

Mr James Griffiths
Shanly Homes
Sorbon
Aylesbury End
Beaconfield
Buckinghamshire
HP9 1LW

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

REFUSAL

REFERENCE: DM/24/3011

DESCRIPTION: PROPOSED ERECTION OF ORNAMENTAL ENTRANCE GATES, FENCING AND PILLARS TOGETHER WITH ROAD NAME PLAQUES.

LOCATION: LAND ADJACENT TO BALCOMBE HOUSE, LONDON ROAD, BALCOMBE, WEST SUSSEX

DECISION DATE: 4 FEB 2025

CASE OFFICER: JOANNE FISHER - JOANNE.FISHER@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 be out of keeping with the verdant character of the street frontage along Haywards Heath Road and would not provide an attractive street frontage into the development compared to the approved landscaping scheme resulting in unnecessary street clutter to the entrance of the site. This would not fit into the rural edge of Balcombe nor preserve or enhance the character of this part of the High Weald Area of Outstanding Natural Beauty. In addition, the proposal would result in less than substantial harm to the setting of a number of designated heritage assets. The proposal would not result in any public benefits which would outweigh this less than substantial harm. The proposal is thereby considered to conflict with policies DP16, DP26, DP34 and DP35 of the District Plan, policies 2i and 3 of the

Neighbourhood Plan, the requirements of the NPPF and the provisions of the High Weald AONB Management Plan.

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, the issues are so fundamental to the proposal that it has not been possible to negotiate a satisfactory way forward and due to the harm which has been clearly identified within the reason(s) for the refusal, approval has not been possible.

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	1379/Pln/001		18.12.2024
Proposed Elevations	1379/Pln/211	A	18.12.2024
Block Plan	1379/Pln/002	A	18.12.2024



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.

As this is a decision to refuse planning permission for a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within **12 weeks** 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](#).

