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Sent: 10 January 2025 16:39:13 UTC+00:00
To: "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Consultee Comments for Planning Application
DM/24/2409

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 10/01/2025 4:39 PM from Ms Slaugham Parish Council on behalf of Parish Consultation.

Application Summary

Reference:	DM/24/2409
Address:	Slaugham Garden Nursery Staplefield Road Slaugham Haywards Heath West Sussex RH17 6AG
Proposal:	Proposed conversion of barn to residential use to create 1 2-bedroom dwelling. Removal of existing hardstanding and landscaping.
Case Officer:	Katherine Williams

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Comments Details

Comments: 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.

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

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.

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.

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.

2. 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:

1. The identified landscape features or components of landscape beauty and to their setting;
2. 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; and
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.

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.

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.

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 Conservation 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.
- 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:

- 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.

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.

3. 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.

4. 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.

Kind regards