

Mr B Holding
Mr Nikolas Antoniou
NJA Town Planning Ltd
The Beehive
Clity Place
RH6 0PA

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

REFUSAL

REFERENCE: DM/24/3034

DESCRIPTION: ERECTION OF DETACHED DWELLING WITH ATTACHED GARAGE, ASSOCIATED PARKING AND NEW ACCESS FROM OCKLEY LANE (REVISION OF APPLICATION DM/23/2741)

LOCATION: WHITE LODGE, OCKLEY LANE, HASSOCKS, BURGESS HILL

DECISION DATE: 28 JUL 2025

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 application site lies within the countryside outside any defined built up area of Hassocks. The proposal would result in an intensification in development out of keeping with the semi-rural character of the area. Such a development fails to preserve and enhance the character of the countryside. In addition, the site is in an unsustainable location, where occupants would be reliant on the use of a private car to gain access to local services. While the provision of a single (self-build) dwelling would make a limited, but positive, contribution to the district's housing land supply, along with the economic the benefits that would derive from this small scale development, it is considered that the identified adverse impacts would significantly and demonstrably outweigh the benefits. Therefore it is not considered to be any other material considerations that would warrant determining the planning application otherwise than in accordance with the development plan. The development thereby

conflicts with policies DP6, DP12, DP15, DP21 and DP26 of the District Plan and the provisions of the NPPF.

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	12139/2101	P6	12.12.2024
Proposed Floor Plans	02	O	12.12.2024
Proposed Floor Plans	03	N	12.12.2024
Proposed Elevations	04	N	12.12.2024
Proposed Sections	05	A	12.12.2024
Proposed Roof Plan	03b	N	12.12.2024
Location Plan	L01		12.12.2024
Topographical Survey	T02	ZB	12.12.2024
Proposed Block Plan	B02	B	12.12.2024



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](#).

