**SLAUGHAM PARISH COUNCIL**

**PLANNING AGENDA**

**The Committee Members held a Meeting on**

**Thursday 17th July 2025**

**At 6:30pm in the Sports Pavilion, High Street, Handcross**

***Sally Mclean - Clerk to the Council Email*** ***clerk@slaughampc.co.uk*** ***Website:*** [***http://www.slaughampc.co.uk***](http://www.slaughampc.co.uk/)

***The Public and Press are welcome to attend –***

*The Parish Council is an open and transparent local authority and encourages public attendance at meetings. However, the Council is maintaining COVID precautions. You should not attend a meeting in person if: -*

* *you have coronavirus symptoms: a high temperature, loss or change to sense of smell or taste, a new continuous cough.*
* *if you have tested positive for COVID-19 or are waiting for a test result.*
* *if you have been instructed by the NHS to self-isolate.*
* *you have recently returned from travel abroad and should be either self-isolating or quarantining.*

***Keeping us all safe****: When you attend the meeting, keep yourself and others safe by following the Government’s guidance at all times.*

**Present: Cllr E Prescott (Chair), L Read, K Boyle, J Keating.**

1. **Apologies for absence**: J Macnaughton, B St George
2. **Declaration of interest from members in respect of any items on the agenda**: None
3. **Approval of the minutes of the last meeting:**  Approved K Boyle. Seconded L Read.
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.**

**A significant number of residents from Slaugham Village were in attendance. They all objected to the Slaugham Garden Nursery (DM/24/2409) application. The majority present have already written letters of objection and wanted to reiterate the unsuitability of the proposed dwelling, particularly, its location, outside of the village confine.**

**The local residents wanted recognition that this type of proposal is not supported in either the Neighbourhood or District Plans.**

**5.To consider the following applications:**

**Ref. No** **DM/25/1273 -** Kimberley High Street Handcross Haywards Heath West Sussex RH17 6BJ

[**Variation of condition no 1 of planning application DM/23/2956 - to allow for design changes.**](https://pa.midsussex.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SWB4MCKT04L00&prevPage=inTray)

***SPC. No objection***

Ref. No: DM/25/1198 - Land Off Cuckfield Lane Warninglid West Sussex

[**Provision of new access for agricultural purposes (amended plans received 01/07)**](https://pa.midsussex.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SVXSRAKT04L00&prevPage=inTray)

 ***SPC. Object. Having visited this site on numerous occasions. The sight lines required from the revised field gate location cannot be achieved from 2.5m from the edge of the carriageway. Further it is not believed the ownership of the land required to achieve the sight lines rest with the applicant. Significant mature hedgerow, again not believed to be owned by the applicant would need to be removed to get close to sight lines required.***

**Ref. No: DM/24/2409** - Slaugham Garden Nursery Staplefield Road Slaugham Haywards Heath West Sussex RH17 6AG

[**Proposed conversion of barn to residential use to create 1 2-bedroom dwelling. Removal of existing hardstanding and landscaping. (Tree Report received 09.07.2025)**](https://pa.midsussex.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SKS7S8KT04L00&prevPage=inTray)

***SPC.*  Object.**

**The Council has carefully examined the proposal to convert the small barn at Slaugham Garden Nursery into a single bungalow dwelling. Following a detailed review and a focused discussion with immediate neighbours and the wider village, we have concluded that, if the proposal proceeds in its current form, both the Council and the local community will oppose it.**

**The proposed development is deemed unsuitable for the site and does not meet the requirements of local and national planning policies. The Mid Sussex District Council's planning policies for building in Areas of Outstanding Natural Beauty (AONB) are set out in several key documents. These policies ensure that development within the AONB is carefully managed to conserve and enhance the natural beauty of the area.**

1. **Non-Compliance with Mid Sussex District Plan Policies: DPC1: Protection and Enhancement of the Countryside Slaugham Garden Nursery is located within the High Weald Area of Outstanding Natural Beauty (AONB). The proposal to develop a single dwelling on this site does not contribute to the enhancement of this protected area, and as such, it conflicts with the intent of DPC1, which aims to conserve and enhance the natural beauty of the countryside.**
2. **DPC3: New Homes in the Countryside The National Planning Policy Framework (NPPF) clearly states that isolated homes in the countryside should be avoided unless they meet specific criteria, such as agricultural necessity or exceptional design quality. The proposed development does not meet these criteria, and therefore, it is contrary to both DPC3 and the guidance provided in the NPPF. DPH2: Sustainable Development – Outside the Built-Up Area**
3. **The proposed site is not contiguous with any existing built-up area and lacks essential services such as transport links, shops, and schools. As a result, it is not a sustainable location for new housing, which contradicts DPH2 of the District Plan.**
4. **DPC4: High Weald Area of Outstanding Natural Beauty This policy seeks to preserve, protect, and enhance the High Weald AONB. The proposed development does not align with these objectives and would instead undermine the conservation efforts intended for this sensitive landscape.**
5. **DPB3: Conservation Areas: The District Council’s 36 conservation areas are protected through national planning legislation designated locally. They range from the historic town centre of East Grinstead through to smaller villages and settlements such as Slaugham.**
6. **Non-Compliance with the Slaugham Neighbourhood Plan (SNP) SNP Policy 1: Protecting the Area of Outstanding Natural Beauty(AONB) Development proposals within the High Weald AONB will only be supported where they conserve or enhance natural beauty and have regard to the High Weald AONB Management Plan in particular:**
7. **The identified landscape features or components of landscape beauty and to their setting**
8. **The traditional interaction of people with nature and appropriate landscape management**

 **3. Character and local distinctiveness, settlement pattern, sense of place and setting of the AONB**

 **4. The conservation of wildlife and cultural heritage.**

**Small scale proposals which support the local economy and social wellbeing of the AONB will be supported where they are compatible with the conservation and enhancement of the AONB. Development proposals on land that contribute to the setting of the AONB will only be permitted where it does not detract from the visual qualities and essential characteristics of the AONB, and in particular does not adversely affect the views into, and out of, the AONB by virtue of its location and/or design.**

1. **SNP Policy 2: Sustainable Development Measure Development proposals which incorporate efficient and sustainable energy sources (including, but not limited to, photovoltaic panels, solar thermal insulation, biomass and heat pumps, and domestic water harvesting/ recycling systems) will be considered.**
2. **SNP Policy 3: Green infrastructure Development proposals, which seek to conserve, maintain or enhance existing green infrastructure network will be supported. Proposals to provide additional green infrastructure will be supported. Proposals which seek to improve access for pedestrians and cyclists through green infrastructure linkages will be particularly supported. Proposals which would result in the loss of existing green infrastructure will not be supported unless it can be demonstrated that the development proposals bring new opportunities which mitigates or compensates any loss, whilst ensuring the protection of the existing ecosystem.**
3. **SNP Policy 4: Conservation Areas Development proposals within Handcross, Slaugham or Warninglid Conservation Areas will be supported where they conserve or enhance the character or appearance of the Conversation Area concerned and comply with the requirements in Policy DPB3 (Conservation Areas) of the MSDP. Location & Environmental Context: · The site in question is adjacent to a designated conservation area. ·**
4. **The site is located within the Countryside Area of Development Restraint and the High Weald Area of Outstanding Natural Beauty (AONB). · Directly adjacent to the Ancient Woodlands of Homestead Wood and Orange Gill, both identified as Local Wildlife Sites and sites of special interest. Impact of the Proposed Development: ·**
5. **The development will not contribute positively to the aesthetic value of the village. · There is concern that it may detract from the character of the nearby conservation area and special interests’ sites, which could impact the overall appeal and environmental integrity of the area.**
6. **SNP Policy 6: Housing The proposed development is outside of the built-up area and lacks sustainability due to its remote location. The SNP, in line with the District Plan, directs new housing growth to more suitable locations, have been identified and more than meet local housing needs.**
7. **Housing Pressure and Allocation Slaugham Parish has already made significant contributions to housing growth, particularly through the strategic allocation of 600 homes at Pease Pottage. Given the existing pressures and allocations, further development in other parts of the Parish, such as this proposal, is neither necessary nor appropriate. The SNP supports this stance by directing growth to designated areas, not isolated rural locations.**
8. **Concerns Regarding Applicant’s Intentions The Council and residents have significant and understandable reservations about the proposal due the applicant's history and the potential for future modifications to the proposal that could lead to additional, undesirable development. The associated disruptions to the village have seen a significant strain on various resources. We would be concerned that the applicant cannot be relied upon to modify the application in good faith. In summary, Slaugham Parish Council and the local community would object to the planning application for the conversion of the barn at Slaugham Garden Nursery into a dwelling should it come forward. The proposal is not appropriate for the site and conflicts with both local and national planning policies.**

To note planning applications received after the agenda **was published:**

1. **To note other planning matters:** *To include applications consulted under scheme delegation Local Government Act 1972:*
	1. New planning appeals lodged with the Inspectorate: Planning appeal decisions:
	2. Licensing Applications:
	3. Planning Enforcements Updates:
2. **Mid Sussex District Council DECISIONs *cc’d in advance:***
3. **To consider Highways Matters to include but not limited to Public Rights of Way, Bus Stops**
4. **Matters that the Chairmans wish to raise for future consideration: Neighbourhood Plan Update**
5. **Date of the next meeting/s**

**Signed \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**