

Figure 9: Land off Mill Road Site



Source: Rightmove (2025); Google Maps (2025); Annotated by Union4 Planning

East Grinstead Edge-of-Centre

- 4.34 According to Rightmove commercial property finder, there are an additional 3 sites available within this catchment area to rent/buy.

East Grinstead House

- 4.35 2 sites are on different floors that relate to the same property (East Grinstead House, Wood Street, East Grinstead, RH19 1UA), located approximately 55 metres from East Grinstead Town Centre (please see Figure 10 overleaf).
- 4.36 The first site is located on the Ground Floor of East Grinstead House, offering 458sqm of office floorspace. The second site is located on the Third Floor of East Grinstead House, offering 589sqm of office floorspace. As such, both sites at a minimum do not provide the 2,000sqm requirement for a padel tennis facility, with no ability to expand the unit or merge to meet the spatial requirements.

Figure 10: East Grinstead House Site



Source: Rightmove (2025)

Land off St James Road

- 4.37 The next property available was for auction sale (18 November 2025) relating to a parcel of land off St James Road, East Grinstead. The land was approximately 100m north from the East Grinstead Town Centre boundary (please see Figure 11 overleaf).
- 4.38 The brochure states that the site was located along a residential street with excellent access to the A22, as well as the M23 via the A264. The Site was also appropriately 320m walk away from East Grinstead station. The site once formed part of a communal area for an adjoining development to the south, but has since been released by the landowner. Planning permission has been granted on site for a new build terraced development comprising of 3 units with associated amenity space (Ref: DM/23/0026). The site offers a total of approximately 1,100sqm.
- 4.39 Despite having excellent transport links, the site does not meet the minimum 2,000sqm requirement for a padel tennis facility. The area to the north, east and west is residential in nature, of which close proximity of a padel tennis facility is not considered suitable for noise concerns. There is no opportunity to expand to the south with the land bounded by commercial office development. Development of a padel tennis facility on site would also result in the loss of additional future housing for East Grinstead. Given the above, the location was ruled out.

Figure 11: Land off St James Road Site



Source: Rightmove (2025); Google Maps (2025); Annotated by Union4 Planning

Haywards Heath Edge-of-Centre

- 4.40 According to the Rightmove Commercial Property searcher, there are currently 2 available sites within 300m of Haywards Heath Town Centre boundary which are available to rent. There are no properties available to buy within this distance.

Sheencroft House

- 4.41 Firstly, an office on the ground floor is available to rent at Sheencroft House, 10-12 Church Street, Haywards Heath, RH16 3SN, less than 10m east of Haywards Heath Town Centre boundary (please see Figure 12 overleaf).
- 4.42 The ground floor office provides approximately 1,225sqm of floorspace. As such, the office available does not meet the 2,000sqm minimum spatial requirement for the facility. In addition, there is no availability to expand upwards to create the 5.5m minimum eaves height necessary and will involve the loss of office floorspace as a key type of protected employment land within the Council. On these grounds alone, the location was ruled out.

Figure 12: Ground Floor of Sheencroft House



Source: Rightmove (2025); Google Maps (2025)

35 Perrymount Road

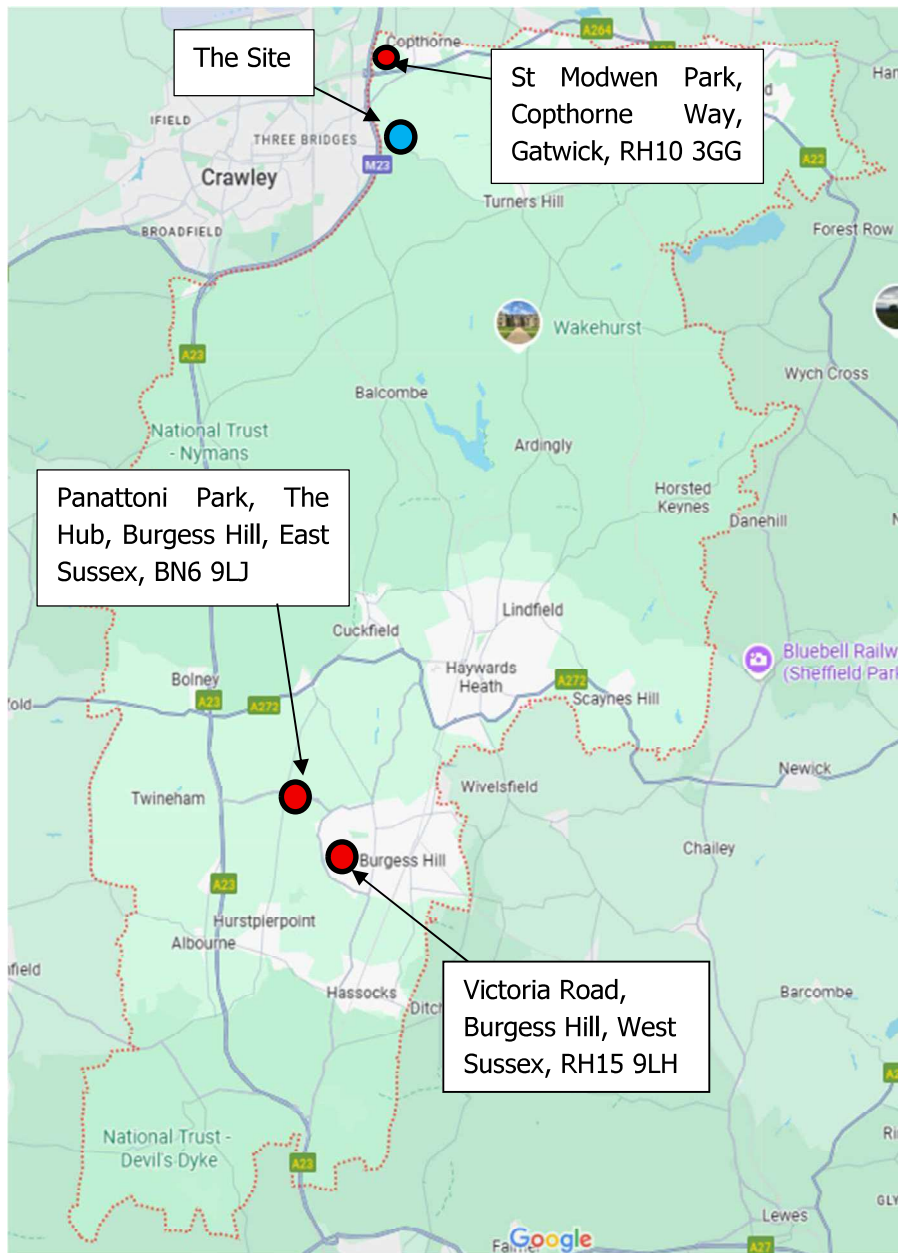
- 4.43 Lastly, a fifth-floor office is available at 35 Perrymount Road, Haywards Heath, RH16 3BW, approximately 210m north of Haywards Heath Town Centre boundary.
- 4.44 Based on the premises only offering the fifth floor as being available, it was immediately ruled out as unable to provide suitable premises for a padel tennis facility.

Out-of-Centre Locations

- 4.45 Having regard to the above considerations, the Applicant concluded that out-of-centre locations would need to be assessed, with larger former warehouse buildings and industrial units likely to provide a more suitable format for the padel tennis facility, as they are more likely to fulfil the physical and spatial needs.
- 4.46 According to Rightmove Commercial Property searcher and Propertylink, there were/are 5 available sites within Mid-Sussex District Council, including for sale or rent, that would be able to meet the 2,000 sqm floorspace requirement, as follows:
- Unit 1 Panattoni Park, The Hub, Burgess Hill, East Sussex, BN6 9LJ
 - Unit 3 Panattoni Park, The Hub, Burgess Hill, East Sussex, BN6 9LJ
 - Unit 7 Panattoni Park, The Hub, Burgess Hill, East Sussex, BN6 9LJ
 - Centrepont, 61 Victoria Road, Burgess Hill, West Sussex, RH15 9LH
 - St Modwen Park, Copthorne Way, Gatwick, RH10 3GG

- 4.48 Each site will be assessed individually, with a summary of the relevant characteristics and determining factors set out under the sub-headings below.

Figure 13: Location of Panattoni Park in Mid-Sussex District Council Administrative Boundary



Source: Google Maps (2025); Authors Own (2025)

Unit 1 Panattoni Park, The Hub, Burgess Hill, East Sussex, BN6 9LJ

- 4.49 Panattoni Park offers 4 units that meet the minimum requirement for a padel tennis facility. Firstly, Unit 1 (Figure 14) contains a total of 8,277 sqm of floorspace, split into 7,275 sqm of warehouse premises and 1,083 sqm of ancillary office space with plant terrace.

Figure 14: View of Unit 1 at Panattoni Park



Source: DTRE (2025)

- 4.50 There is a 12.5m clear internal eaves height which is more than satisfactory to provide indoor padel tennis facilities. The site also benefits from 80 car parking spaces and associated good transport connections via the A2300. Given the floorspace availability, substantial on-site car parking and transport connections available, the site was identified as a potential location to accommodate padel tennis.
- 4.51 However, the site falls within employment land (Use Class B2/B8) allocated under Policy DP9 'Strategic allocation to the north and north-west of Burgess Hill' of the Mid-Sussex District Plan. This policy identifies that the site is allocated as part of approximately 25 hectares of land for use as a high-quality business park south of the A2300.
- 4.52 Policy DP1 'Sustainable Economic Development' of the Mid-Sussex District Plan protects allocated employment land unless it can be demonstrated that there is no reasonable prospect of its use or continued use for employment, or it can be demonstrated that the loss of employment provision is outweighed by the benefits or relative need for the proposed alternative use. As such, the site is afforded the highest protection against change of use to non-B class uses.
- 4.53 Due to the relative newness of the facility, it cannot be demonstrated that there is no reasonable prospect of its use for employment. Given the excess of floorspace available compared to the minimum floorspace requirement to establish the facility, it was considered that a padel tennis facility would not provide optimal use of the site. In addition, the site was considered to be less

sequentially preferable due to its location next to existing padel tennis facilities in Mid-Sussex where demand is already being met. As such, the relative need or benefits from a proposed padel tennis facility would not outweigh the loss of Class B use at the site.

Unit 3 Panattoni Park, The Hub, Burgess Hill, East Sussex, BN6 9LJ

- 4.54 Another site (Unit 3) was also identified on Panattoni Park that could provide the necessary spatial requirements. The site comprises an industrial/warehouse premises with a total floor area of 5,093 sqm, split into 4,357sqm of warehousing area and 736sqm of ancillary office space. Please see Figure 15 for an aerial photograph of Unit 3.

Figure 15: View of Unit 3 at Panattoni Park



Source: DTRE (2025)

- 4.55 There is a 10-meter clear internal eaves height which is more than satisfactory to provide indoor padel tennis facilities. The site also benefits from 48 car parking spaces and associated good transport connections via the A2300. Given the floorspace availability, on-site car parking and transport connections available, the site was identified as a potential location to accommodate padel tennis.
- 4.56 While providing the minimum requirements of floorspace and eaves height for a padel facility, Unit 3 was seen as more desirable than Unit 1 because of its smaller floorspace, giving it a more practical usage for padel tennis.
- 4.57 However, Unit 3 still falls within the protected employment area under Policy DP9, meaning a change in use to a Class E use would be unlikely to be approved by Mid-Sussex District Council for the same reasons as discussed for Unit 1. Therefore, this property was also to be ruled out of the search.

Unit 7 Panattoni Park, The Hub, Burgess Hill, East Sussex, BN6 9LJ

- 4.58 By far the largest property available on Panattoni Park, Unit 7 (Figure 16) offers a floorspace of 13,425 sqm, split into 12,136 sqm of warehousing premises and 1,289 sqm of ancillary office space.

Figure 16: View of Unit 7 at Panattoni Park



Source: DTRE (2025)

- 4.59 Unit 7 easily surpasses the minimum requirements for a padel tennis facility. Like the other units, it is still located in close proximity to the A2300. Conversely, Unit 7 surpasses the former units by providing 131 car parking spaces with 48 EV charging points, meaning the site would easily be able to provide a padel facility.
- 4.60 However, like the other units at Panattoni Park, Unit 7 also falls within the protected employment area under Policy DP9. Moreover, the excessive amount of floorspace available compared to the minimum requirement, meant that a padel tennis facility would not provide optimal use to the site compared to a B2/B8 employment generating use. As such, the property was to be ruled out of the search.

Centrepont, 61 Victoria Road, Burgess Hill, West Sussex, RH15 9LH

- 4.61 61 Victoria Road offers two undeveloped industrial plots for sale (Plot 1 and Plot 2 – see Figure 17). Plot 1 covers approximately 3237sqm, whilst plot 2 covered approximately 6070sqm. Both plots along Victoria Road respectively would cover the minimum spatial requirements to develop at padel tennis facility.
- 4.62 Both plots benefit from extant planning permission for the development of 3 buildings (unit 1, 2 and 3) to be used for any combination of B1 (now Class E(g)), B2 and B8 type use with a hardcore surface finish and associated parking (Planning ref: BH/01/00801/FUL). Unit 1 is currently built-out to the east and is occupied.

- 4.63 The layout and size of units 2 and 3 have been amended various times through different section 73 (S73) applications to amend/vary condition 1 of the decision notice. The most recent S73 application (Ref: DM/21/0831) was approved in on 12 May 2021, offering warehouse type use with approximately 2,394sqm (Unit 2) and 3,104sqm (Unit 3) respectively.

Figure 17: View of Victoria Road, identifying Plots 1 and 2



Source: Rightmove (2025); Annotated by Union4 Planning

- 4.64 However, the site is identified as an employment allocation ('Site of Former KDG, Victoria Road, Burgess Hill'), protected under Policy SA3 of the Mid-Sussex Site Allocations DPD (adopted June 2022). Policy SA3 restrict the site to be used as employment land within use class E(g), B2 and B8.
- 4.65 Furthermore, Condition 23 of the most recent S73 application decision notice (ref: DM/21/0831) implements a restrictive condition on the development limiting it to the use of only Class E(g), B2 or B8 use (see below).

Condition 23: "Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 or amended in the future, the buildings/premises shall be used only for purposes within Classes E(g), B2 or B8 as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended). Notwithstanding any changes to The Town and Country Planning (General Permitted Development) (England) Order 2015, now or as amended in the future no change from the permitted E(g), B2 or B8 uses shall take place without the specific grant of planning permission by the Local Planning Authority"

- 4.66 Furthermore, Policy DP1 of the Mid-Sussex Local Plan protects existing employment land and premises from change of use unless it can be demonstrated that there is no reasonable prospect

of its use or continued use for employment or it can be demonstrated that the loss of employment provision is outweighed by the by the benefits or relative need for the proposed alternative use.

- 4.67 The proximity of the site to the existing padel tennis facility at Triangle Leisure Centre in Burgess Hill meant that the Applicant did not consider the relative need for the facility at the Site to be enough to demonstrate the loss of employment provision. Furthermore, the units have currently not been built, with advertising for units currently underway prospectively for Class E(g), B2 and B8 use. As such, there is a reasonable prospect that these units will be in demand by businesses who require the space, with no evidence to suggest otherwise.
- 4.68 Given the above, it was considered by the Applicant that a padel tennis facility would not be desirable in this location, either by local businesses or the Council.

St Modwen Park, Copthorne Way, Gatwick, RH10 3GG

- 4.69 A long-term rental agreement has been advertised on Rightmove relating to a warehouse for lease at St Modwen Park, Copthorne Way, Gatwick, RH10 3GG (Please see Figure 16 overleaf).
- 4.70 The brochure states that the warehouse is able to accommodate up to 11,233sqm, of which 10,088sqm would be ground floor warehousing space. The warehouse will have an internal eaves height of 12.5m, with a total of 148 dedicated car parking spaces. The site is within a prime location, adjacent to junction 10 of the M23 with further connections onto the M25.
- 4.71 Nevertheless, the development was permitted on 16 September 2022 for the construction of a building falling within Use Class B8 (storage and distribution) including ancillary offices, associated hard and soft landscaping, parking, access and ancillary works (application ref: DM/21/3805).
- 4.72 Furthermore, the site area is identified as an employment allocation ('Land north of the A264 at Junction 10 of M23'), protected under Policy SA4 the Mid-Sussex Site Allocations DPD (adopted June 2022). Policy SA4 states that only use class E(g) or use class B8 are suitable at this site. Any future proposals for non-business use classes would need to at least show a mix of class E(g) and use class B8 on site, in addition to clearly demonstrating with substantiated evidence that proposals for only business uses (E(g) and B8) are not economically viable.
- 4.73 Based on the above, the principle of providing a padel tennis facility on the site through a change of use application was not deemed possible given the sites employment protection under Policy SA4. The development is currently operational, with no evidence to suggest that its current use is not economically viable.

Figure 16: St Modwen Park Site



Source: Rightmove (2025); Google Earth (2025); Annotated by Union4 Planning

Proposal Site Location – Land to the south of Crabbet Park, Crawley Down

- 4.74 A parcel of land, currently used for the grazing of recreational horses in relation to the nearby Crabbet Livery, was identified by the Applicant as the best potential site to develop a padel tennis facility. The Site is located approximately 8.2km from the nearest Town Centre boundary in Mid-Sussex (Haywards Heath).
- 4.75 The land is within the ownership of the Applicant, with the site offering approximately 0.58 hectares of land to the east of the M23, with private road access off Turners Hill Road. The Site provides more than enough space to provide a purpose-built unit that will meet the minimum spatial requirement of 2,000sqm, the minimum height requirement of 5.5 meters to the eaves, and provide a clear internal space and floorplate that would be free from structural constraints compared to some other locations identified to accommodate the 6 padel tennis courts required. The proposal also does not involve having to establish a change of use on protected employment land as the only other option to provide this type of facility.
- 4.76 The proposal will benefit from the provision of surface car parking and ease of access to the local highway network due to its proximity to the M23. As such, although it is an out-of-centre location, it is considered more accessible within the existing urban conurbation of Crabbet Park, as well as being sequentially preferable.

- 4.77 Although outside of the sequential testing process, it should be noted that the Site is located to the south of an existing leisure cluster within Crabbet Park. The proposal would provide mutual benefits as an additional leisure asset within the wider Crabbet Park complex. Further details on this can be found in the Planning Statement.
- 4.78 Given the above, the Applicant considers the land at Crabbet Park was adequately suitable for the accommodation of purpose-built padel tennis facility.

Summary

- 4.79 The site selection process identified that the land east of the M23, Crabbet Park is the most sequentially preferable site that was available and capable of accommodating the prospective padel tennis facility.
- 4.80 The only alternative options with the physical and spatial requirements to accommodate the proposed use were 4 different warehousing units available within the Panattoni Industrial Park (3) and St Modwen Park (1), as well as land available at 61 Victoria Road. Despite this, the sites were less sequentially preferable to the land identified at Crabbet Park and more constrained by Local Plan policies which seeks protection of allocated employment land and existing employment uses.
- 4.81 Paragraph 90 of the NPPF states that planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation. Further to this, Paragraph 91 of the NPPF states that local planning authorities should apply a sequential test to planning applications for main town centre uses which are neither in an existing centre nor in accordance with an up-to-date plan.
- 4.82 In this instance, the proposed padel tennis use may be categorised as a town centre use on the basis that it falls within Class E(d) of the Use Classes Order. However, the padel tennis use exhibits physical and spatial characteristics that can be difficult to accommodate within the urban core, particularly within town centres with Conservation Areas, listed buildings and other heritage assets.
- 4.83 The Applicant's site selection process in Mid Sussex has indicated that the most viable means of developing a padel tennis facility would be through the construction of a purpose-built unit.

5.0 Town Centre Use Assessment

- 5.1 This section sets out our proportionate assessment of the proposed leisure use against the NPPF impact tests at Paragraph 94 (and having regard to the requirements of Policy KS7). This test requires the proposed floorspace to be assessed against the following impacts:
- a) the impact of the proposal on existing, committed and planned public and private investment in a centre or centres in the catchment area of the proposal; and
 - b) the impact of the proposal on town centre vitality and viability, including local consumer choice and trade in the town centre and the wider retail catchment (as applicable to the scale and nature of the scheme).
- 5.2 The proposal seeks to deliver a padel tennis facility including ancillary uses which comprise of an warmup studio, business centre, member shop and café, and ancillary office space. Demand for the warmup studio, business centre, member shop and café in the scheme will be directly correlated with the demand for the padel tennis facility which is the primary function of the building and the main attraction of customers.
- 5.3 Access to these ancillary facilities will be ultimately restricted to only visitors using the padel tennis courts. Therefore, our assessment is focused on the padel tennis element of the proposal as the only demand consideration for the site.

Role and Function of the Proposed Facility

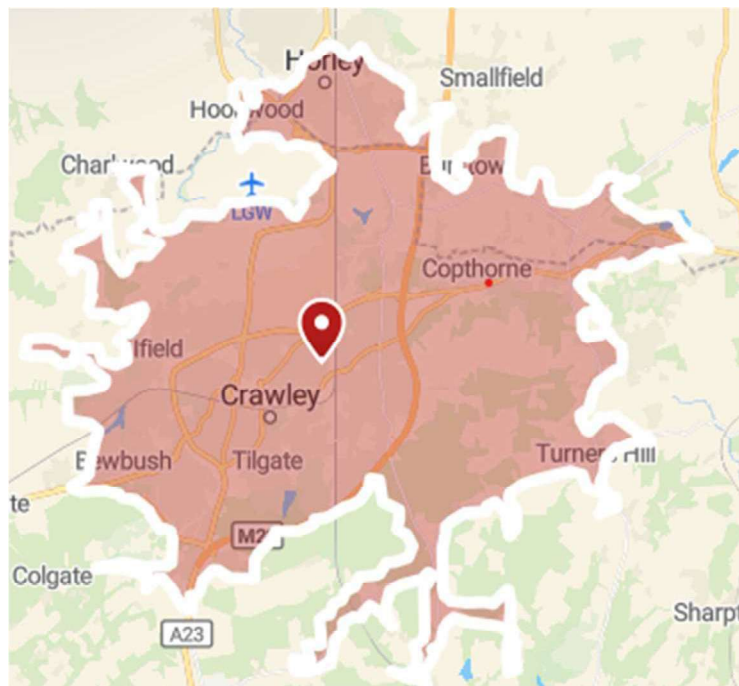
- 5.4 Before assessing the impact of the proposed padel tennis facility on defined centres, it is first important to understand the anticipated role, function and trading characteristics of the proposed padel tennis facility.
- 5.5 As the fastest growing sport in the UK, new padel tennis facilities are paramount to the growth of the leisure sector. The sport is unique in its characteristics in that it is not typically located within a traditional town centre retail landscape as illustrated through the Sequential Test.
- 5.6 The proposed padel tennis facility is intended to provide both a qualitative and quantitative enhancement to existing leisure provision within Mid-Sussex, providing a facility that can meet the immediate needs of the resident population within the urban area. As further detailed in the Planning Statement, the leisure facility aims to fill a gap in provision of tennis courts within the district.

Expenditure Impact

a) Assessment Area

- 5.7 The starting point for an assessment of the proposed development against town centre planning policy is to define the catchment area from which it is considered that the majority of the turnover from the proposed padel facility would be drawn.
- 5.8 The catchment area is shown in Figure 17 overleaf and is based on a 10-minute-drive-time from the application site. The catchment area falls under Mid-Sussex District Council as well as the following other Local Authority administrative boundaries:
- Crawley Borough Council
 - Mole Valley District Council
 - Reigate and Banstead Borough Council
 - Tandridge District Council
 - Horsham District Council

Figure 17: Map Showing 10-Minute-Drive-Time Distance from the Application Site



Source: Crosby Transport Planning (August 2025)

- 5.9 In order to assess the impact of the proposed development on town centres uses, we have considered the hierarchy of centres listed in each Councils Local Plan.

Mid Sussex District Council

- 5.10 Policy DP6 of the Mid-Sussex District Local Plan covers the following hierarchy:

- **Town Centres:** Burgess Hill, East Grinstead and Haywards Heath

- 5.11 There are no Local Centre identified in the District Plan. There are also no Town Centres within Mid-Sussex District Council covered within the 10-minute catchment area. As such, they will not be included within this assessment.

Crawley Borough Council

- 5.12 Policy TC1 and Policy TC5 of the Crawley Borough Local Plan help to identify the following hierarchy of centres within the Council:

- **Town Centres:** Crawley Town Centre
- **Local Centres:** Forge Wood, Pound Hill, Langley Green, Itfield, West Green, Northgate, Three Bridges, Gossops Green, Southgate, Furnace Green, Maidenbower, Bewbush, Tilgate, Broadfield

- 5.13 Crawley Town Centre and all the Local Centres are within a 10-minute drive time catchment of the Site, and as such is included in this assessment.

Mole Valley District Council

- 5.14 Policy EC3 of the Mole Valley Local Plan identifies the following hierarchy of centres within the Council:

- **Town Centres:** Dorking, Leatherhead
- **Local Centres:** Ashead, Fetcham, and Bookham

- 5.15 No Town Centre or Local Centre within Mole Valley District Council are located within the 10-minute driving catchment area. As such, they will not be included in this assessment.

Reigate and Banstead Borough Council

- 5.16 Policy CS7 of the Reigate and Banstead Core Strategy and Policy RET3 of the Reigate and Banstead Development Management Plan identifies the following hierarchy of centres within the Council:

- **Town Centres:** Redhill, Reigate, Horley, and Banstead
- **Local Centres:** Brighton Road (Horley), Brighton Road (Redhill), Brighton Road (Salfords), Burgh Heath, Drift Bridge (Fir Tree Road), High Street (Tadworth), Holmesdale Road (Reigate), Linkfield Corner (Redhill), Lower Kingswood, Mersham Village, Nork Way, Nutfield Road (Mersham), Portland Drive (Mersham), Shelveys Way (Tadworth), Tadworth, Tattenham Corner, Walton-on-the-Hill, Waterhouse Lane (Kingswood), Woodhatch, Rectory Lane (Chipstead), Station Approach (Chipstead), Station Road (Horley), Tattenham Way, The Acres (Horley), Woodmansterne Street (Woodmansterne).

- 5.17 Horley Town Centre, as well as Station Road (Horley) and Brighton Road (Horley) Local Centres are within the 10-minute driving catchment area, and as such will be included in this assessment.

Tandridge District Council

5.18 Policy CSP23 of the Tandridge District Core Strategy identifies the following hierarchy of centres within the Council:

- **Town Centres:** Oxted, Caterham Valley
- **Local Centres:** Warlingham, Lingfield, Caterham Hill, Whyteleafe

5.19 No Town Centres or Local Centres are within the 10-minute driving catchment area, and as such will not be included in this assessment.

Horsham District Council

5.20 Policy 12 of the Horsham District Planning Framework identifies the following hierarchy of centres in the Council:

- **Town Centre:** Horsham
- **Local Centres:** Billingshurst, Henfield, Pulborough, Southwater, Steyning and Storrington

5.21 Horsham Town Centre and all Local Centres identified are not within the 10-minute catchment area, and as such will be included in this assessment.

b) Assessment of Impact

5.22 In assessing the impact of developing a padel tennis facility at Crabbet Park, it is considered that the proposed use will not impact on the uses located within the Town Centres and Local Centres in Crawley Borough Council, Reigate and Banstead Borough Council, and Horsham District Council.

5.23 There are no padel tennis facilities within the catchment area identified. As such, the Applicant is providing a unique indoor leisure facility which all 6 Local Authorities can benefit from.

5.24 Padel tennis is identified as the fastest growing sport in the UK. The Lawn Tennis Association (LTA), the governing body for padel tennis, published their Padel Strategy 2024-2029 document in September 2024. The document identifies that between 2024 and 2026 the LTA would like to increase the number of padel courts in Britain from 350 to 1,000 to meet the increasing demand.

5.25 Having regard to the above, it is also not anticipated that the proposed development will impact on the trading patterns of the defined centres, nor is it likely to lead to footfall being altered within the defined centres or edge-of-centre retail locations.

5.26 The proposed development will facilitate the construction of additional leisure floorspace for Mid Sussex District Council. Recreational horses currently grazing on the Site will be moved to paddocks to the south with access already established. The proposal will bring about a more efficient use of the land, responding to future health and leisure demands.

The proposed padel tennis facility will create new employment in the form of part-time and full-time jobs. The proposal will provide positive knock-on effects to the local economy as an additional leisure facility for the local community and visitors to enjoy, as well as for local trades people and suppliers who will benefit from the facilities construction.

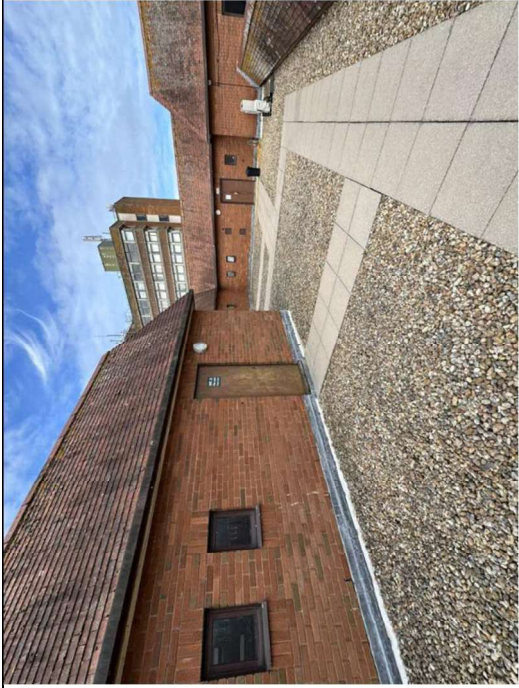
6.0 Summary and Conclusions

- 6.1 This Sequential Test and Impact Assessment has been prepared by Union4 Planning on behalf of Padel Centric Ltd in support of a planning application for the proposed development at land east of the M23, Crabbet Park.
- 6.2 Further details of the individual sites and premises assessed as part of the Sequential Test are provided in Appendix A – C of this report.
- 6.3 The physical and spatial requirements for a padel tennis facility established very clear parameters for the site search. The Applicant requires a floorplate comprising approximately 2,000 sqm, which is deemed sufficient to accommodate 6 double courts and changing facilities. The requirement to accommodate a minimum of 6 double courts is a prerequisite to ensure the padel tennis facility is commercially viable and can operate efficiently. Further to this, a padel tennis facility requires a minimum floor-to-ceiling height of 5.5 metres to allow sufficient clearance for the sport.
- 6.4 The site selection process indicated that the Site could accommodate the proposed use in an out-of-centre location and would represent the most sequentially preferable location for the facility. Moreover, the process indicated that the proposed development will not impact upon existing Town or Local Centres within a 10-minute drive time of the site.
- 6.5 Overall, the impacts of the proposed development on Christchurch Town Centre may be summarised as follows:
- The proposed development will not compete directly or result in a significant adverse impact on any existing facilities within town/local centres.
 - It follows that the development will not result in a significant adverse impact on the viability of any town/local centre uses.
 - The proposed development will not have any negative impact on any planning public or private sector investment within any urban centre.
 - The proposed development will facilitate employment opportunities and generating other positive knock-on effects for the local economy.
- 6.6 In conclusion, we consider that the proposed development accords with national and local planning policies pertaining to 'main town centre' uses and represents sustainable development.

Appendix A – Burgess Hill Town Centre Locations

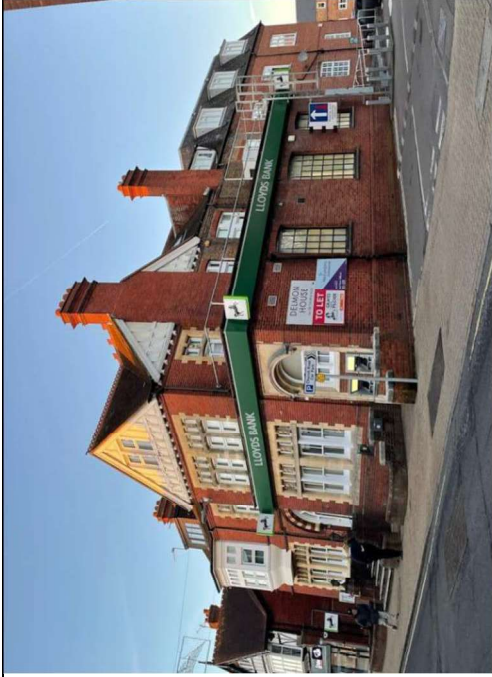
Item	Site Image	Address	Type of Development	Floorspace	Heritage Sensitivities	Comment
1		21B Market Place, Burgess Hill, RH15 9NP	Retail	398 sqm	No	Site is available but does not provide minimum floorspace or height requirement. Loss of retail floorspace. No opportunity to expand.
2		13 Market Place, Burgess Hill, RH15 9NP	Retail	254sqm	No	Site is available but does not provide minimum floorspace or height requirement. Loss of retail floorspace. No opportunity to expand.

3		2nd Floor South Office, Jubilee House, 56- 58 Church Walk, Burgess Hill, RH15 9AS	Office	Up to 225sqm	No	Site is available but does not provide minimum floorspace or height requirement. Loss of office floorspace. Located on second floor, with no opportunity to expand.
4		First Floor South Suite, Delmon House, 36- 38 Church Road, Burgess Hill, RH15 9AE	Office	196sqm	No	Site is available but does not provide minimum floorspace or height requirement. Loss of office floorspace. Located on first floor, with no opportunity to expand.

5		11A Market Place, 1 st Floor, Burgess Hill, RH15 9NP	Office	84sqm	No	Site is available but does not provide minimum floorspace or height requirement. Loss of office floorspace. Located on first floor, with no opportunity to expand.
6		14A & 19A Market Place, 1 st Floor, Burgess Hill, RH15 9NP	Light industry	Up to 150sqm	No	Site is available but does not provide minimum floorspace or height requirement. Loss of light industry floorspace. Located on first floor, with no opportunity to expand.

7		18A Market Place, 1 st Floor, Burgess Hill, RH15 9NP	Office	54sqm	No	Site is available but does not provide minimum floorspace or height requirement. Loss of office floorspace. Located on first floor, with no opportunity to expand.
8		33a Market Place, Burgess Hill, RH15 9NP	Retail/Office	136sqm	No	Site is available but does not provide minimum floorspace or height requirement. Loss of office/retail floorspace. Located on first floor, with no opportunity to expand.

9		41 Church Road, Burgess Hill, RH15 9BB	Retail	127sqm	No	Site is available but does not provide minimum floorspace or height requirement. Loss of retail floorspace. No opportunity to expand.
10		21 Market Place, Burgess Hill, RH15 9NP	Retail	89sqm	No	Site is available but does not provide minimum floorspace or height requirement. Loss of retail floorspace. No opportunity to expand.

11		2nd Floor North West, Delmon House, 36- 38, Church Road, Burgess Hill, RH15 9AE	Office	88sqm	Yes	Site is available but does not provide minimum floorspace or height requirement. Loss of office floorspace. Located on 2nd Floor, with no opportunity to expand.
12		1st Floor South Suite, Delmon House, 36- 38 Church Road, Burgess Hill, RH15 9AE	Office	196sqm	Yes	Site is available but does not provide minimum floorspace or height requirement. Loss of office floorspace. Located on 1st Floor, with no opportunity to expand.

13		28 Church Road, Burgess Hill, RH15 9AE	Retail	88sqm	Yes	Site is available but does not provide minimum floorspace or height requirement. Loss of retail floorspace. No opportunity to expand.
14		11A Market Place, 1 st Floor, Burgess Hill, Rh15 9NP	Office	84sqm	No	Site is available but does not provide minimum floorspace or height requirement. Loss of office floorspace. Located on 1 st Floor, with no opportunity to expand.

15		Ground Floor, 66 Church Walk, Burgess Hill, RH15 9AS	Retail	Up to 68sqm	No	Site is available but does not provide minimum floorspace or height requirement. Loss of retail floorspace. No opportunity to expand.
16		5 Market Place, Burgess Hill, RH15 9NP	Retail	54sqm	No	Site is available but does not provide minimum floorspace or height requirement. Loss of retail floorspace. No opportunity to expand.

17		18A Market Place, 1 st floor, Burgess Hill, RH15 9NP	Office	54sqm	No	Site is available but does not provide minimum floorspace or height requirement. Loss of office floorspace. Located on 1 st Floor, with no opportunity to expand.
18		54A Church Road, Burgess Hill, RH15 9AE	Office	23sqm	No	Site is available but does not provide minimum floorspace or height requirement. Loss of office floorspace. No opportunity to expand.