

30 September 2026

Mid Sussex District Council

Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Newsteer Real Estate Advisers

1 Waterhouse Square
London
EC1N 2ST

Dear Sir/Madam,

FULL PLANNING APPLICATION FOR PLANNING PERMISSION FOR SITE ALTERATIONS AT 7 GOTHARD GREEN WAY, HAS SOCKS BN6 9ZJ.

On behalf of our client, please find enclosed an application for full planning permission relating to external alterations associated with the existing Use Class B8 storage and distribution unit at 7 Gothard Green Way, Hassocks BN6 9ZJ ("the Site") as outlined below:

"Installation of waste platform and canopy. Elevation alterations to include louvres, two new pedestrian doors, one level access door, relocation of existing means of escape (MOE) doors, installation of steel ramps, height restrictor, one MOE door, one smoking shelter, one guard hut, one winter module, rising arm barriers, boundary treatment and associated works."

The application seeks permission for associated small scale works required to support the operation of the warehouse. The proposals are minor in scale, operational in nature, and are intended to facilitate the efficient functioning of the logistics facility.

The submitted application package comprises the completed application form, certificate of ownership, and the drawings and supporting documents listed in Table 1.1 below.

Table 1.1 – drawing and document schedule

Drawings prepared by Ashton Smith Associates Ltd	
Document / Drawing Title	Reference Number
Site Location Plan	8161-SMR-00-ZZ-DR-A-2001
Existing Site Plan	8161-SMR-00-ZZ-DR-A-2002
Proposed Site Plan	8161-SMR-00-ZZ-DR-A-2003
Proposed Guard Hut Details	8161-SMR-00-ZZ-DR-A-2004
Proposed Winter Module Details	8161-SMR-00-ZZ-DR-A-2005

Proposed Waste Canopy Details	8161-SMR-00-ZZ-DR-A-2006
Proposed Smoking Shelter Details	8161-SMR-00-ZZ-DR-A-2007
Proposed External Furniture Details	8161-SMR-00-ZZ-DR-A-2008
Proposed Steel Ramp Details	8161-SMR-00-ZZ-DR-A-2009
Proposed M&E Units	8161-SMR-00-ZZ-DR-A-2010
Existing Floor Plans	8161-SMR-00-ZZ-DR-A-2100
Proposed Floor Plans	8161-SMR-00-ZZ-DR-A-2101
Existing Elevations	8161-SMR-00-ZZ-DR-A-2102
Proposed Elevations	8161-SMR-00-ZZ-DR-A-2103
External Lighting Layout	2064-MBA-EX-SP-DR-E-0001
Noise Impact Assessment	Panattoni Park, Burgess Hill Noise Impact Assessment 24sept26
BNG Exemption Note	784-B082778__Burgess Hill_BNG Exemption Note_Final_V6
External LED Lighting Assessment Report	2064 Unit 7 Panattoni Park at Burgess Hill - External LED Lighting Assessment Report PL4

The works have been designed with regard to the established industrial and logistics context of the site. The proposed development is designed to minimise visual prominence that would not result in any material change to the scale, character, or use of the warehouse. There are no impacts in terms of parking or landscaping as a consequence of the proposals.

Planning History

The Site benefits from an established planning history relating to its wider employment use and subsequent reserved matters, non-material amendments and discharge of condition applications. The current application should therefore be considered in the context of this established planning position and relates only to minor operational works associated with the existing facility.

Table 1.2 – Planning History

Application Ref. Number	Description of Development	Decision and Date
13/01618/OUT	Employment development comprising up to 50000sqm (Class B1(b), B1(c), B2, and B8) with ancillary offices, access, car parking and associated infrastructure. Access to be determined.	Granted 10 Nov 2015

DM/16/0007	Reserved Matters application for landscaping only, pursuant to outline planning permission 13/01618/OUT.	Granted 21 Apr 2016
DM/16/5637	Reserved Matters application for appearance, landscaping, layout and scale pursuant to 13/01618/OUT, comprising 4,076 sq m of B1(b), B1(c), B2 and B8 employment floorspace with ancillary office, car parking, service yards, landscaping and enabling works.	Granted 15 Sep 2017
DM/17/0289	Non-Material Amendment to 13/01618/OUT to vary Condition 2 by replacing Parameter Plan 30425-PL-102C with Parameter Plan 30425-PL-102F.	Granted 23 Feb 2017
DM/17/0876	Discharge of Conditions 4, 11, 12, 13, 14, 22, 23 and 25 relating to outline planning permission 13/01618/OUT.	Granted 15 Sep 2017
DM/17/1139	Discharge of Conditions 5, 6 and 7 and partial discharge of Conditions 15, 16 and 17 in respect of the first phase of development south of the A2300 pursuant to 13/01618/OUT.	Granted 15 Nov 2017
DM/17/1653	Discharge of Conditions 9 and 10 relating to outline planning permission 13/01618/OUT.	Granted 4 Oct 2017
DM/17/2202	Non-Material Amendment to 13/01618/OUT relating to amendments to the wording of pre-commencement conditions.	Granted 20 Sep 2017
DM/17/3511	Discharge of planning condition number 8 relating to planning application 13/01618/OUT.	Granted 13 Nov 2017

The proposed works support the established employment use of the site. The proposals do not alter the use of the facility and accordingly, all existing planning controls and operational constraints remain in force and will not be affected by the proposed development.

Planning Policy Considerations

Policy Designations

The site is designated as Employment Land and a Mineral Safeguarding Area in the Local Plan. The site is not within a Conservation Area and is located in Flood Zone 1.

Planning Policy Framework

Section 38(6) of the Planning Compulsory Purchase Act 2004 requires that where the Development Plan contains relevant policies, an application for planning permissions shall be determined in accordance with the Development Plan, unless material considerations indicate otherwise. The development plan for Mid Sussex District comprises of the Mid Sussex district Plan 2014 – 2031 (Adopted March 2018) together with any relevant adopted Supplementary Planning Documents. The Local Plan provides the framework for managing

development, growth and guides decision-making on planning applications. The proposed development should therefore be assessed against the development plan as a whole.

The new NPPF (2026) sets out the Government's planning policies for England and is a material consideration in planning decisions. It requires planning policies and decisions to support sustainable economic growth and to recognise the locational requirements of different sectors, including storage and distribution operations.

The NPPF supports sustainable economic growth and recognises the specific locational requirements of storage, distribution and logistics use. This is reflected in Policy E1: Providing the Conditions for Long-Term Economic Growth, which requires development plans to allocate sites to meet identified needs and make provision for freight and logistics operations at a range of scales in suitably accessible locations, particularly where they support supply chains, transport innovation and decarbonisation.

The economic importance of the sector is further recognised through Policy E2: Meeting the Need for Business Land and Premises, which states that substantial weight should be given to the economic benefits of commercial development that enables businesses to invest, expand and adapt, particularly where proposals support improvements in freight and logistics and contribute to wider economic objectives.

In terms of development requirements, Policy E3: Freight and Logistics requires logistics schemes to have good access to appropriate transport networks, be designed to minimise environmental impacts, provide sufficient and secure vehicle parking, and ensure that impacts on local residents and neighbouring uses are acceptable taking account of mitigation measures.

Policy DP1: Sustainable Economic Development supports sustainable economic growth within Mid Sussex by encouraging high quality employment development, supporting existing businesses and allowing them room to expand. The policy seeks to ensure that employment land and premises are used effectively and permits appropriate intensification, conversion, redevelopment and extension for employment uses where proposals accord with other relevant policies of the Development Plan.

Policy DP26: Character and Design requires all development, including alterations and extensions to existing buildings, to be well designed and to reflect the distinctive character of the surrounding area. Development should be of high quality design and layout, include appropriate landscaping where relevant, protect the amenities of nearby occupiers and positively address sustainability considerations in the layout and building design. The proposed alterations to the site have been specifically designed to ensure that there are no impacts on the existing landscaping on site, and only modest changes are made to the elevations. It is therefore considered that the proposals comply with Policy DP26.

Policy DP29: Noise, Air and Light Pollution seeks to protect the environment and quality of life from unacceptable levels of noise, light and air pollution. Development should be designed, located and controlled to minimise noise impacts, avoid unacceptable air quality effects and ensure that any lighting is appropriately designed so as to minimise effects on amenity, dark landscapes and nature conservation interests. The proposed development includes modest

changes to the existing lighting provision on site. An External LED Lighting Assessment has been provided to demonstrate that the proposals would not result in unacceptable levels of light pollution. Likewise, a Noise Assessment has been prepared by Tetrattech that evidences that the new plant proposed would not result in unacceptable levels of noise.

Policy DP38: Biodiversity requires biodiversity to be protected and enhanced through development. Proposals should seek opportunities to improve, enhance, manage and restore biodiversity and green infrastructure, secure a net gain in biodiversity where possible, avoid net loss, minimise habitat fragmentation and protect designated and non-designated sites, habitats and ecological corridors. This application is supported by a BNG Exemption Note from Tetrattech which evidences that the proposed development meets the exemption criteria for BNG.

Policy DP21: Transport requires development to support the objectives of the West Sussex Transport Plan, including access to services, employment and housing, safe and healthy transport networks and reduced carbon emissions over time. Development proposals should minimise the need to travel, promote walking, cycling and public transport, provide adequate parking and avoid severe additional traffic congestion or harm to highway safety. The proposed development does not result in changes to the car parking on site, nor any changes to the access to the highway. The controls regarding sustainable travel that form part of the baseline permission will remain and will be unaffected by the proposed changes.

Policy DP39: Sustainable Design and Construction requires development proposals to seek to improve the sustainability of development according to the type, size and location of the scheme. Relevant measures include minimising energy use through design and layout, using resources efficiently, minimising waste, maximising recycling and reuse of materials, and demonstrating how the risks associated with future climate change have been considered. The modest scale of the changes to the site proposed would not impact on the measures that have been secured to minimise energy use.

Planning Policy Assessment

The proposal comprises minor operational works to an existing Use Class B8 storage and distribution unit within an established employment location. The application does not seek to alter the lawful use of the building, intensify the authorised employment use in any material way, or introduce a use that would be incompatible with the surrounding commercial context. The works are therefore consistent with Policy DP1, as they support the continued efficient operation of an existing employment premises and represent an appropriate form of investment in the Site.

In design terms, the proposed external alterations are modest in scale and functional in appearance, reflecting their operational purpose and the established industrial character of the surrounding area. The proposed elements, including the waste platform and canopy, louvres, means of escape doors, access arrangements, guard hut, winter module, barriers and boundary treatment, would be read in the context of the existing warehouse building and wider logistics environment. The proposals would not materially alter the scale, massing or overall character of the building and are therefore considered to accord with Policy DP26.

The development is not expected to give rise to unacceptable impacts in respect of noise, air quality or light pollution. The works are ancillary to the existing authorised operation of the Site and would not introduce materially different activities or sensitive receptors. Any lighting, servicing or plant associated with the works can be appropriately controlled through the detailed design and existing site management arrangements, ensuring compliance with Policy DP29. A Noise Impact Assessment and Lighting Assessment have been submitted as part of this application. The NIA predicts that noise levels will be below the existing background noise levels at all receptor locations during the daytime and night-time and the Lighting Assessment concludes that the proposed lighting remains considerate of the local environment in its design and approach.

The proposals would not result in the loss of trees, woodland, hedgerows or landscape features of value. The works are focused around the existing building and service areas within the operational curtilage of the warehouse. Accordingly, the proposal would preserve the existing landscape structure and would not conflict with the objectives of Policy DP37.

The nature and location of the works are such that they would not result in harm to biodiversity interests or ecological corridors. The proposal is limited to operational alterations within an established employment site and would not affect designated ecological assets. The development is exempt from BNG requirements, a BNG exemption note has been submitted as part of this application. The development is therefore considered to accord with Policy DP38.

In transport terms, the application would not affect existing parking provision or access arrangements in a manner that would give rise to highway safety concerns. The proposal is therefore consistent with Policy DP21. The proposals have also been designed to support the efficient ongoing use of the existing building and associated service areas. Given the limited scale and nature of the works, there are no wider sustainability impacts arising from the development. The proposal would make effective use of an existing employment building and operational yard, and is considered to accord with the objectives of Policy DP39.

Conclusion

Overall, the proposed development is minor, proportionate and operational in nature. It would support the continued use of the Site for employment purposes, would not give rise to unacceptable design, amenity, transport, landscape or ecological impacts, and is considered to comply with the relevant policies of the Development Plan.

We trust we have provided sufficient information for you to be able to register and consider the application, and we look forward to receiving confirmation of this in due course. However, should you require any additional information or wish to discuss the application further, please do not hesitate to contact Desiree Coker or Serena Page (serena.page@newsteer.co.uk / 07557 789080) at this office.

Yours faithfully,

A black rectangular box redacting the signature of the sender.

Desiree Coker

Planner

