

DESIGN & ACCESS STATEMENT AND PLANNING STATEMENT

**Duaris House,
2-3 Imberhorne Way,
East Grinstead, West Sussex
RH19 1RL**

**Proposed External Plant Room, Mains Electrical Cabinet and General Internal
and External Alterations**

OCTOBER, 2025

**Madgwick and Dottridge,
The Farm Office, Barden Dell Farm,
Barden Road, Bidborough,
Tunbridge Wells, Kent
TN3 0LJ**

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1.0 INTRODUCTION:

1.1 The Design & Access Statement and Planning Statement has been produced in accordance with Government Guidance and accordingly addresses the relevant design issues.

1.2 The Statement should be read in conjunction with the following documents:

1.	Drawing Number 3439/01a
2.	Drawing Number 3439/02c
3.	Clean Air Technologies Report
4.	Pro Acoustic Technical Report
5.	Design and Access Statement

2.0 SITE LOCATION:

The Application site lies at corner of Imberhorne Way and Imberhorne Lane to the east of Imberhorne Lane. The existing building is a two storey structure and the Planning History of the building indicates that it has an existing lawful use in a well established industrial area. The use will of course cause no significant harm to the amenities of nearby residential properties.

3.0 PLANNING HISTORY:

There are a number of Applications for various uses on this site and we list below these Applications:

DM/21/2052	Lawful Development Certificate for existing extensions as completed – approved 15 th September, 2021
DM/20/3615	Conversion and change of use of the first floor of building to residential comprising 5 apartments with associated parking spaces – withdrawn
DM/17/4452	Alterations to ground floor fenestration facing Imberhorne Lane. Construction of two storey extensions to southeast elevation. Additional first floor balcony to the northeast elevation – Approved 18 th December, 2017
DM/15/4190	Proposed increased footprint and appearance of two storey rear extension yet to be implemented under Planning Permission 13/00341/FUL. Single storey side extension. Replacement of external escape stairs – Approved 3 rd December, 2015
DM/15/1759	Company signage fixed to mansard roof elevation facing Imberhorne Way – Approved 17 th June, 2015
13/003341/FUL	2 storey extension and change of use to mixed use of B1 and Sui Generis as Showroom for building products – Approved 22 nd November, 2013
GR/260/92/AP1	Amended Plans – Enlargement of existing fire escape stairs to the rear of the Building. Changes to rooflight and door size – Approved 17 th December, 1992
GR/260/92	Enlargement of existing fire escapes to the rear of the Building – Approved 1 st December, 1992

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4.0 PROFILE:

G & G Vitamins is a family run supplement brand founded in 1965 and were the first in the UK to produce multi Vitamins and Minerals.

G&G Vitamins was established by David Gaiman and his Wife Shelia Gaiman. The family still manages G&G, continuing to operate offering good health and wellbeing to all. Currently the Company produces over the 140 products in the G&G range and their products are accessible for everyone, which is why much of the range is vegan and vegetarian certified as well as allergy friendly where possible, including gluten free, dairy free and soya free options.

The range includes Vitamins, Minerals, antioxidants, oils organic wholefoods and botanicals. The submitted Application is to carry out improvements to the existing building and provide controlled environmental conditions to maintain the required level of cleanliness, temperature, humidity and pressure.

5.0 PROPOSAL:

The submitted scheme is for the construction of an external plant room with an acoustic enclosure to the west of the existing building, as detailed Drawing 3439/02C. The introduction of this Plant involves bringing in a new mains electrical supply which will terminate in an enclosure on the west side of the building as again detailed on the Drawing.

In addition there are various changes internally to the layout which are detailed on the Drawings. This includes alterations to the fenestration with new doorways to give access for staff together with a fire escape. In addition a proposed roller shutter door has been included on the north elevation and this will involve the introduction of a dropped kerb as this access is required for the dispatch of the finished product.

Also included with this Application is a Statement prepared by Clean Air Technologies Ltd, the specialist company who will be installing the new lighting, ventilation and air conditioning plant, to meet a standard of ISO Class 7. These works provide clean, filtered temperature controlled air and humidity controlled air, maintain pressure gradient and ensures airflow patterns that collectively reduce airborne particulate concentration and maintain the desired cleanliness level.

The Pro Acoustic Technical details for the enclosure to the plant area is attached.

6.0 PLANNING POLICIES:

Mid Sussex District Plan:

POLICY DP1:

This Policy relates to extensions on existing business premises in the built up area of East Grinstead. This proposal is for the introduction of external plant within a soundproofed enclosure which is the extension or redevelopment of existing premises within the built up area.

There are no immediate residential properties surrounding the Application site, therefore it is considered that this proposal will cause no significant harm to the amenities of nearby residents.

The design of the enclosure respects the local Architecture of the Industrial Estate and will not detract from the character and appearance of the wider locality. There will be no changes to traffic movements to and from the site with this proposal.

The scheme does include the introduction of a new loading bay which will require a dropped kerb and this should have no adverse effect on highway safety.

Duaris House, 2-3 Imberhorne Way, East Sussex West Sussex RH19 1RL

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6.0 PLANNING POLICIES cont:

Mid Sussex District Plan:

This Policy is to support existing businesses and allowing them to expand and also to encourage inward investment and the provision of appropriate infrastructure to support business growth. This scheme clearly meets this Policy.

Policy DB26:

This Policy is also relevant as it relates to design. The proposal meets this Policy as it is of a high quality of design without the loss of any trees, hedges etc that contribute to the character of the area. There will be no significant harm to the amenities of the existing nearby residents. The proposal also meets the East Grinstead Neighbourhood Plan Policy EG3 and the principles set out in the Mid Sussex Design Guide Policy DG38.

East Grinstead Neighbourhood Plan:**Policy EG10:**

This proposal is for an extension and alteration of an existing business use on a previously developed site.

The parking requirements on site will remain as existing with the 2 spaces lost for the construction of the external Plant will be redistributed within the site. There will be no intensification of the existing use on site, which would result in an unacceptable impact on highway safety.

7.0 NATIONAL PLANNING POLICY FRAMEWORK:

The National Planning Policy Framework sets out in Paragraphs 85, 86 and 87 the Planning Policies and decisions should help to create the conditions in which business can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity taking into account both local needs and the wider opportunities for development.

This proposal is for improvements to existing business premises and provides sustainable economic growth. This is the modernisation of an existing business premises and the National Planning Policy Framework gives clear guidance that this type of proposal should be supported by Local Planning Authorities.

8.0 CONCLUSIONS:

In conclusion the proposal will accord with the requirements of the relevant Policies of the Mid Sussex District Plan and the East Grinstead Neighbourhood Plan together with Guidance contained in the National Planning Policy Framework and we request that Planning Consent be granted

MADGWICK & DOTTRIDGE
October 2025