SLAUGHAM PARISH COUNCIL

PLANNING MINUTES

Meeting held on Thursday 28th May at 6pm in The Sports Pavilion, Recreation Ground, High Street Handcross

Press and Public are welcome to attend - *The Parish Council is an open and transparent local authority and encourages public attendance at meetings.*

Sally Mclean – Parish Clerk clerk@slaugham-pc.gov.uk Website: http://www.slaughampc.co.uk Tel: 01403 733881

Present: Cllr Ken Boyle, Lesley Read, Jane MacNaughton, David Dunn

Others Present: 9 members of public

1. **Apologies for absence**: To receive and accept apologies for absence. Cllr Prescott, Cllr Keating
2. **Declaration of interest from members in respect of any items on the agenda**: To record any declarations of interest: None
3. **Approval of the minutes of the last meeting: 14th May 2026**, to receive and accept the minutes Proposed Cllr MacNaughton Second Cllr Boyle
4. **Adjournment for questions from the public:** Members to consider adjournment of the meeting in accordance with Council's Standing Orders, to receive questions from members of the public in attendance in respect of items on the agenda.

   Planning – DM/24/2409 Slaugham Garden Nursery
   Members of the public attended to express their disappointment regarding the approval of planning application **DM/24/2409 (Slaugham Garden Nursery)**. Residents raised concerns about the decision being taken under delegated powers, the perceived inconsistency with earlier refusals and the 2021 appeal decision, and the potential implications for future development on the site.

   The Clerk summarised the Parish Council's response to residents, confirming that:

   - The Parish Council recognises the strength of local feeling and the long, complex planning history of the site.
   - Decisions on whether an application is determined under delegated powers or referred to Committee rest solely with Mid Sussex District Council (MSDC). Parish Councils cannot require Committee determination, nor can they influence whether a District Councillor chooses to "call in" an application.
   - The Parish Council cannot comment on unverified conversations said to have taken place between MSDC councillors or officers.
   - Following publication of the decision notice, the Parish Council wrote to the Planning Officer seeking clarification on the basis for the approval, including the policy framework used, any material changes since earlier decisions, the structural evidence relied upon, and how the AONB designation and planning history were considered.

   The Clerk outlined the key points from the Planning Officer's reply, noting that:

   - The emerging District Plan currently carries minimal weight, though its draft policy on rural building conversion is similar to existing DP15.
   - The 2021 application was materially different (gypsy & traveller use) and therefore not comparable.
   - The 2019 lawful development certificate did not assess planning merits and was not determined against planning policy.
   - A Structural Statement was submitted with the current application and no evidence was provided to contradict it.
   - The proposal was considered compliant with DP15, and the modest nature of the works was judged to conserve the character of the High Weald AONB.
   - The delegated report sets out the assessment against relevant policies.

   The Council advised that, based on the explanation received, there is no further action the Parish Council can take within its statutory powers. Parish Councils do not have the ability to overturn planning decisions, nor can they initiate a Judicial Review, this can only be brought by an eligible third party and must be lodged within six weeks of the decision date, and only

on the grounds that the decision was unlawful in process, not because residents disagree with the planning merits. This timeframe has now passed.

Any future applications on the site will be considered by the Parish Council through the statutory consultation process, with reference to planning policy, the AONB designation and the site's planning history. Residents were advised to monitor the site, and any concerns regarding potential unauthorised activity should be reported directly to Mid Sussex District Council's Planning Enforcement Team. Cllr Marsh agreed to raised on the residents behalf.

5. **Members are asked to consider the following applications:** To consider the planning applications received from the Local Planning Authority (LPA) under the Town and Country Planning Act 1990 and to determine the Council's consultation responses. In doing so, Members are asked to have regard to the Council's statutory role as a consultee, the National Planning Policy Framework (NPPF), the emerging Mid Sussex District Plan, and the made Slaugham Neighbourhood Plan, together with any other material planning considerations and representations received.

Ref. No: DM/26/1079 - Stonewick Lodge Warninglid Lane Warninglid Haywards Heath West Sussex RH17 5TQ
Proposed rear, side and front single storey with two storey additions and a change of fenestration and materials. Also to include solar panels to the roof and new gated entrance.

Slaugham Parish Council - No Objection however the Parish Council would seek the views of MSDC's Heritage/Conservation Officers on the potential effect of the solar panels on the setting of the adjoining Grade 11 Harvey's Farm.

Ref. No: DM/26/1228 - Land West Of London Road Handcross West Sussex
Outline planning application (with all matters reserved except for access) for the erection of up to 55 dwellings, including affordable homes, together with green and blue infrastructure, vehicular access from London Road, pedestrian/cycle access from London Road, the provision of utility services structures and the demolition of an existing agricultural building.

Slaugham Parish Council objects to planning application DM/26/1228 for up to 55 C3 dwellings on land West of London Road, Handcross (District Plan Allocation DPA19). The proposal represents a material departure from the adopted development plan in terms of use class, scale and form, and is therefore contrary to the statutory plan-led system.

1. Conflict with the Adopted Mid Sussex District Plan (2014–2031)
1.1 Departure from Allocation DPA19
The District Plan allocates DPA19 specifically for C2 Older Persons' Accommodation, supported by the strategic evidence base on specialist housing need.
The application proposes C3 general housing, which is a fundamentally different use class with different spatial, infrastructure and service implications.
This is contrary to:

- DP4 – Housing (development must accord with the spatial strategy and site allocations)
- DP30 – Housing Mix (C3 general housing does not meet the identified specialist accommodation need allocated for this site)
- DP41 – Older Persons' Housing (the site was allocated to meet evidenced C2 need, which this application does not deliver)

No material considerations have been presented that justify overriding the adopted allocation.

2. Prematurity and the Ongoing District Plan Review
The application has been submitted **before the conclusion of the District Plan Review examination**, during which the Inspector is testing:

- the soundness of the wider site allocation strategy,
- the continued justification for C2 use on DPA19, and
- the distribution of housing growth across the district.

Determining this application now risks pre-empting the outcome of the examination, contrary to NPPF paragraphs 48–50 on prematurity and plan-making. Granting permission at this stage would undermine the plan-led process.

3. Conflict with the Slaugham Neighbourhood Plan (Made 2019)
The Slaugham Neighbourhood Plan forms part of the statutory development plan. The proposal conflicts with several policies:

3.1 Policy 1 – Protecting the AONB (where relevant to setting)
Policy 1 requires development affecting the setting of the AONB to avoid adverse visual or landscape impacts.
The proposed density and form do not reflect the landscape-led, low-impact approach expected for this location.

3.2 Policy 3 – Green Infrastructure
Policy 3 requires development to conserve, maintain and enhance the Parish's green infrastructure network.
The proposed C3 scheme:

- alters the settlement edge,
- introduces a more intensive built form, and
- does not demonstrate enhancement or protection of green infrastructure.

This is contrary to Policy 3.

3.3 Policy 6 – Community Facilities
Policy 6 seeks to protect community facilities and ensure development does not place undue pressure on local services.
The shift from C2 to C3 use increases demand on:

- primary school capacity,
- GP and healthcare services,
- parking and village centre congestion,
- local road networks.
- Utilities – Water Supply Capacity

Southern, Thames and South East Water's published service information confirms that parts of the West Sussex supply network experiences periodic low-pressure events and supply interruptions, reflecting wider capacity and resilience constraints. Handcross and Pease Pottage sit within a section of the network that has been subject to:

• regular low-pressure reports,

• supply interruptions linked to bursts and network stress, and

• ongoing infrastructure upgrades across the wider region.

These issues indicate that the existing water network is already under pressure. No evidence has been provided to demonstrate that the network can accommodate the additional demand arising from the shift from C2 to C3 use, nor that Southern Water has confirmed capacity or identified necessary upgrades.

No robust mitigation strategy has been provided.

3.4 Strategic Objectives
The proposal conflicts with several Strategic Objectives, including:

- **SO1** – protecting countryside and landscape
- **SO2** – retaining village distinctiveness
- **SO4 & SO7** – ensuring adequate community and healthcare facilities
- **SO8** – meeting the needs of an ageing population (the C2 allocation was intended to do this)
- **SO13** - To reduce impact of the road congestion and pollution, improve sustainable transport within the Parish.

4. Highways, Access and Sustainable Movement
The proposed vehicular access from London Road raises concerns regarding:

- visibility splays,
- cumulative traffic impact from other committed developments,
- pedestrian and cycle safety on a constrained corridor.
- School/s access and peak time congestion

In addition, the site lies on a stretch of road that already experiences significant peak-time traffic movements associated with two local schools, Handcross Primary School and Handcross Park School. The morning and afternoon drop-off/collection periods generate intense traffic flows, with vehicles entering and exiting both school sites. Introducing an

additional access point in this location risks exacerbating an already constrained and, at times, hazardous situation for all road users. Visibility for residents exiting the cottages adjacent to the site and from Hoadlands Grange is already significantly compromised during school peak times due to parent parking along London Road. Vehicles frequently park close to or directly opposite private driveways, restricting sightlines and making it difficult for residents to safely enter or re-join the carriageway. This creates additional conflict on an already constrained section of road and heightens the risk to pedestrians, including schoolchildren, at the busiest times of day.

This appears contrary to:

- DP21 – Transport, and
- Neighbourhood Plan Strategic Objective 13 (reducing congestion and improving sustainable transport).

5. Lack of Evidence to Justify Loss of C2 Allocation

The applicant has not provided:

- an up-to-date needs assessment demonstrating that C2 provision is no longer required,
- evidence of engagement with C2 providers, or
- justification for reallocating the site to general housing.

This is inconsistent with DP41 and the Neighbourhood Plan's emphasis on meeting the needs of an ageing population.

In Summary

Slaugham Parish Council objects to application DM/26/1228 on the grounds that:

- it conflicts with the adopted District Plan allocation for C2 Older Persons' Accommodation;
- it is **premature** pending the outcome of the District Plan Review examination;
- it fails to comply with multiple policies of the **Slaugham Neighbourhood Plan**, including Policies **1**, **3**, and **6**;
- it introduces **unmitigated infrastructure, highways and settlement character impacts**; and
- it provides **no justification** for the loss of the allocated C2 use.

The Parish Council therefore requests that Mid Sussex District Council refuses the application DM/26/1228 - Land West of London Road Handcross West Sussex

6. **To note planning applications received after the agenda was** Sussex District Plan, and the made Slaugham Neighbourhood Plan.
7. **Licensing Applications:** To note any licensing applications received and consider whether representations should be made, having regard to the **published**: To receive and note any additional planning applications submitted to the Local Planning Authority (LPA) after publication of the agenda, and where necessary determine the Council's consultation response in accordance with the Town and Country Planning Act 1990, the National Planning Policy Framework (NPPF), the adopted Mid Sussex Plan.
8. **Licensing Act 2003, local policy, and any potential community impact.**
9. **New planning appeals lodged with the Inspectorate: Planning appeal decisions:** To note any new planning appeals lodged with the Planning Inspectorate and any appeal decisions issued, having regard to the Council's statutory consultee role and any implications for local planning policy or precedent.
10. **To note any planning permissions:** To receive and note planning permissions granted by the LPA, including any conditions imposed, and to consider any implications for the Parish and its adopted planning policies: NOTED
11. **Planning Enforcements Updates**: To receive updates on any ongoing planning enforcement matters, and to note any actions taken by the LPA or other agencies (e.g. Police etc). NONE
12. **To note other planning matters:** To note any other planning-related matters, including applications consulted under the Council's delegated scheme in accordance with the Local Government Act 1972, and to receive any updates relevant to the Parish's statutory planning functions: NONE
13. **Mid Sussex District Council DECISIONS *cc'd in advance: cc'd in advance***
14. **To consider Highways Matters to include but not limited to Public Rights of Way, Bus Stops: None**
15. **Matters that the Chairmans wish to raise for future consideration: None**
16. **Date of the next meeting/s -TBC**