

Mr S Streatfield
Mr Luke Carter
Lewis And Co Planning
2 Port Hall Road
Brighton
BN1 5PD

**TOWN AND COUNTRY PLANNING (PERMISSION IN PRINCIPLE) (AMENDMENT)
ORDER 2017**

REFUSAL

REFERENCE: DM/25/0413

DESCRIPTION: CONSTRUCTION OF A NEW RESIDENTIAL DWELLING

LOCATION: LAND ADJACENT TO THE BROOK, COOMBE HILL ROAD, EAST GRINSTEAD, WEST SUSSEX

DECISION DATE: 10 APR 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. 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 East Grinstead. The development thereby conflicts with policies DP6, DP12 and DP15 of the Mid Sussex District Plan 2014-2031, policies EG1, EG2a and EG5 of the East Grinstead Neighbourhood Plan and the adverse impacts of the development would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF, when taken as a whole.
2. The proposal would result in the creation of one new dwelling in an unsustainable location where future occupiers would be reliant upon the private car for access to shops, services and employment opportunities. This would give rise to unsustainable transport patterns arising from an increase in private car movements to and from the

site, in conflict with policy DP21 of the Mid Sussex District Plan 2014-2031 and the adverse impacts of the development would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF, when taken as a whole.

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, it has not been possible to resolve them. The Local Planning Authority is willing to provide pre-application advice 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 and Block Plan	SK04	P1	17.02.2025
Proposed Floor Plans	SK02	P1	17.02.2025
Proposed Floor Plans	SK03	P1 Layout 2	17.02.2025
Street Scene	SK01	P1	17.02.2025



Ann Biggs
Assistant Director Planning and Sustainable Economy

REPIPZ

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;

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 making an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in making an 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 in principle for the proposed development 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](#).