

PD/CW

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24th August 2026

Dear Sir/Madam

Unit 3, Panattoni Park Burgess Hill, Gothard Green Way, Goddards Green BN6 9ZJ
Introduction of additional windows, access doors and car parking bays.

On behalf of the applicant, Infinity House Group, we are applying to the Council for planning permission for the above development.

Application Site

Unit 3 is a modern commercial unit arranged over ground and part mezzanine floor. It is located on the northern boundary of the Panattoni Park Burgess Hill development that lies to the north west of Burgess Hill itself. To the north is the boundary of the site and beyond this a public footpath and the A2300 dual carriageway. To the east, west and south are further units within the Panattoni Park development.

The principal elevation of the building faces south onto a car parking and circulation area. The west elevation accommodates loading bays and faces onto a fenced service yard. The east elevation accommodates pedestrian access doors only. The north elevation also accommodates pedestrian access doors and some limited areas of glazing.

Planning History

Outline planning permission was granted by the Council under application reference 13/01618/OUT for employment development comprising up to 50,000sqm (Class B1(b), B1(c), B2, and B8) with ancillary offices, access, car parking and associated infrastructure.

Reserved matters of landscape, appearance, layout and scale pursuant to the outline permission for the erection of one industrial unit of 5,229 sq m (GIA) for B1c, B2 and B8 employment uses with gatehouse, ancillary office, car parking, service yard areas, landscaping and enabling works were subsequently approved under Council reference DM/18/4588.

A further outline application was then approved (application reference DM/19/2641) for employment development comprising up to 40,695sqm (Class B1(b), B1(c), B2, and B8) with ancillary offices, car parking and associated infrastructure. Matters reserved under that application were then approved under application reference DM/22/2676 for Plots 1-4 to provide flexible employment units across use classes B1b, B1c, B2 and B8, with ancillary offices. The approval of Unit 3 was therefore granted planning permission under these latter two applications.

The Development Plan

The relevant parts of the Development Plan for this application are the Mid Sussex District Plan 2014 – 2031 (adopted 2018) and Parish 2031 - the Hurstpierpoint and Sayers Common Neighbourhood Plan (made 2015). The Mid Sussex Design Guide Supplementary Planning Document (SPD) (2020) is a material consideration in the determination of the planning application.

The Proposal

The proposed works under the current application are described below and then considered against relevant policy in the development plan.

1) Alterations to the Building

New windows are proposed on the south, west and east elevations of the building. These are required to provide more natural light to serve the building and facilitate the introduction of an extension to the existing mezzanine floor. Three of the four centrally positioned loading bay doors on the west elevation of the building would be replaced with windows. The fourth loading bay door would be replaced with a new pedestrian entrance to the building. A second pedestrian access will also be added to this elevation.

Most of these changes are considered to be permitted development under Schedule 2, Part 7, Class H of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) that concerns the erection, extension or alteration of an industrial building or a warehouse. The only exception would seem to be the introduction of a window at the northern end of the east elevation of the building that would not qualify as permitted development and would require planning permission as it would be within 5 metres of the boundary of the curtilage of the premises.

All of the new windows and doors would be in keeping with the character of the building – being of a contemporary design and comparable to existing fenestration. This approach therefore accords with Policy DP26 of the District Plan and the Mid Sussex Design Guide SPD.

2) Introduction of new car parking bays

The new car parking bays would be located on existing areas of hardstanding to the west of the building that will not be required for vehicle turning, deliveries and loading. There would be no loss of areas of soft landscaping arising from this proposal and no requirement to change the existing surfacing material to accommodate the parking. The additional parking will ensure there is adequate car parking for the proposed development – taking into account the additional floorspace to be created by the extended mezzanine floor. This approach accords with Policy DP21 of the District Plan. The new parking will be set well back from the road frontage of the site and will therefore ensure that car parking does not dominate the street environment, does not impact on existing soft landscaping or open spaces that contribute to the area, preserves the pedestrian-friendly layout of the site whilst also optimising the potential of the site to accommodate development. Combined, this ensures a high quality environment and well-designed development as required by Policy DP26, the Mid Sussex Design Guide SPD and Policy DP3 of the NPPF.

The above assessment has demonstrated that the proposed development is a sustainable form of development. Having regard to the three overarching objectives of the planning system to achieve sustainable development

identified in paragraph 17 of the NPPF, it achieves the **economic** objective by supporting and growing the local economy through delivery of new floorspace; it achieves the **social** objective by supporting and maintaining local employment through the proposed works; and it achieves the **environmental** objective by delivering new floorspace on previously-developed land and within a well-designed scheme and in a location that is accessible on foot and by public transport and a location that is not restricted by natural or historic designations.

The Application

The following documents form part of this application;

- The required completed application form;
- The required completed Community Infrastructure Levy Form 1;
- 15584_BLOCK B_00_000_REV B : Proposed Block Plan B;
- 15584_ELEV_EXT_800_REV C : Proposed External Elevations;
- 15584_EX ELEV_EXT_800_REV B : Existing External Elevations;
- 15584_EX EXT GA_00_000 : Existing External Layout;
- 15584_EX GA_00_000 : Existing Ground Floor Layout;
- 15584_EX GA_01_000 : Existing First Floor Layout;
- 15584_EXT GA_00_000_REV A : Proposed External Layout;
- 15584_GA_00_100_REV O : Proposed Layout;
- 15584_SITE B_00_800_REV C : Site Location Plan;
- This statement that should be considered as a the Planning Statement; and
- Sustainability Statement

I trust this is sufficient for the Council to register and process this planning application but please do not hesitate to contact me should further information be required.

Yours faithfully

