for AONBs at all stages of their decision making and Defra expects that they should be able to ‘demonstrate that they have fulfilled’ the duty and ‘clearly show’ how they have considered the AONB purpose in their decision making. Can we ask if the ANOB have been consulted on the proposals for the site?

Ecological Survey Report – The consultant’s report received on the 12th February 2024 has expressed concerns about the adequacy of ecological information available for decision-making, and we agree with their assessment. Consequently, they object to the proposal moving forward at this stage.

See attached, extract below:

This is because there is suitable habitat for reptiles on site and Slow Worm, Grass Snake, Adder and Common Lizard have been recorded within 2km of the site (Preliminary Ecological Appraisal Report (Urban Edge Environmental Consulting, May 2023)). We therefore support the recommendation for a reptile survey, involving seven visits to the site during the active season (Urban Edge Environmental Consulting, May 2023)).

The results of this survey is required prior to determination because the LPA must consider the guidance under paragraph 99 of the ODPM Circular 06/2005, which highlights that: “It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision.”

Reptiles typically exhibit activity between March and October, making April, May, and September optimal times for conducting reptile surveys when they are most active and visible. Given the scope of the survey and the timeframe involved, it appears that this process could span several months.

On that basis, it would be prudent for the Council to defer the application. This would provide an extended timeline and offer the opportunity to re-examine the views of not only the residents but also the wider community. It’s an opportunity that the LPA should capitalise on to ensure that all voices are heard and considered in the decision-making process.

Consultation Stages - The Parish Council would like to understand the unexpected departure from the approved 2020/22 design. The District Council, Parish Council and local residents have collectively invested significant resource and effort in to align with the desires of the village.

We would like MSDC to address certain questions regarding the emergence of the new plan without prior consultation prior to entering the planning application process. The lack of transparency significantly undermines the integrity of the process, especially considering the considerable time and resources invested.

Car Park – MSDC had committed to integrating improvements to the MacNaughton Hall parking facilities as part of the masterplan enhancements. This commitment was reflected in the extensively consulted and approved 2020 Masterplan. The plan aimed to introduce improvements such as an enhanced surface, new signage, and improved lighting, which are now noticeably absent.

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The decision to include the car parking in the masterplan was driven by known funding constraints for the hall construction. It was understood that revisiting the car park under the future planned improvements would be necessary upon signing the lease. Consequently, with the depletion of funds allocated for building the hall, there arose a need to reassess the conditions of the car park within the Masterplan framework.

Over the past decade, the village has undergone significant development, including the strategic allocation that has not yielded any developer funding to benefit the village beyond the developments themselves. This has thwarted any major improvements locally.

Most visitors from outside the immediate area depend on driving to the site. The only available parking is accessed via Old Brighton Road South into Finches Field and the Hall. This car park has deteriorated due to flooding caused by poor drainage, rendering the existing surface unfit for purpose. Furthermore, during the autumn and winter months, the area experiences an influx of cars accessing the site to attend football on the neighbouring land, exacerbating the issues and accelerating the damage to the surface since installation. The lighting has also been damaged due to inconsiderate parking and has now been decommissioned, until an alternative solution installed.

As previously mentioned, the Parish Council lacks the resources required to refurbish or replace the car park. They are accommodating users of the neighbouring land, which benefit from the facilities without return. Moreover, this is adversely affecting other local users, hirers, and potential revenue for the hall. With up to 4 pitches in use at any given time, the situation is significantly impacting the Parish's revenue and currently rendering the building unsustainable.

The matter regarding management issues and clashes between hall usage and football fixtures has been discussed with the Leisure Team at MSDC. Concerns have been raised regarding parking capacity and instances where footballers and spectators obstruct access to the hall on match days, affecting its availability for hiring the facilities for other functions.

MSDC has agreed to explore solutions within the site masterplan, such as improved signage and footpaths. Additionally, there is an agreement that the SPC could explore the creation of a separate entrance to the car park south of the existing one, exclusively for hall users. MSDC will also consider this proposal as part of the masterplan deliberations. This is also absent from the new proposal.

Play Area – We believe that the play area should be situated closer to the entrance of the public open space, away from neighbouring properties, to ensure their continued quiet enjoyment of the site. Currently, most weekends witness up to 4 football games being played on the neighbouring field, with 1 on the District's pitch as mentioned. Everyone is accessing both areas via Finches Field. Positioning the play space in this location would allow parents to supervise their younger children more effectively. This statement accurately reflects that most visitors to the area aim to park by the hall.

Anti- social behaviour – The area does experience some instances of drinking and drug-taking. We concur that providing "den making" opportunities may exacerbate this issue. The Parish Council's facility offers CCTV, which can be utilised to monitor and deter antisocial behaviour. Unfortunately, there are no such safety measures or deterrents available in the meadow or neighbouring fields. This is a significant concern for those who will be in close proximity to the proposed area if it proceeds.

Finances – Concerns have been raised around the inflated budget and allocation of funds:

The Parish was informed that the project to implement the masterplan at Hemsleys Meadow and Finches Field was presented to MSDC's Full Council during its meeting on 2nd March 2022 as part of the 2022/23 Corporate Plan and Budget Item. A detailed project justification form for the masterplan project was provided, which included an itemised list of all the s106 funds proposed to finance it.

This list comprised the formal sport fund allocated from the Hoadlands development under - Land SW of Handcross Primary Sch (PL3-000303/12/04032/OUT) - amounting to £82,900. Which was earmarked for much needed improvements at Handcross.

We were advised that the draft masterplan for Hemsleys Meadow and Finches Field (which, it should be noted, will be subject to further consultation before it is implemented, and is therefore subject to change) currently includes proposals to incorporate improved drainage into the football pitch on site, create an events space, resurface and/or improve the car parking area and introduce new all-weather paths to support the use of the site for formal sports. Which is now absent from the current plan as previously mentioned.

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For the full budget allocated click [here](#), extract below:

Play Space:

- Hemsley Nursery Phase 1 (P35/559a)- £26,837
- Land at CUC House, Pease Pottage (P35/698b/ 11/00722/FUL)- £5,945
- Land at CUC House, Pease Pottage (P35/698a/ 09/01926/OUT)- £8,066
- Land at Former Grapes PH (P35/755/ 11/03666/OUT)- £4,404
- Land adj. Black Swan Close (P35/756/ 12/02128/FUL)- £42,670
- Former Driving Range, Horsham Rd (PL12-000635/ 13/02994/OUT)- £80,119
- Golf House (PL13-002339/ DM/18/3515)- £19,350 Kickabout:
- Land at CUC House, Pease Pottage (P35/698b/ 11/00722/FUL)- £1,685

Kick About

- Land at CUC House, Pease Pottage (P35/698a/ 09/01926/OUT)- £2,287
- Land at Former Grapes PH (P35/755/ 11/03666/OUT)- £1,248
- Land adj. Black Swan Close (P35/756/ 12/02128/FUL)- £12,092
- Former Driving Range, Horsham Rd (PL12-000635/ 13/02994/OUT)- £22,704
- Golf House (PL13-002339/ DM/18/3515)- £5,483 Formal Sport
- Land SW of Handcross Primary Sch (PL3-000303/ 12/04032/OUT)- £82,900
- Golf House, Horsham Rd (PL13-002339/ DM/18/3515)- £25,096

Formal Sport

- Land east of Brighton Road (PL3-001254/ DM/15/4711)- £340,770 LCI
- Land at Caburn/St Georges House, Brighton Rd, Handcross (PL13-000368/ 13/03768/FUL) - £5,483

Total available s106- £687,139

Balance required from Reserves- £212,861

Revenue Implications: Improvements to the facilities will ensure the site requires less on-going maintenance in the medium term, meaning the landscapes revenue budget can be re-directed to other sites in need of investment.

Slaugham Parish Council had previously expressed concerns regarding the prolonged timeline and perceived scale of the masterplan's development. They were advised that the latest plans were the outcome of extensive public consultation. However, it appears that the final plan deviates significantly from those discussions and the community expectations, and no further consultation was conducted ahead of entering the planning process.

The new plan, in its current format, will require ongoing management and maintenance that it does not presently demand, thereby escalating the financial burden for local taxpayers. Consequently, we do not concur with the statement made during the allocation of funds to this project. The design appears excessive and does not align with the expectations set during the consultation stages and the desires expressed for the site.

It is our opinion that the Leisure Team at MSDC should revert to the 2020/22 plan that was previously agreed upon and reconult on that basis. This approach will ultimately fulfil the desires and requirements for the site, align with the wishes of the local demographic, and reduce both project implementation costs and ongoing maintenance.

On that basis and considering the need for an ecological survey of the site, it would be prudent for the Council to defer the application.

Reference: [DM/23/3069](#)

Location: **Ryders Slaugham Place Slaugham West Sussex**

Proposal: Conversion of detached garage to self contained annex for ancillary use to the host dwelling.

Slaugham NO OBJECTION

Reference: [DM/23/3102](#)

Location: **2 The Cottage The Green Slaugham West Sussex RH17 6AQ**

Proposal: (Amended Plans received 03/02/2024 and 06/02/2024) Demolition of dilapidated piggery and erection of workshop and office with decking. Proposed replacement fencing along the northern boundary and retrospective permission for existing shed.

SPC Acknowledge the change of roof and cladding - NO OBJECTION

Reference: [DM/24/0116](#)

Location: Herrings Well The Street Warninglid Haywards Heath West Sussex RH17 5TR

Proposal: Dawn Redwood - crown lift up to 5m.

Slaugham NO OBJECTION

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6. To note planning applications received after the agenda was published:

7. To note other planning matters:

- 7.1. New planning appeals lodged with the Inspectorate:
- 7.2. Planning appeal decisions:
- 7.3. Licensing Applications:
- 7.4. Tree TPO Applications/New/Enforce:
- 7.5. Planning Enforcements Updates:

8. Mid Sussex District Council DECISION/Consultations cc'd in advance:

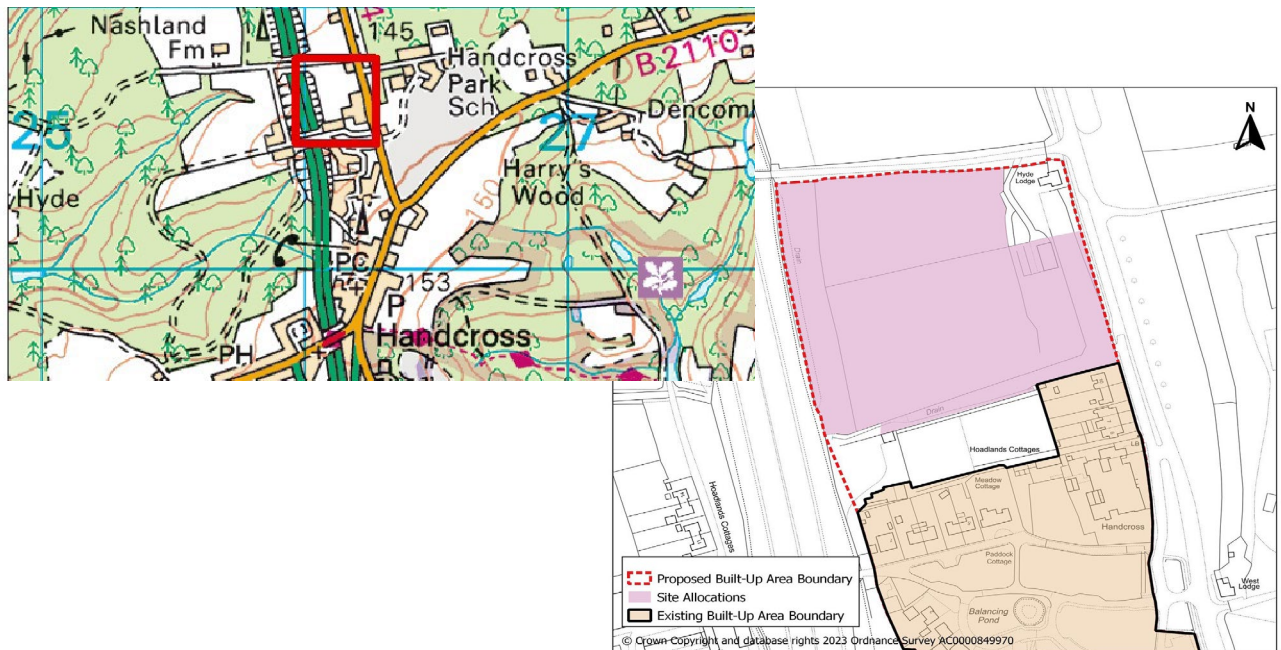
8.1. Draft Mid Sussex District Plan 2021-2039: Regulation 19 Consultation 12 January 2024 – 24th February 2024

The Mid Sussex District Plan 2014-2031 was adopted in March 2018. In accordance with legislation and national policy, Local Plans must be reviewed every five years and updated as necessary. The adopted District Plan commits the Council to reviewing the Plan with submission to the Secretary of State in 2023. The submission draft District Plan 2021-2039 is published for Regulation 19 consultation which is the first formal stage in its preparation.

All of the consultation documents can be viewed on the Regulation 19 Consultation webpage at <https://midsussex.inconsult.uk/districtplanreg19/>. At Regulation 19, responses must follow the format required by the Planning Inspectorate and be framed around the Tests of Soundness and legal compliance. Responses can be submitted online using the above link, this is the easiest way to respond to the consultation and will facilitate the processing of responses. Detailed guidance on how to respond to this consultation is available on that page.

All responses made through the consultation will be collated by the District Council and submitted to the independent Inspector appointed by the Secretary of State alongside the submission District Plan, statutory documentation and full evidence base.

8.2 Members of Committee are asked to consider Council's response to the District Plan; To include allocation: DPA19 Land at Hyde Lodge, Handcross. Allocation Older Persons' Accommodation SHELAA: 1106 Settlement: Handcross Gross Site Area (ha) 3.0 Number and type of older persons accommodation Contribution towards identified need. This site is being delivered in line with policy DPH4: Older Persons' Housing and Specialist Accommodation



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Consultation Response:

Slaugham Parish Council (SPC) considered the site **DPA19 Land at Hyde Lodge, Handcross** allocation being delivered in line with policy DPH4: Older Persons’ Housing and Specialist

SPC are in support of the proposed allocation of a nursing home offering specialist elderly accommodation. They believe that this will offer more opportunities for those who wish to downsize and stay close to the village/s as set out in the vision and objectives of the Slaugham Neighbourhood Plan (SNP).

The Council wish to reiterate that with regards to the addition of ‘standard’ residential, affordable housing within the Parish the SNP notes that, having regard to the national and local planning policy background, together with public feedback received during the Neighbourhood Plan making process, the Parish Council “resolved to make housing allocation provision for further, modest housing growth in the parish over the Plan period,” and that this be directed to St Martin Close in Handcross.

As part of the preparation of the SNP, and prior to the adoption of the MSDP, SPC undertook a Housing Needs Consideration Assessment. This applied different methodologies to calculate housing need, reliant upon data from a variety of sources. The Assessment provided a range of housing figures for growth of the Parish over the Plan period. Noting the results of the Assessment, and the position of the District housing need, which at the time was following an upward trajectory, SPC resolved to consider whether further, modest growth should be facilitated in the SNP.

Having regard to the areas already mentioned, the relative scale and sustainability of the Parish’s four settlements, the then emerging district plan and housing requirement pressure from central government, alongside the aspirations set out in the SNP the Parish Council resolved to positively make housing provision for further growth and that this is facilitated in the SNP and directed to St Martin Close as mentioned. This is set out within Section 6 of the SNP can be found here <https://www.midsussex.gov.uk/media/4465/slaugham-neighbourhood-plan.pdf>

In line with the above the Parish Council will not support any further development for housing outside of this.

- 9. **To consider Highways Matters to include but not limited to Public Rights of Way, Bus Stops:**
- 10. **Matters that the Chairmans wish to raise for future consideration:**
- 11. **Date of the next meeting/s TBA**

Signed _____ Date: _____

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