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

REFUSAL

REFERENCE: DM/25/0590

DESCRIPTION: ENGINEERING WORKS: 5M HIGH EARTH NOISE BUND WITH ASSOCIATED LANDSCAPING

LOCATION: LITTLE REEDS FARM, LONDON ROAD, HICKSTEAD, HAYWARDS HEATH

DECISION DATE: 20 AUG 2026

CASE OFFICER: ANDREW CLARKE - ANDREW.CLARKE@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 development is unnecessary for the purposes of agriculture, nor is supported by any other policy of the development plan and is considered to harm the character and appearance of the countryside so as to not comply with policy DP12, DP26 and DP29 of the Mid Sussex District Plan 2014-2031 and policies TNP2 and TNP4 of the Twineham Neighbourhood Plan
2. By virtue of its scale, design and appearance the development is considered to cause harm to the character and appearance of the countryside contrary to policy DP26 of the Mid Sussex District Plan 2014-2031 and policies TNP2 and TNP4 of the Twineham Neighbourhood Plan.

3. The application has failed to demonstrate that the development will not give rise to unacceptable risk in respect of flood risk and drainage and as such the proposal is contrary to policy DP41 of the Mid Sussex District Plan 2014-2031.
4. The application has failed to demonstrate that the development does not give rise to unacceptable impacts upon highway safety and is contrary to policy DP21 of the Mid Sussex District Plan 2014-2031.
5. The development does not secure bio-diversity net gain and as such does meet the statutory requirement as set out under Schedule 7A (Biodiversity Gain in England) of the Town and Country Planning Act 1990.

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
Other	11789_2101	P1	07.03.2025
Other	11789_2100	P2	07.03.2025
Other	CES849/01/01	A	07.03.2025
Other	1234.03	A	07.03.2025
Survey	1234.01	-	07.03.2025
Other	1234.05	B	27.11.2025
Location Plan	1234.06	-	07.03.2025
Other	1234.02	B	27.11.2025
Landscaping Details	1234.04s	A	07.03.2025



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.*