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

REFUSAL

REFERENCE: DM/25/1114

DESCRIPTION: PART RETROSPECTIVE APPLICATION FOR THE PROPOSED
INSTALLATION OF PLAY EQUIPMENT AND BOUNDARY FENCE
AS WELL AS A RETROSPECTIVE TIMBER FRAMED SUMMER
HOUSE

LOCATION: HAMBROOK SCHOOL, MARLE PLACE, 171 LEYLANDS ROAD,
BURGESS HILL

DECISION DATE: 11 MAR 2026

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 proposed development, by reason of the imposing 2.4 meter high perimeter fence is considered to have a harmful impact upon the St Johns Conservation Area, failing to preserve its appearance and character and detracting from views of the site and the verdant and spacious character of this part of the Conservation Area. Such harm caused is considered to be less than substantial, however this should be given considerable weight. The proposal would provide enhanced external play areas and security for the school, however the public benefits are not considered to outweigh the harm that the development would cause to the appearance and character of the

conservation area. The proposal therefore conflicts with policies DP26 and DP35 of the Mid Sussex District Plan, policy H1 of the Burgess Hill Neighbourhood Plan and relevant paragraphs of the NPPF.

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
Other	1766-1		26.11.2025
Existing and Proposed Elevations	1766-400	A	26.11.2025
Landscaping			04.12.2025
Existing Elevations	1766-301		28.01.2026
Planning Statement			28.04.2025
Other	BNG		07.05.2025
	Statement		
Other	Summerhouse		07.05.2025
	Details		
Sustainability Checklist/Energy Stment			07.05.2025
Other	Play		28.05.2025
	Equipment		
	Brochure		
	Details		
Other	Preliminary		28.05.2025
	Ecological		
	Appraisal and		
	Roost		
	Assessment		
Other	Biodiversity		02.06.2025
	Net Gain		
	Assessment		
Other	Arboricultural		24.07.2025
	Tree Report		
Noise Impact Assessment/Sound			26.11.2025
Heritage Statement			15.12.2025
Existing Site Plan	1766-198	B	19.08.2025
Location Plan	1766-197		28.04.2025
General	1766-202M		26.11.2025

A handwritten signature in black ink, appearing to read 'AB', with a large, stylized flourish extending from the end.

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 (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.*