

Mr Simon Gould
Graftons
Brighton Road
Warninglid
Haywards Heath
West Sussex
RH17 5SU

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

REFUSAL

REFERENCE: DM/26/2018

DESCRIPTION: OUTLINE APPLICATION FOR THE ERECTION OF ONE SELF-BUILD DWELLING WITH ALL MATTERS RESERVED EXCEPT ACCESS.

LOCATION: GRAFTONS, BRIGHTON ROAD, WARNINGLID, HAYWARDS HEATH

DECISION DATE: 8 OCT 2026

CASE OFFICER: STEFAN GALYAS - STEFAN.GALYAS@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 lies within the countryside outside the defined built-up area of Warninglid, within the High Weald AONB, which is not allocated for housing nor contiguous with a built-up area boundary. Whilst the proposed dwelling would make a contribution to additional housing in the district and towards the Councils Self and Custom build register, the development would result in a new dwelling in the countryside where there is no specific justification to support such a proposal where the principle is contrary to the development plan and due to its location is considered not to form a suitable permission as set out in the NPPG. In addition, the site occupies a location which is distant from a built up area boundary where local services will not be readily accessible. As such future occupiers will be heavily reliant on the private car to meet their daily needs. The development thereby conflicts with

Policies DP3(2,d), TR3(1) and CC2(1, a, b) of the NPPF, Policies DP6, DP12, DP15 and DP21 of the District Plan and Policy AS1 of the Ansty, Staplefield and Brook Street 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
Block Plan	BP-14082026-01C	proposed	18.08.2026
Block Plan	14082026-02-a	existing	14.08.2026
Location Plan	14082026-03		14.08.2026
Location Plan			14.08.2026
Drainage Details	2188628-1	foul sewer map	14.08.2026



Eric Owens
Interim 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) 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.*