

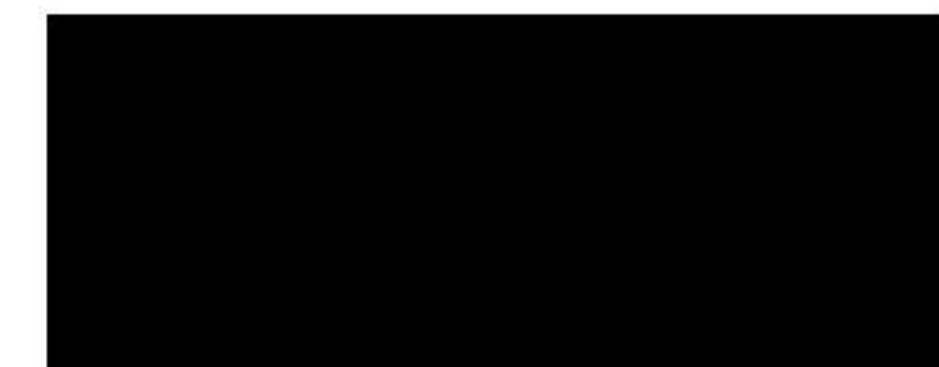
Your Ref: **PP-14683741**
Our Ref: HPD/CD/CM/25/165
Date: 06 March 2026



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Mid Sussex District Council
Oaklands
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS



Dear Sir/Madam,

RE: UNIT 22 BRIDGE ROAD, HAYWARDS HEATH, RH16 1UA

On behalf of our client, Screwfix Direct Limited, we are instructed to submit a full planning application for the installation of 3 no. external air source heat pump units, at the abovementioned property.

Accordingly, please find enclosed herewith the following documents, which in addition to this letter, comprise the application:

- Duly completed Planning Application Form;
- Completed Certificate B and Copy of Notice as served;
- Site Location Plan at scale 1:1,250 with the site edged in red;
- Existing Floor Plans (Dwg no. DR-I-0020-EX_GA-P3);
- Proposed Floor Plan (Dwg no. DR-I-0021-GA-P3);
- Existing Elevations (Dwg no. DR-I-0022-EX_ELEV-P3);
- Proposed Elevations (Dwg no. DR-I-0023-ELEV-P3); and
- Block Plan (Dwg no. DR-I-0026-BLOCK-P3);
- RZA-D Datasheet; and
- RZASG-M2(7)V1B Datasheet.

The statutory application fee [REDACTED] has been paid electronically by card following submission of this application via the Planning Portal.

The proceeding sections of this letter outline the planning history for the site, the proposal and its compliance with national and local planning policy.

BACKGROUND

The premises comprises a fairly typical mid terrace industrial unit with related external space located on Bridge Road.

The site is surrounded by a mix of commercial and industrial buildings, and residential properties.

We are aware of the following planning history for the site:

- LPA ref: HH/192/89 - Internal alterations and elevational changes to existing buildings to part of Jacobs Young and Westbury Site. Approved 15 September 1989.
- LPA ref: HH/122/89 - The change of use of existing warehouse building B8 To B1 use (Business Units) including the demolition of certain outbuildings to allow improved car parking servicing. Approved 14 November 1989.

- LPA ref: HH/246/99 - Change of use from printers to ceramic tile distributor, including part B1 use, part storage and part retail. Approved 22 October 1999.

There is no later planning history in relation to the site. In light of the above, we understand the lawful use for the premises is for Class B8 (Storage or Distribution) purposes.

SCREWFIX DIRECT LIMITED

Screwfix Direct Limited comprises a Class B8 trade counter operation supplying local building companies. Their products are also sold over the internet, via a catalogue, over the telephone as well as over the trade counter; with any individual unit servicing its own local area for each of these methods of purchase. Screwfix brands and products are formulated for the trade professional in terms of quantity and type of goods.

THE APPLICATION PROPOSALS

This planning application seeks permission for the installation of 2 no. Daikin RZA250D and 1 no. Daikin RZASG71MV1 air source heat pumps along the rear elevation of the property to serve the commercial premises.

The air source heat pump units have the dimensions of 870mm (h) x 1100mm (w) x 460mm (d), and 770mm (h) x 900mm (w) x 320mm (d), and will be installed at high level (3m from ground level) on a steel Unistrut support frame fixed to the roof purlins using threaded fixings.

THE ADOPTED LOCAL DEVELOPMENT FRAMEWORK

The Local Development Framework for Mid Sussex District Council comprises the Mid Sussex District Plan (2018).

On the Policies Map accompanying the above, the site falls within an Existing Employment Site which sits within a wider Major Employment Site.

Due regard has been given to the following planning policies in the preparation of this application:

- Policy DP1: Sustainable Economic Development
- Policy DP26: Character and Design
- Policy DP29: Noise, Air and Light Pollution
- Policy DP39: Sustainable Design and Construction

DESIGN AND AMENITY

By way of the proposal, it is proposed to install 3 no. external air source heat pumps, along the rear elevation of the property, and consequently; they will not be visible from public vantage points.

It is not considered the proposed units will give rise to any undue level of noise disturbance over and above the existing position. As stated, the proposed location of the air source heat pumps will also ensure that the proposed units are not visible from the surrounding street scene and therefore will not result in any harm to the character and appearance of the surrounding area.

Likewise, it is not considered that the development would have a detrimental impact on surrounding amenities, or the character and appearance of the property once fully constructed and would enhance the environmental sustainability of the premises itself. Air source heating causes little impact to the environment, and is a technology that is becoming increasingly popular, not least as generating heat from renewable sources is environmentally sustainable due to producing zero carbon emissions.

Therefore, having regard to the Mid Sussex District Plan (2018), the proposed development is considered

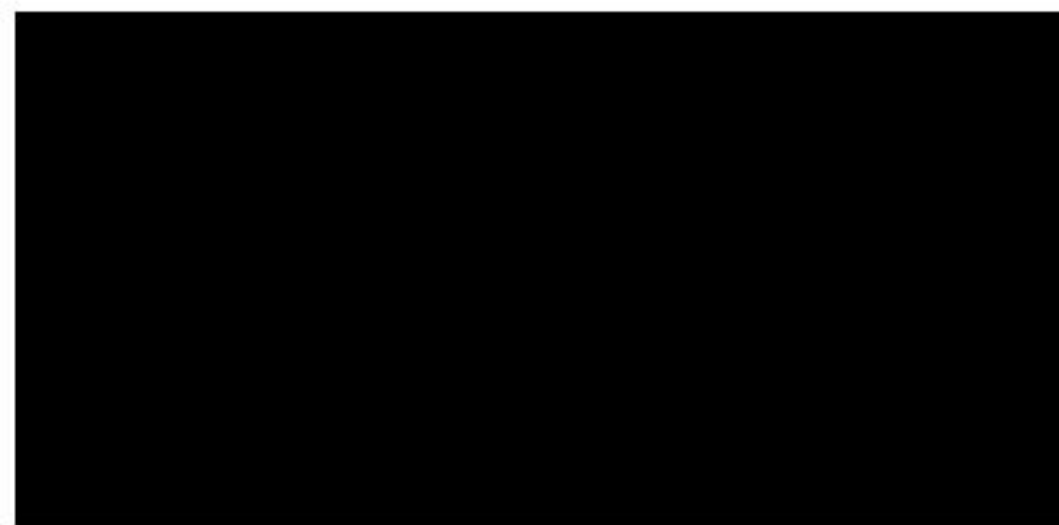
to be acceptable.

CONCLUSION

Screwfix Direct Limited would make a positive contribution to the commercial and community life of the area and provide essential trade counter services to local businesses and large organisations. However, in order to operate from the branch, an effective heating system is required to maintain a suitable climate within the premises.

We trust that you have sufficient information to determine this application, but should you have any questions or queries in the meantime or require any further information, please do not hesitate to contact me.

Yours faithfully,



Charlotte Mills
SENIOR PLANNER

Encs.