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The Long Barn
Turners Hill Road
Crawley Down
RH10 4HH

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

REFUSAL

REFERENCE: DM/26/1424

DESCRIPTION: DEMOLITION OF AGRICULTURAL BUILDING AND
REPLACEMENT WITH SINGLE RESIDENTIAL DWELLING WITH
ASSOCIATED GARAGE.

LOCATION: ALDERS FARM, BRIGHTON ROAD, HURSTPIERPOINT,
HASSOCKS

DECISION DATE: 4 AUG 2026

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 site lies within the countryside where the principle of new dwellings is contrary to the development plan. No special justification exists for this dwelling. The Council cannot demonstrate a 5 year supply of deliverable housing, and as such the balance to be applied in this case is a tilted one. The proposed development occupies a location which is distant from any built-up area boundary. Future residents would be isolated from local facilities and would therefore be heavily reliant on the use of a car to meet their daily needs, rather than being able to access day-to-day services by sustainable modes of transport as a genuine choice. The development would result in the net increase of 1 self build dwelling in the countryside where there is no specific

justification to support such a proposal where the principle is contrary to the development plan. There are not considered to be any other material considerations (such as the appeal decision or a fallback position) that would warrant determining the planning application otherwise than in accordance with the development plan.

The development thereby conflicts with Policies DP6, DP12, DP15 and DP21 of the Mid Sussex District Plan, policy HurstC1 of the Hurstpierpoint and Sayers Common Neighbourhood Plan, and the provisions of the National Planning Policy Framework.

2. The proposal would constitute an poor quality design which would be harmful to the rural character of the area, due to its form, proportions and mixture of external materials and fenestration design. In addition, the lack of defined curtilage could result in the spread of residential paraphernalia, which would compound the impact on the rural character of the area. As such, the development would be contrary to Policies DP12 and DP26 of the Mid Sussex District Plan, the Mid Sussex Design Guide SPD and the provisions of the National Planning Policy Framework.

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
Proposed Elevations	26 03 / 120	B	28.07.2026
Proposed Floor Plans	26 03 / 110	B	28.07.2026
Block Plan	26 03 /100	D	28.07.2026
Location Plan	26 03 / 101		08.06.2026



Eric Owens
Interim 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 (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) 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.*