



Slinfold Parish Council
Slinfold Football Club, Hayes Lane, RH13 0SQ
Telephone 07894 858048 email: clerk@slinfold-pc.gov.uk

Minutes of the Slinfold Parish Council Meeting 26th February 2026

1. Attendance and Apologies for Absence

To accept apologies and reasons for absence.

As both the Chair and Vice Chair were absent it was **RESOLVED** to elect Councillor Skeates as Chair for the meeting.

In attendance: Councillors Sherwin-Smith, Skeates, Slipper, Paula Smith and Walker.

Apologies: Councillors Casdagli, Roberts (Chair), Nigel Smith (Vice Chair), Snow and Waples which Councillors **RESOLVED** to accept.

Also in attendance: Mike Simpson (Clerk), two members of the public and four representatives of Taylor Wimpey.

2. Declarations of Interest, Notification of Changes to Members' Interests and to consider any dispensations

To receive any declarations of interests from Members in respect to items on the agenda.

There were none.

3. Public Session (Members of the Public may speak for up to five minutes at the discretion of the Chair)

To note any comments.

There were none.

4. Minutes from the previous meeting on 29th January 2026

To review and approve.

It was **RESOLVED** to approve the minutes as a true and accurate record.

5. Councillor Reports

To receive reports from the District and County Councillors.

County Councillor Christian Mitchell referred to the WSCC audit report of the 20mph scheme from which the recommendations would be carried out. The Clerk had also written to him, again, about the broken slabs on The Street by the steps near the handrail and the war memorial for which he was trying to arrange a site meeting with officers.

District Councillor Greenwood advised a new Planning Inspector had been appointed to examine the Local Plan. She had also been in contact with local MP about resident emails concerning sewage treatment resulting from the land East of Hayes Lane planning application.

6. Planning Applications

(a) To consider the following applications:

DC/26/0106 Chewton The Street Slinfold West Sussex: Erection of new front driveway.

Councillors **RESOLVED** to object as it could not see how it was materially different to applications DC/22/1413 & DC/22/1414 and referred to the senior conservation officer's comments to application DC/22/1414 as reasons for objection.

CA/26/0012 Taylors The Street Slinfold West Sussex: Surgery to 1x Willow (Works to Trees in a Conservation Area)

It was **RESOLVED** to have no objection to this application.

DC/26/0018 Breckenridge 6 Mitchell Gardens Slinfold West Sussex: Surgery to 2 x Oak.

It was agreed to defer any decision until the tree wardens had looked at it.

(b) To consider any applications received since the publication of the agenda.

CA/26/0031: The Garden House The Street Slinfold Horsham Surgery to 1x Hornbeam and 1x Pine (Works to Trees in a Conservation Area)

It was agreed to defer any decision until the tree wardens had looked at it.

(c) To discuss the development for 133 houses at Lower Broadbridge Farm

Representatives from Taylor Wimpey provided an update on the latest design for 133 homes at Lower Broadbridge Farm (see appendices).

Questions and comments from Councillors included:

Whether the size of the roundabout on the A264 could be reduced as it would deter motorists from speeding and a slower road would integrate the site more with surrounding developments. The answer was no as this had already been approved by WSCC Highways when the initial application was submitted by another developer and could not be altered.

Was one access enough for this size of development to which the answer was yes.

Design variation between properties was important to the street scene and some houses should include chimneys. Taylor Wimpey agreed and said they would investigate it.

The site was very close to a flood plain- would the houses not be at risk? Taylor Wimpey believed the proposed Sustainable Drainage System would protect any houses from flooding.

7. Finances and Administration

(a) To review the schedule of payments and bank reconciliation since 29th January 2026.

It was **RESOLVED** to approve the payment schedule and bank reconciliation (see appendices)

(b) To review the latest variance report.

Councillors noted there were no significant variances.

(c) To discuss an IT policy.

Councillors **RESOLVED** to adopt the draft policy (see the Council's website).

8. Highways and Byways

(a) To receive an update on the broken handrail on The Street

The handrail had been replaced with like for like materials by the Parish Council, as WSCC would not do so, which was now robust and made the pavement safer for residents.

(b) To discuss clearing the gullies on Hayes Lane and Lyons Road

As there had been so much rainfall in the past two months, with little flooding, it was agreed that there was no need to clear the gullies outside of WSCC's maintenance programme.

(c) To discuss the pipes under Hayes Lane

At the last meeting, Taylor Wimpey intimated they would fund research into the drainage system in the vicinity of the East of Hayes Lane site, which included the pipes under Hayes Lane and the fallout from the site towards Lyons Road. This was in response to Councillors and residents raising concerns about the extra pressure the development would put on the struggling system. The Clerk had attempted to ask WSCC if they would repair some of the pipework under Hayes Lane, which the Parish Council would part fund. However, no response was given. Therefore, Councillors agreed that the Clerk should request that Taylor Wimpey provide funding for a survey, conducted by an external provider for which the Council would provide a specification, on the drainage system around Hayes Lane and into Lyons Road.

(d) To discuss installing a litter bin at the entrance of Six Acres

This request came through a resident who said he was always collecting litter in the area. The Clerk had contacted HDC who said they would undertake a three-week audit to establish if one was necessary.

(e) To discuss any other issues

The Royal Mail post box had been taped up with a note on saying it was being upgraded. The Clerk would contact the HDC Conservation Officer to establish whether this was permitted in a Conservation Area and would also find out more information.

9. Grounds and Buildings Maintenance

To receive an update on Slinfold Stores

The Clerk advised that he was trying to ascertain what documents were necessary for Listed Building Consent as the works would not alter the building. Councillor Greenwood offered to assist so that an application could be submitted soon.

10. Recreation, Youth and Environment

(a) To receive an update on a grant for the youth club in Slinfold

The Alf Shrubbs Memorial Race was happy with the remaining grant funds being spent on an Xbox for the youth group so the Council would investigate purchasing one.

(b) To receive an update on the nature trail

The information plaques were being purchased, and four posts had been installed.

(c) To discuss parish tree wardens

Three residents had put themselves forward to be tree wardens for the parish which Councillors **RESOLVED** to approve.

(d) To discuss a request to use Cherrytree for Forest School activities

Following the Committee meeting on 19th February, the Council had advised Cannon's Wild Root Forest School that, although they believed it was a nice idea to use the Cherrytree complex during the summer holidays for forest school activities, they were concerned about the use of the woods beyond the football pitch, especially with making fires and building dens, as they only owned a small section of the area with the rest belonging to AJW. Therefore, Councillors had agreed that they could not permit the request at this time and suggested the school approached AJW.

11. Committees and those on Outside Bodies

To receive any updates.

12. Communications and events

(a) To discuss any articles for the parish magazine.

Thank you to AJW for providing hot food again for the Cosy Café; Easter trail and WSCC contact details to report flooding.

(b) To discuss Village Day 2026

The volunteers who usually helped with Village Day were unavailable this year due to other commitments so it was agreed to look at something in September which would form a smaller version.

13. Items for the next agenda

There were none suggested.

14. Next meeting dates

Council meeting: 26th March 2026.

List of Payments made between 31/01/2026 and 27/02/2026

<u>Date Paid</u>	<u>Payee Name</u>	<u>Reference</u>	<u>Amount Paid</u>	<u>Authorized Ref</u>	<u>Transaction Detail</u>
06/02/2026	Clare Trott	BACS	33.32		Cosy Cafe
06/02/2026	Carl Osborne	BACS	495.00		The Street Handrail repair (54
18/02/2026	Horsham District Council	DD	29.70		Cherrytree Bin Collection
19/02/2026	SSE	BACS	80.84		Streetlights
26/02/2026	Slinfold Village Hall	BACS	342.00		2294/2287/2282
26/02/2026	Slinfold Football Club	BACS	300.00		Office Hire 24-25
26/02/2026	4 The Youth	BACS	2,197.69		Jan-March 26 (2106)
27/02/2026	Rachael Fairs	BACS	100.00		Gatwick Cancellation Letter
27/02/2026	Tony Burroughs	BACS	179.40		Salary February
27/02/2026	John Pilkington	BACS	248.80		Salary February
27/02/2026	Mike Simpson	BACS	2,010.31		Salary February
27/02/2026	LGPS	BACS	712.31		February 2026
27/02/2026	Carl Osborne	BACS	480.00		Invoice 550
27/02/2026	Mike Simpson	BACS	7.00		Land Registry School CP

Total Payments 7,216.37

<u>Bank Statement Account Name (s)</u>	<u>Statement Date</u>	<u>Page</u>	<u>Balances</u>
CO-OP	30/01/2026		37,984.49
			<u>37,984.49</u>
<u>Unpresented Payments (Minus)</u>		<u>Amount</u>	
		0.00	
			<u>0.00</u>
			37,984.49
<u>Unpresented Receipts (Plus)</u>			
		0.00	
			<u>0.00</u>
			37,984.49
		Balance per Cash Book is :-	37,984.49
		Difference is :-	0.00

Signatory 1:

Name Signed Date

Signatory 2:

Name Signed Date

Detailed Receipts & Payments by Budget Heading 27/02/2026

Cost Centre Report

	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% Spent	Transfer to/from EMR
<u>100 Income</u>							
118 Horsham Lottery	135	0	(135)			0.0%	135
1010 Section 104	30,000	0	(30,000)			0.0%	
1076 Precept	75,317	75,317	0			100.0%	
1080 Bank Interest	124	8,180	8,056			1.5%	
1090 CIL Income	17,654	0	(17,654)			0.0%	17,654
1100 Grants Received	1,300	2,500	1,200			52.0%	1,300
1120 Environment Cleansing	3,795	3,700	(95)			102.6%	3,795
1999 Miscellaneous Income	1	0	(1)			0.0%	
	<u>128,325</u>	<u>89,697</u>	<u>(38,628)</u>			<u>143.1%</u>	<u>22,883</u>
Income :- Receipts							
	<u>128,325</u>	<u>89,697</u>	<u>(38,628)</u>				
Net Receipts							
6001 less Transfer to EMR	22,883						
Movement to/(from) Gen Reserve	<u>105,442</u>						
<u>200 Administration</u>							
1210 Grounds Maintenance Reclaim	(30)	0	30			0.0%	
Administration :- Receipts	<u>(30)</u>	<u>0</u>	<u>30</u>				<u>0</u>
4000 Clerk & Environment Officers	50,610	54,000	3,390		3,390	93.7%	
4025 EO Expenses	134	500	366		366	26.8%	
4055 Training	25	150	125		125	16.7%	
4060 Audit	639	650	11		11	98.3%	
4070 Legal & Consultancy	25	30	5		5	83.3%	
4075 Bank Fees	0	30	30		30	0.0%	
4080 Subscriptions	731	720	(11)		(11)	101.5%	
4085 ICO Fee	47	0	(47)		(47)	0.0%	
4091 Chair's Allowance	0	400	400		400	0.0%	
4100 Insurance	2,298	2,000	(298)		(298)	114.9%	
4110 Recruitment & Training	0	100	100		100	0.0%	
4120 Home Office	0	180	180		180	0.0%	
4130 Hall Hire	539	600	61		61	89.8%	
4135 FC Office Hire	300	300	0		0	100.0%	
4140 Website and email	574	570	(4)		(4)	100.6%	
4150 Software	203	350	147		147	58.0%	
4160 Stationery/printing	248	100	(148)		(148)	247.8%	
Administration :- Indirect Payments	<u>56,371</u>	<u>60,680</u>	<u>4,309</u>	<u>0</u>	<u>4,309</u>	<u>92.9%</u>	<u>0</u>
Net Receipts over Payments	<u>(56,401)</u>	<u>(60,680)</u>	<u>(4,279)</u>				

Detailed Receipts & Payments by Budget Heading 27/02/2026

Cost Centre Report

	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% Spent	Transfer to/from EMR
<u>250 Football Club</u>							
1200 Rental Income	150	150	0			100.0%	
1205 Insurance Reclaimed	404	330	(74)			122.5%	
1210 Grounds Maintenance Reclaim	0	650	650			0.0%	
Football Club :- Receipts	<u>554</u>	<u>1,130</u>	<u>576</u>			<u>49.0%</u>	<u>0</u>
4200 Repairs & Improvements	165	0	(165)		(165)	0.0%	
Football Club :- Indirect Payments	<u>165</u>	<u>0</u>	<u>(165)</u>	<u>0</u>	<u>(165)</u>		<u>0</u>
Net Receipts over Payments	<u>389</u>	<u>1,130</u>	<u>741</u>				
<u>255 Tennis Club</u>							
1200 Rental Income	150	150	0			100.0%	
1205 Insurance Reclaimed	354	359	5			98.5%	
1210 Grounds Maintenance Reclaim	0	520	520			0.0%	
Tennis Club :- Receipts	<u>504</u>	<u>1,029</u>	<u>525</u>			<u>49.0%</u>	<u>0</u>
Net Receipts	<u>504</u>	<u>1,029</u>	<u>525</u>				
<u>260 Community Shed</u>							
1205 Insurance Reclaimed	92	92	0			99.8%	
Community Shed :- Receipts	<u>92</u>	<u>92</u>	<u>0</u>			<u>99.8%</u>	<u>0</u>
Net Receipts	<u>92</u>	<u>92</u>	<u>0</u>				
<u>270 Slinfold Stores</u>							
1200 Rental Income	750	1,000	250			75.0%	
1205 Insurance Reclaimed	0	354	354			0.0%	
Slinfold Stores :- Receipts	<u>750</u>	<u>1,354</u>	<u>604</u>			<u>55.4%</u>	<u>0</u>
4200 Repairs & Improvements	750	0	(750)		(750)	0.0%	750
Slinfold Stores :- Indirect Payments	<u>750</u>	<u>0</u>	<u>(750)</u>	<u>0</u>	<u>(750)</u>		<u>750</u>
Net Receipts over Payments	<u>0</u>	<u>1,354</u>	<u>1,354</u>				
6000 plus Transfer from EMR	750						
Movement to/(from) Gen Reserve	<u>750</u>						
<u>275 Cherrytree</u>							
1210 Grounds Maintenance Reclaim	249	0	(249)			0.0%	
Cherrytree :- Receipts	<u>249</u>	<u>0</u>	<u>(249)</u>				<u>0</u>

Detailed Receipts & Payments by Budget Heading 27/02/2026

Cost Centre Report

	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% Spent	Transfer to/from EMR
4200 Repairs & Improvements	357	0	(357)		(357)	0.0%	
Cherrytree :- Indirect Payments	357	0	(357)	0	(357)		0
Net Receipts over Payments	(108)	0	108				
<u>300 Community Services</u>							
4200 Repairs & Improvements	326	0	(326)		(326)	0.0%	
4310 Community Events	3,254	3,200	(54)		(54)	101.7%	510
4320 Youth Services	7,748	8,600	852		852	90.1%	
4321 Youth Services Other	240	0	(240)		(240)	0.0%	240
4370 Newsletters/Promotions	3,111	2,700	(411)		(411)	115.2%	
4380 Community Improvement Projects	400	0	(400)		(400)	0.0%	
4390 Grants Made	2,100	2,500	400		400	84.0%	
4395 Cosy Café	2,777	2,500	(277)		(277)	111.1%	2,777
Community Services :- Indirect Payments	19,956	19,500	(456)	0	(456)	102.3%	3,528
Net Payments	(19,956)	(19,500)	456				
6000 plus Transfer from EMR	3,528						
Movement to/(from) Gen Reserve	(16,428)						
<u>350 Recreation</u>							
4200 Repairs & Improvements	2,066	0	(2,066)		(2,066)	0.0%	1,333
4400 Bin collection	694	722	29		29	96.1%	
4405 Dog bins	1,014	1,180	166		166	85.9%	
4410 Grounds Maintenance	495	0	(495)		(495)	0.0%	
4412 Grounds Maintenance Extra Cuts	1,314	0	(1,314)		(1,314)	0.0%	
4420 King George V	1,865	1,570	(295)		(295)	118.8%	
4425 Six Acres	5,353	1,800	(3,553)		(3,553)	297.4%	5,043
4430 Playground Inspections	0	215	215		215	0.0%	
4435 Grounds Maintenance Cherrytree	5,820	4,472	(1,348)		(1,348)	130.1%	
4438 Tree Survey	776	0	(776)		(776)	0.0%	
Recreation :- Indirect Payments	19,397	9,959	(9,438)	0	(9,438)	194.8%	6,376
Net Payments	(19,397)	(9,959)	9,438				
6000 plus Transfer from EMR	6,376						
Movement to/(from) Gen Reserve	(13,021)						
<u>400 Highways & Byways</u>							
4510 Streetlights & Maintenance	2,294	3,163	869		869	72.5%	
Highways & Byways :- Indirect Payments	2,294	3,163	869	0	869	72.5%	0
Net Payments	(2,294)	(3,163)	(869)				

Detailed Receipts & Payments by Budget Heading 27/02/2026

Cost Centre Report

	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% Spent	Transfer to/from EMR
<u>999 VAT Data</u>							
115 VAT on Receipts	1,141	0	(1,141)			0.0%	
VAT Data :- Receipts	<u>1,141</u>	<u>0</u>	<u>(1,141)</u>				<u>0</u>
515 VAT on Payments	1,764	0	(1,764)		(1,764)	0.0%	
VAT Data :- Indirect Payments	<u>1,764</u>	<u>0</u>	<u>(1,764)</u>	<u>0</u>	<u>(1,764)</u>		<u>0</u>
Net Receipts over Payments	<u>(623)</u>	<u>0</u>	<u>623</u>				
Grand Totals:- Receipts	131,585	93,302	(38,283)			141.0%	
Payments	101,054	93,302	(7,752)	0	(7,752)	108.3%	
Net Receipts over Payments	<u>30,532</u>	<u>0</u>	<u>(30,532)</u>				
plus Transfer from EMR	10,654						
less Transfer to EMR	22,883						
Movement to/(from) Gen Reserve	<u>18,302</u>						

Taylor Wimpey

Land at Lower Broadbridge Farm,
Broadbridge Heath

Slinfold Parish Council Meeting
26th February 2026

Agenda

1. Introductions
2. Outline Planning Permission
3. The Proposed Development
4. Q&A

Introductions

Who are we?

Taylor Wimpey was formed by the merger of George Wimpey and Taylor Woodrow in 2007. We have a history dating back to the 19th Century. We are one of the largest homebuilders in the UK, completing over 10,000 homes each year.



“Our aim is to be the nation’s leading residential developer for creating value and delivering quality. We are passionate about working with local people, businesses, local authorities and our customers to build aspirational homes”

For more information, visit:
taylorwimpey.co.uk

Lower Broadbridge Farm

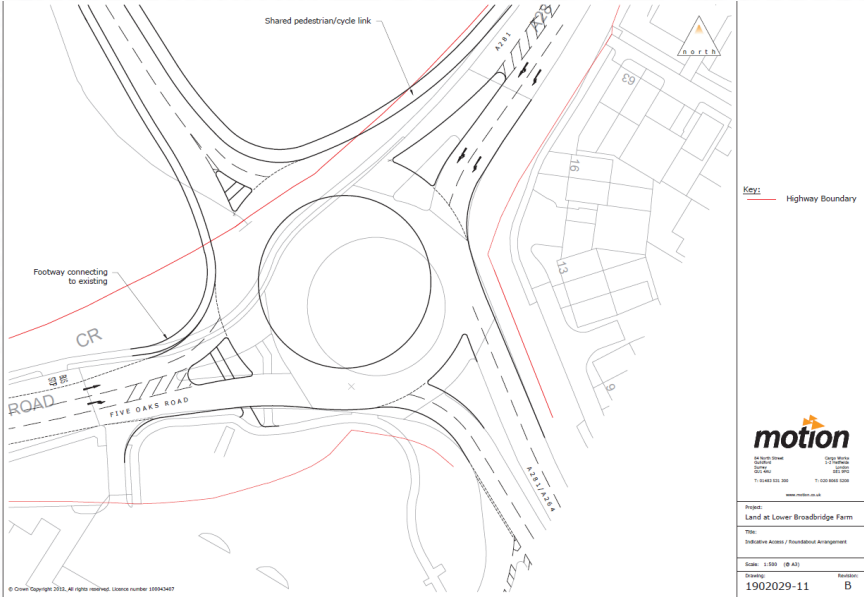


- Site formerly promoted by Gleeson Land.
- Outline planning permission granted in March 2024.
- Taylor Wimpey exchanged contracts to acquire the site in December 2025.
- We will submit a Reserved Matters planning application Spring 2026.

Outline Planning Permission

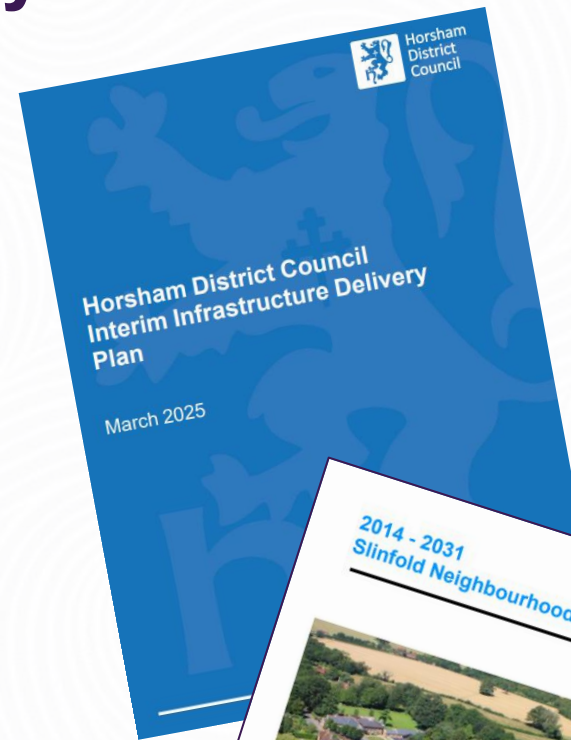
Outline Planning Permission

1. Gleeson Land’s planning application (ref. DC/22/1052) was allowed in March 2024
2. The permission includes the creation of a new vehicular access and the principle of development on the Site for 133 homes
3. A Section 73 application (DC/25/1886) was approved in January 2026 removing 3 conditions regarding water neutrality
4. Reserved Matters approval is required for the layout, scale, appearance and landscape



Community Infrastructure Levy

1. The Proposed Development is CIL Liable and will be charged based on the floor area (£188.81/m²) of the market homes (anticipated c£1.5m).
2. CIL can fund local infrastructure such as roads and other transport facilities, flood defences, schools and education facilities, medical facilities, sporting and recreational facilities, open spaces and community facilities.
3. The Council will invite the Parish Council and other organisations to bid for CIL funding for projects that are included on the most recent Infrastructure Delivery Plan.
4. The Parish Council has a made Neighbourhood Plan and therefore will benefit from 25% of the CIL revenues.



The Proposed Development

Opportunities and Constraints



- Key
- Site Boundary
 - - - Public Right of Way
 - Vehicular Route
 - ~ Existing Hedgerow and Trees
 - Gas Main
 - - - Sewer
 - Proposed Pedestrian Routes
 - Potential Drainage Basin Location
 - ◇◇◇◇ Noise Source
 - * Listed Building
 - Flood Zone

Design Evolution



Outline Indicative Layout



Consultation Layout



Current Layout

Site Layout



The key features of our proposals include:

1. 133 new homes of which 60 homes will be affordable (45%)
2. High-quality homes with a sustainable mix of dwelling sizes
3. Provision of public open space along the northern boundary and an area of informal play
4. A new vehicular access point is proposed to the south of the site from Five Oaks Road
5. Retention of the existing boundary trees and landscaping, and significant native planting introduced

Use



Scale



Key

- 2 Storey Dwellings
- 2-2.5 Storey Dwellings

Affordable Homes



Key	
	42 Affordable dwellings - Affordable Rent
	18 Affordable dwellings - Shared Ownership
	60 Total Affordable dwellings - 45%
	73 Open market dwellings

Proposed Character Areas

1. There are three proposed character areas
2. The character areas have varied materials to help with way finding and for variation.



Central Core Character Area



Detailing



Green Edge Character Area



Detailing



Tile Hanging Detail



Arched Soldier Course Window Headers and Cills



Mono Pitch Porch



Projecting Brick Band

Newbridge Quarter Character Area

Arched Solider Course Window Headers and Cills

Black Weatherboarding

Mono Pitch Porch



Detailing



Arched Soldier Course Window Headers



Black Weatherboarding and Metal Frame



Mono Pitch Porch



Projecting Brick Band

Biodiversity and Sustainability



- Fabric First approach.
- Photovoltaic panels.
- Electric vehicle charging to every plot.

- Biodiversity net gain of 21.93% or more.
- Native species rich planting.
- Hibernacula for reptiles/amphibians.
- Bug hotels, bird/bat boxes, hedgehog highways.



Q&A

Site Layout



Thank You