

The Trustees Of EGSC
Mr Leslie Humphrey
Les Humphrey Associates
The Studio
The Rocks
Ivy Dene Lane
Ashurst Wood
RH19 3TN

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

REFUSAL

REFERENCE: DM/26/0669

DESCRIPTION: FORMATION OF ESSENTIAL ADDITIONAL VEHICLE PARKING
AT MULTI-DISCIPLINE SPORTS FACILITY

LOCATION: EAST GRINSTEAD SPORTS CLUB, SPORTS FIELD, SAINT HILL
ROAD, EAST GRINSTEAD

DECISION DATE: 10 JUN 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 would constitute an engineered and urbanising feature within a verdant countryside location. The proposal would result in the loss of protected trees to facilitate an unacceptable development and would fail to conserve or enhance the High Weald Area of Outstanding Natural Beauty. Accordingly, the proposal would fail to comply with the provisions of policies DP12, DP16, DP21, DP26 and DP37 of the Mid Sussex District Plan 2014-2031 (March 2018); policies EG1 and EG3 of the East Grinstead Neighbourhood Plan (November 2016); and Paragraphs 135 and 189 of the National Planning Policy Framework (December 2024).

2. The submission is supported by an insufficient justification for the proposed level of vehicular parking proposed. The proposed development would therefore not comply with policy DP21 of the Mid Sussex District Plan (March 2018).
3. Insufficient and ambiguous information has been submitted pursuant to the lighting details, proposed materials and biodiversity net gain. As such, the proposal would fail to demonstrably comply with policies DP12, DP16, DP26 and DP38 of the Mid Sussex District Plan 2014-2031 (March 2018); and Policies EG1 and EG3 of the East Grinstead Neighbourhood Plan (November 2016).

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
Other	Preliminary Ecological Appraisal		17.03.2026
Other	Tree Survey With Preliminary Tree Constraints		17.03.2026
Other	Arboricultural Method Statement		17.03.2026
Design and Access Statement			17.03.2026
Other	BNG Metric		17.03.2026
Other	BNG Assessment		17.03.2026
Location Plan	120226-02		17.03.2026
Site Plan	120226-01		17.03.2026
Other	Onsite Baseline Habitats Plan		17.03.2026
Other	Onsite Post Intervention		17.03.2026
Other	Offsite Baseline		17.03.2026
Other	Offsite Baseline Intervention		17.03.2026

A handwritten signature in black ink, appearing to read 'EO' followed by a stylized flourish.

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.*