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RH17 5BB

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

REFUSAL

REFERENCE: DM/25/1610

DESCRIPTION: CHANGE OF USE TO PART OF SHOP WILLIS AND CO (USE CLASS E(A)) TO RESIDENTIAL (USE CLASS C3(A)) TO ADD LIVING SPACE TO EXISTING DWELLINGHOUSE

LOCATION: 17A HIGH STREET, CUCKFIELD, HAYWARDS HEATH, WEST SUSSEX

DECISION DATE: 24 SEP 2025

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 proposal would fail to pay special regard towards the preservation of a listed building and fail to preserve or enhance the Cuckfield Conservation Area. Accordingly, the proposal would conflict with the provisions of policies DP34 and DP35 of the District Plan (March 2018), Policy CNP1 of the Cuckfield Neighbourhood Plan (May 2014) and The National Planning Policy Framework (December 2024).
2. By virtue of the significant reduction in floor space, the proposal would erode the current retail offer on site. The proposal would fail to accord with Policies DP1 and DP3 of the District Plan (March 2018), Policy CNP11 of the Cuckfield Neighbourhood Plan (May 2014) and the National Planning Policy Framework (December 2024).

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
Planning Statement			25.06.2025
Location Plan	HSC-PL-001		23.06.2025
Block Plan	HSC-PL-002	REV A	23.06.2025
Existing and Proposed Floor Plan	HSC-PL-004		25.06.2025
Other	Viability Evidence		05.09.2025
Heritage Statement			25.06.2025



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](#).

