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

REFUSAL

REFERENCE: DM/25/0735

DESCRIPTION: NEW CROSSOVER TO SOUTH-WEST OF SITE AND ADDITION
OF NEW ACOUSTIC FENCE TO SOUTH-EAST BOUNDARY

LOCATION: CASTLE INN, LONDON ROAD, HICKSTEAD, HAYWARDS HEATH

DECISION DATE: 9 JUL 2025

CASE OFFICER: SUSAN DUBBERLEY -
SUSAN.DUBBERLEY@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 application has failed to demonstrate the required visibility splays of 2.4m x 215m for the 60mph speed limit. In addition, WSCC Area Office (who grant licences for works within the highway) have confirmed that they are unlikely to grant a licence for the proposals, thus even if the application were acceptable in regard to other highway planning matters, it is unlikely to be implementable. The proposal is therefore contrary to policy DP21 of the District Plan.
2. The proposals will be harmful, through impact on setting, to the special interest of the Castle Inn and how this is appreciated. It is not considered that there would be sufficient public benefits associated with the proposal to outweigh the harm to the

character of the setting of the listed building. This proposal is therefore contrary to the requirements of District Plan Policy DP34.

3. The proposed 2.4m high acoustic fence would appear incongruous and visually unattractive and detract from the visual amenity of the site, street scene and the wider countryside. The site is highly visible on a corner location and the acoustic fence would be clearly visible and will be particularly incongruous due to its location and siting. The proposals would therefore not comply with policies DP12 and DP26 of the Mid Sussex District Plan and policy TN2 of the neighbourhood plan.

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	1725 3.030		13.05.2025
Location and Block Plan	1725 1.001		19.03.2025
Existing Site Plan	1725 1.002		19.03.2025
Existing Elevations	1725 1.003		19.03.2025
Proposed Site Plan	1725 3.020		19.03.2025
Proposed Floor Plans	1725 3.021		19.03.2025
Proposed Elevations	1725 3.022		19.03.2025



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](#).

