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

REFUSAL

REFERENCE: DM/25/3191

DESCRIPTION: OUTLINE APPLICATION WITH ALL MATTERS RESERVED EXCEPT FOR ACCESS FROM BURLEIGH LANE, FOR THE ERECTION OF UP TO EIGHT SELF-BUILD/CUSTOM BUILD DWELLINGS, DRAINAGE AND ANCILLARY WORKS.

LOCATION: LAND TO THE SOUTH OF, BURLEIGH LANE, CRAWLEY DOWN, WEST SUSSEX

DECISION DATE: 2 JUN 2026

CASE OFFICER: RACHEL RICHARDSON -
RACHEL.RICHARDSON@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 by virtue of its location and nature would result in a cumulative adverse harm to the countryside and adversely affect users of the Sussex Border Path public right of way through a perceived impact on safety of users. The proposal is thereby considered to be contrary to policies DP12 and DP22 of the Mid Sussex District Plan 2014 - 2031 and policy CDPN10(f) of the Crawley Down Neighbourhood Plan.
2. The proposal fails to provide the required affordable housing, the infrastructure, SAMM and SANG contributions and the biodiversity net gain requirements. The application therefore conflicts with Policies DP17, DP20, DP31 and DP38 of the Mid

Sussex District Plan and the Mid Sussex Supplementary Planning Documents
'Affordable Housing' and 'Development Infrastructure and Contributions'.

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
Topographical Survey	25/158/100/A		15.12.2025
Topographical Survey	25/158/100/B		15.12.2025
Topographical Survey	25/158/100/C		15.12.2025
Topographical Survey	25/158/100/D		15.12.2025
Topographical Survey	25/158/100/E		15.12.2025
Topographical Survey	25/158/100- Overview		15.12.2025
Site Plan	0715.EXG.100		15.12.2025
Proposed Block Plan	0715.PL.001		15.12.2025
Location and Block Plan	0715.PL.002		15.12.2025
Proposed Site Plan	0715.PL.003		15.12.2025



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.*