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Sent: 03 June 2026 16:21:03 UTC+01:00
To: "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Consultee Comments for Planning Application
DM/26/1228

Consultee comments

Dear Sir/Madam,

A consultee has commented on a Planning Application. A summary of the comments is provided below.

Comments were submitted at 03/06/2026 4:21 PM from Slaugham Parish Council on behalf of Parish Consultation.

Application Summary

Reference:	DM/26/1228
Address:	Land West Of London Road Handcross West Sussex
Proposal:	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.
Case Officer:	Katherine Williams

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Comments Details

	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).
Comments:	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, see below: 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.
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- 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

Kind regards