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

REFUSAL

REFERENCE: DM/25/1218

DESCRIPTION: PROPOSED ERECTION OF ONE PAIR OF SEMI DETACHED HOUSES, WITH ASSOCIATED PARKING AND NEW SHARED VEHICULAR ACCESS.

LOCATION: LAND ADJ. TO , 19 ESTCOTS DRIVE, EAST GRINSTEAD, WEST SUSSEX

DECISION DATE: 12 SEP 2025

CASE OFFICER: HAMISH EVANS - HAMISH.EVANS@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. By virtue of the design and appearance of the proposed dwellings, they would not protect the setting of the Grade II listed building Estcots Farmhouse, the historic Estcots farmstead or the Estcots Conservation Area. This harm is identified as less than substantial and the public benefits identified would not outweigh this harm. The proposal is therefore considered to be contrary to policies DP34 and DP35 of the Mid Sussex Plan and policy EG4 of the East Grinstead Neighbourhood Plan, the NPPF and Section 72 of the Listed Building and Conservation Area Act 1990.

2. By virtue of the proposed dwellings scale in relation to the existing site, and the neighbouring sites, they would represent an overdevelopment of the site which is not considered to address the character and scale of the surrounding buildings and would appear as a discordant feature within the area. As such the proposal would not comply with policy DP26 of the Mid Sussex District Plan 2014-2031, policy EG3 of the East Grinstead Neighbourhood Plan, paragraph 71 of the NPPF and principle DG38 of the Mid Sussex Design Guide SPD.
3. The proposal does not adequately mitigate the potential impact on the Ashdown Forest Special Protection Area (SPA) and Special Area of Conservation (SAC) and would it cannot be demonstrated that the development would not have a likely significant impact, contrary to the Conservation and Habitats and Species Regulations, policy DP17 of the Mid Sussex District Plan and policy EG16 of the East Grinstead Neighbourhood Plan.

INFORMATIVES

1. In accordance with Article 35 of the Town and Country Planning (General 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 determining the application within a timely manner, clearly setting out the reason(s) for refusal, thereby allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied as part of a revised scheme. The Local Planning Authority is willing to provide pre-application advice and advise on the best course of action in respect of any future application for a revised development.

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
Location Plan	25 - J4738 - 01 - 001	-	09.05.2025
Site Plan	24 - J4738 - 01 - 002	-	09.05.2025
Site Plan	24 - J4738 - 01 - 003	-	09.05.2025
Proposed Floor and Elevations Plan	24 - J4738 - 02 - 001	-	09.05.2025
Street Scene	24 - J4738 - 05 - 001	-	09.05.2025
Design and Access Statement	-	-	09.05.2025
Heritage Statement	10362	-	09.05.2025



Ann Biggs
Assistant Director Planning and Sustainable Economy

REFULZ

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 of the date of this notice;

However, if

- (i) this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, and 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; or
- (ii) an enforcement notice is subsequently 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.

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 planning 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) at least 10 days before submitting the appeal. [Further details are on GOV.uk](#).

