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**TOWN AND COUNTRY PLANNING ACT 1990**  
**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE**  
**ENGLAND) ORDER 2015**

**REFUSAL**

**REFERENCE: DM/25/2373**

**DESCRIPTION: OUTLINE PLANNING PERMISSION WITH ALL MATTERS RESERVED FOR THE CONSTRUCTION OF FOUR DETACHED DWELLINGS WITH GARAGES.**

**LOCATION: 6 HIGHFIELDS, BRIGHTON ROAD, WARNINGLID, HAYWARDS HEATH**

**DECISION DATE: 13 NOV 2025**

**CASE OFFICER: KATHERINE WILLIAMS - KATHERINE.WILLIAMS@MIDSUSSEX.GOV.UK**

The Council hereby notify you that they **REFUSE** to permit the above development as shown in the submitted application and plans.

The reasons for the Council's decision are:-

1. The application site is located in designated countryside for which no special justification exists for the construction of dwellings, the location and land use of the development is considered contrary to policies DP12 and DP15 of the District Plan. In addition the proposal is contrary to policy DP6 of the District Plan as the proposal is not contiguous with the existing built up area of the settlement of Warninglid. There are not considered to be any other material considerations that would warrant determining the planning application otherwise than in accordance with the development plan. The development thereby conflicts with policies DP4, DP6, DP12 and DP15 of the Mid Sussex District Plan 2014-2031, Policy AS1 of the Ansty, Staplefield and Brook Street Neighbourhood Plan, and the provisions of the NPPF.

2. The proposal, by virtue to its elevated position and cramped urbanising form would harm the intrinsic character and beauty of the countryside and would fail to conserve or enhance the landscape or the scenic beauty of the AONB National Landscape, contrary to policies DP12 and DP16 of the District Plan and policy AS3 of the Ansty, Staplefield and Brook Street Neighbourhood Plan.
3. The proposal, owing to its elevated position and the restricted size of the site, would cause significant harm to the residential amenities of No. 4 and 5 Highfields through an overbearing impact, overlooking and loss of privacy. The application would therefore conflict with policy DP26 of the Mid Sussex District Plan.
4. The proposal includes insufficient information to demonstrate that the proposal is acceptable in terms of flood risk and drainage contrary to policy DP41 of the Mid Sussex District Plan and the relevant provisions of the NPPF.
5. The proposal would result in the loss of part of a Gypsy and Traveller safeguarded site, and no information has been submitted to demonstrate that this part of the site is no longer needed for Gypsy and Traveller use. The proposal is therefore contrary to policy DP33 of the District Plan.

## INFORMATIVES

1. In accordance with Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and discussing those with the Applicant. However, the issues are so fundamental to the proposal that it has not been possible to negotiate a satisfactory way forward and due to the harm which has been clearly identified within the reason(s) for the refusal, approval has not been possible.

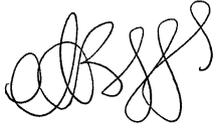
### Human Rights Implications

The planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

### Plans Referred to in Consideration of this Application

The following plans and documents were considered when making the above decision:

Plan Type	Reference	Version	Submitted Date
Existing Block Plan	Drg 1.0	REV 00	18.09.2025
Proposed Block Plan	Drg 1.1	REV A	18.09.2025
Street Scene	Drg 1.2	REV A	18.09.2025
Location Plan	Drg 1.3	REV 00	18.09.2025
Block Plan	Drg 1.4	REV 00	18.09.2025



Ann Biggs  
Assistant Director Planning and Sustainable Economy

REOUTZ

## APPEALS TO THE SECRETARY OF STATE

### Notes for Applicants

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision then you must do so within 6 months (8 weeks in the case of advertisements, 12 weeks in the case of householder or minor commercial development) of the date of this notice \*(see exceptions below)

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on Tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. [Further details are on GOV.uk](#).

- \* If this decision relates to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.\*
- \* If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months (12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.\*