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

REFUSAL

REFERENCE: DM/25/2966

DESCRIPTION: DEMOLITION OF EXISTING HOUSE, REPLACEMENT NEW BUILD HOUSE WITH ASSOCIATED LANDSCAPING

LOCATION: PICKERIDGE COTTAGE, COB LANE, ARDINGLY, HAYWARDS HEATH

DECISION DATE: 26 MAR 2026

CASE OFFICER: CATHERINE CARDIN -
CATHERINE.CARDIN@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 proposed new dwelling is not considered to address the character and landscape of the surrounding buildings and landscape and it would not maintain the quality of the rural and landscape character. The proposal would not conserve or enhance natural beauty in the High Weald AONB. As such it would not comply with policies DP12, DP15, DP16 and DP26 of the Mid Sussex District Plan 2014-2031, paragraphs 187 and 189 of the NPPF and the Mid Sussex Design Guide SPD.
2. The proposed dwelling is considered to cause less than substantial harm to the setting of Pickeridge, a grade II Listed Building, which would not be sufficiently outweighed by public benefits arising from the proposal. Accordingly, the proposal would conflict with the provisions of policy DP34 of the District Plan, Paragraph 215

of the NPPF and Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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	AL-001		18.11.2025
Existing Block Plan	AL-002		18.11.2025
Proposed Block Plan	AL-002		18.11.2025
Existing Elevations	AL-003		18.11.2025
Existing Floor Plans	AL-004		18.11.2025
Proposed Site Plan	099		18.11.2025
Landscaping Details	100		18.11.2025
Proposed Elevations	110	rev A	13.03.2025
Proposed Floor Plans	101	rev A	13.03.2025
Drainage Details	130		27.11.2025
Drainage Details	131		27.11.2025



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.*