

Mr Cross
Peter Rainier
DMH Stallard
Griffin House
135 High Street
Crawley
RH10 1DQ

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

REFUSAL

REFERENCE: DM/25/2720

DESCRIPTION: PROPOSED 6 TWO-BEDROOM APARTMENTS WITHIN A 3-STOREY APARTMENT BLOCK

LOCATION: KILNWOOD APARTMENTS, ROCKY LANE, HAYWARDS HEATH, WEST SUSSEX

DECISION DATE: 17 AUG 2026

CASE OFFICER: CAROLINE GRIST - CAROLINE.GRIST@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 development would have a significantly harmful impact on the character of the area, through the urbanisation of a prominent location that also impedes views to the South Downs along Rocky Lane. The scheme would also result in the loss of agreed landscaping that formed part of the Kilnwood Apartments development, which was integral to mitigate its impact on the character of the surrounding area. The proposed layout would also represent a cramped and contrived form of development that would not reflect the spacing of the existing buildings or the approved landscaping. The proposal therefore fails to accord with policies DP26 and DP37 of the Mid Sussex District Plan, policies E9 and H8 of the Haywards Heath Neighbourhood Plan, the Mid Sussex Design Guide SPD and the relevant provisions of the NPPF.

2. The proposed layout would cause significant harm to the amenities of future residents of the ground floor flats. Parking spaces are proposed in close proximity to the only window associated with a bedroom and no defensible space has been provided, resulting in noise, disturbance and overlooking to this future resident. The windows associated with the bedrooms in the western flat are to be sited in close proximity to planting and this poor arrangement would lead to a lack of light and outlook. The proposal therefore fails to accord with policies DP26 and DP37 of the Mid Sussex District Plan, policies H8 of the Haywards Heath Neighbourhood Plan, the Mid Sussex Design Guide SPD and the relevant provisions of the NPPF.
3. The proposal does not satisfy the requirements of Policies DP20 and DP31 of the Mid Sussex District Plan in respect of affordable housing and infrastructure requirements to service the development as supplemented by the Council's Supplementary Planning Documents,' Development Infrastructure and Contributions' SPD (2018).

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
Existing Site Plan	DA2401-P-02_A		16.12.2025
Proposed Site Plan	DA2401-P-03_B		16.12.2025
Proposed Floor Plans	DA2401-P-04_B		16.12.2025
Proposed Elevations	DA2401-P-05_B		16.12.2025
Street Scene	DA2401-P-06_B		16.12.2025
Location and Block Plan	DA2401-P-01_A		16.12.2025

A handwritten signature in black ink, appearing to read 'EO' followed by a stylized flourish.

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.*