

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/1581	Case Officer:	Peter Davies
Application Type:	County Matter		
Proposal:	Installation of a fire suppression and prevention system		
Site:	Burgess Hill Transfer Station And Civic Amenity Site, Fairbridge Way, Burgess Hill, West Sussex, RH15 8AR, , ,		
Validation Date	18 Jun 2025	Overall Expiry Date:	30 Jul 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	No Objection	Recommendation Date:	28 Jul 2025
Target Date:	30 Jul 2025	Recommending Officer Signature:	Peter Davies

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Stephen Ashdown	Date:	29 Jul 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/1581

**Burgess Hill Transfer Station And Civic Amenity Site, Fairbridge Way, Burgess Hill, West Sussex, RH15 8AR, ,
Installation of a fire suppression and prevention system
Mr Daniel Barritt**

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

MSDC Environmental Protection

I have reviewed the submitted Noise Impact Assessment prepared by SLR Consulting Ltd, dated 4 June 2025, in support of the proposed installation of a Helios Fire Suppression System at the Burgess Hill Household Waste Recycling Centre.

The report appropriately excludes assessment of noise impacts during emergency activation of the fire suppression system. This is considered acceptable and justified. In the event of a fire, the protection of life and property would take precedence over any short-term noise concerns, and as such, emergency use scenarios do not require further acoustic evaluation.

The assessment focuses on routine testing and maintenance operations, which are the only regular noise-generating activities associated with the system. These include weekly pump station testing, wet tests, occasional water infill, and generator testing. All such activities are scheduled during daytime hours.

The methodology applied in the report is robust and consistent with BS 4142. It includes appropriate time corrections for short-duration events, screening corrections for topography and building mass, and consideration of contextual factors such as the existing industrial and commercial noise climate. The cumulative specific sound levels at the nearest noise-sensitive receptors are predicted to be below or comparable to background levels, indicating a low impact. Given the time correction for the event, I would make it clear that the testing may be audible at times, particularly during quieter periods, however the predicted levels are not expected to result in adverse effects. The short duration and infrequency of the events reduce the likelihood of disturbance.

Environmental Health is satisfied that the assessment demonstrates a low impact and that the proposed development is unlikely to result in adverse noise impacts on nearby sensitive receptors. There is no objection to the proposal on noise grounds. It is noted that the submitted report explicitly states that testing of the fire suppression system should only take place during daytime hours, and in fact recommends that such testing be limited to between 07:00 and 19:00. Therefore, it is considered appropriate that a planning condition be attached to ensure these hours are maintained for routine testing, as follows:

1. No routine testing of the Fire Suppression System or any associated components shall take place before 07:00 or after 19:00 on any day.

INTRODUCTION

The application is a West Sussex County Council (WSCC) Consultation for the installation of a fire suppression and prevention system at Burgess Hill Transfer Station and Civic Amenity Site, Fairbridge Way, Burgess Hill. WSCC are the decision maker.

RELEVANT PLANNING HISTORY

BH/108/83 - Addition of Digester Accelerated Decomposition Waste Treatment Plant to existing Waste Treatment Facility. No Objection

BH/260/85 - Renewal of temporary permission - addition of D.A.D. waste treatment plant to existing waste treatment facility. No Objection

BH/193/97 - Extension to the waste recycling and civic amenity site involving development of a split level container facility. No Objection

00/00760/CMA - Gantry system to aid safe netting of containers on waste collection vehicles. Permit with Conditions

00/02117/CMA - 2 No. vehicle height limitation barriers. Permit with Conditions

02/02729/CMA - To vary condition no. 1 of Planning Permission BH/193/97 regarding the extension and redevelopment of the above facility by extending date of commencement to before 15/12/2007 rather than 15/12/2002. Permit with Conditions

03/00588/CMA - Retention of existing use of Transfer Station and Civic Amenity site facilities. Permit with Conditions

04/02280/CMA - Provision of new portable temporary office with link to existing offices. Permit with Conditions

05/01153/CMA - Redevelopment of existing household waste recycling site, including the refurbishment and extension of the existing waste transfer station. No Objection

10/01879/CMA - Small scale extension to existing waste transfer station and household waste recycling site to provide additional vehicle parking and bin storage facilities. Permit with Conditions

13/02642/CMA - Construction and installation of a maintenance building and associated buildings. Permit with Conditions

SITE AND SURROUNDINGS

The application site is located at the east end of Fairbridge Way, within the built-up area boundary of Burgess Hill.

The application site is a recycling centre which consists of a large warehouse style building with blue metal cladding and large containers for the public to place items in to be recycled.

The locality surrounding the recycling centre consists of new build dwellings to the north, east and south, and commercial units to the west.

APPLICATION DETAILS

The application seeks the installation of a fire suppression and prevention system to be located on the south end of the site against the end of the building. The system will consist of a steal container in red (RAL3000) with length of 6.50 metres, width of 2.50 metres and a height of 2.65 metres which will house the main pumping station. Above the container will be a glass reinforced plastic 90,000 litre water tank in Goose Wing Grey (RAL9006) with a length of 10.15 metres, width of 3.15 metres and height of 3.10 metres. The total height will be 6.50 metres. Associated pipework would be installed to connect from the system to the building.

LEGAL FRAMEWORK AND LIST OF POLICIES

Planning legislation holds that the determination of a planning application shall be made in accordance with the Development Plan unless material considerations indicate otherwise.

Using this as the starting point, the development plan for this part of Mid Sussex consists of the Mid Sussex District Plan, Site Allocations Development Plan Document (DPD) and the Burgess Hill Neighbourhood Plan.

National policy (which is contained in the National Planning Policy Framework and National Planning Practice Guidance) does not form part of the development plan, but is an important material consideration.

Mid Sussex District Plan

The Mid Sussex District Plan 2014-2031 was adopted at Full Council on 28 March 2018.

Relevant policies:

DP26 - Character and Design
DP29 - Noise, Air and Light pollution

Site Allocations DPD

The SADPD was adopted on 29 June 2022. It allocates sufficient housing and employment land to meet identified needs to 2031.

There are no relevant policies.

Burgess Hill Neighbourhood Plan

The Burgess Hill Neighbourhood Plan was made in March 2015.

There are no relevant policies.

Other Material Considerations

Mid Sussex District Plan 2021 - 2039 - Submission Draft (Regulation 19)

The District Council is reviewing and updating the District Plan. Upon adoption, the new District Plan 2021 - 2039 will replace the current District Plan 2014-2031 and its policies will have full weight. In accordance with the NPPF, Local Planning Authorities may give weight to relevant policies of the emerging plan according to the stage of preparation; the extent to which there are unresolved objections to the relevant policies; and the degree of consistency of the relevant policies in the emerging plan to the NPPF. The draft District Plan 2021-2039 (Regulation 19) was published for public consultation on 12th January 2024 for six weeks and as a result of this consultation there are unresolved objections to some of the policies in the draft District Plan. As such, only minimal weight can be given to the Plan and this planning application has been assessed against the policies of the adopted District Plan.

Relevant policies:

DPB1 - Character and Design
DPN7 - Noise Impacts

Mid Sussex Design Guide Supplementary Planning Document (SPD)

The Council has adopted a 'Mid Sussex Design Guide' SPD that aims to help deliver high quality development across the district that responds appropriately to its context and is inclusive and sustainable. The Design Guide was adopted by Council on 4th November 2020 as an SPD for use in the consideration and determination of planning applications. The SPD is a material consideration in the determination of planning applications.

ASSESSMENT

The main issues for consideration for the District Authority as a consultee is impact on the character of the area and impact on neighbour amenities.

Policy DP26 of the Mid Sussex District Plan states:

'All development and surrounding spaces, including alterations and extensions to existing buildings and replacement dwellings, will be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside. All applicants will be required to demonstrate that development:

- *is of high quality design and layout and includes appropriate landscaping and greenspace;*
 - *contributes positively to, and clearly defines, public and private realms and should normally be designed with active building frontages facing streets and public open spaces to animate and provide natural surveillance;*
 - *creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;*
 - *protects open spaces, trees and gardens that contribute to the character of the area;*
 - *protects valued townscapes and the separate identity and character of towns and villages;*
 - *does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution (see Policy DP27);*
 - *creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;*
 - *incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;*
 - *positively addresses sustainability considerations in the layout and the building design;*
 - *take the opportunity to encourage community interaction by creating layouts with a strong neighbourhood focus/centre; larger (300+ unit) schemes will also normally be expected to incorporate a mixed use element;*
- optimises the potential of the site to accommodate development.'*

Policy DP29 of the Mid Sussex District Plan states:

'The environment, including nationally designated environmental sites, nationally protected landscapes, areas of nature conservation or geological interest, wildlife habitats, and the quality of people's life will be protected from unacceptable levels of noise, light and air pollution by only permitting development where:

Noise pollution:

- *It is designed, located and controlled to minimise the impact of noise on health and quality of life, neighbouring properties and the surrounding area;*
- *If it is likely to generate significant levels of noise it incorporates appropriate noise attenuation measures;*

Noise sensitive development, such as residential, will not be permitted in close proximity to existing or proposed development generating high levels of noise unless adequate sound insulation measures, as supported by a noise assessment are incorporated within the development.

In appropriate circumstances, the applicant will be required to provide:

- *an assessment of the impact of noise generated by a proposed development; or*
- *an assessment of the effect of noise by an existing noise source upon a proposed development;*

...

The degree of the impact of noise and light pollution from new development or change of use is likely to be greater in rural locations, especially where it is in or close to specially designated areas and sites.'

The application seeks permission to install a fire suppression and prevention system which will consist of a pumping station and water tank. The system whilst tall in size would be positioned against the end wall of the existing warehouse building which is of greater height and would be within the setting of the recycling centre. The development is considered to be appropriate for its location and use.

Due to the nature of the development and the location approximately 45 metres from the nearest neighbours to the east the development would not be considered to create significant harm to neighbour amenities in terms of overlooking.

MSDC Environmental Protection have commented on the application in terms of noise impact with the comments found at the start of this report. The comments raise no objection to routine testing and maintenance during daytime hours. Emergency activation of the fire suppression system would be excluded from noise assessments with the protection of life and property taking precedence over short term noise concerns. Environmental Protection are satisfied with the assessments which will be unlikely to result in adverse noise impacts on nearby sensitive receptors however recommends a condition to restrict routine testing to take place between 7:00 and 18:00 on any day.

CONCLUSION

Mid Sussex District Council has no objections to the proposed development subject to the recommended planning conditions.

Decision: No Objection

Case Officer: Peter Davies