

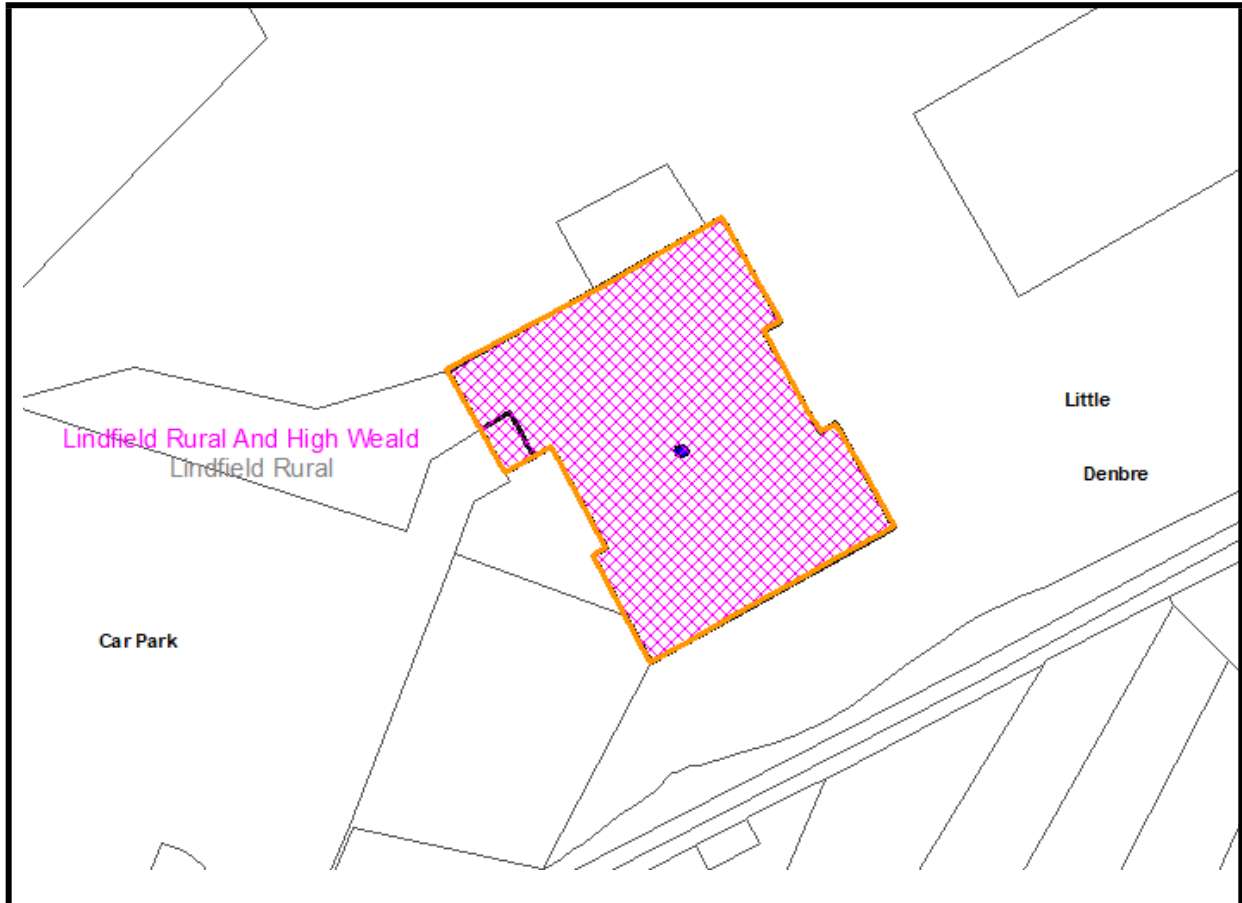
Planning Committee



Recommended for Permission

13th November 2025

DM/25/1887



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Site:	Scaynes Hill Millennium Village Centre Lewes Road Scaynes Hill Haywards Heath West Sussex
Proposal:	Upgrading of heating plant to include installation of air source heat pumps including caged outdoor condenser units
Applicant:	Mr Steve Minter
Category:	Minor Other
Target Date:	17th November 2025
Parish:	Lindfield Rural
Ward Members:	Cllr Paul Brown / Cllr Lorraine Carvalho /

Case Officer:	Andrew Horrell
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Link to Planning Documents:

<https://pa.midsussex.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SZWDX1KT04L00>

1.0 Purpose of Report

- 1.1 To consider the recommendation of the Assistant Director for Planning and Sustainable Economy on the application for planning permission as detailed above.

2.0 Executive Summary

- 2.1 Permission is sought for the upgrading of heating plant to include installation of air source heat pumps including caged outdoor condenser units.
- 2.2 The application has been referred to Committee because the building is on land owned by the District Council.
- 2.3 The proposals are considered to be appropriate in terms of design, and it is considered that it would not detract from the general appearance and character of the area. Furthermore, it is not considered that the proposal will cause significant harm neighbouring amenities, by means of noise pollution.
- 2.4 The proposed development is therefore deemed to comply with policies DP12, DP25, DP26 and DP29 of the Mid Sussex District Plan and policy 9 of the Lindfield and Lindfield Rural Neighbourhood Plan.

3.0 Recommendation

- 3.1 It is recommended that planning permission be approved subject to the conditions outlined at Appendix A.

4.0 Summary of Representations

- 4.1 None received

5.0 Summary of Consultees

- 5.1 Mid Sussex Environmental Health: I recommend that a condition be applied to any permission granted to ensure that plant is installed in accordance with the report from DAA Group dated 28 August 2025.

It should be noted that although the report states that the plant will not be operational during the night, this may not be the case. I would therefore also recommend that an informative be included to ensure the applicant is aware of their obligation not to cause a statutory noise nuisance.

6.0 Parish Council Observations

- 6.1 LRPC fully support this application to upgrade the heating and ventilation at the Millennium Hall site. Inverter/Condenser units should comply with current

Environmental Health Noise restrictions to protect nearby residents amenity. We ask that the Environmental Protection team ensure the application complies

7.0 Introduction

- 7.1 The application seeks planning permission for the upgrading of heating plant to include installation of air source heat pumps, including caged outdoor condenser units.

8.0 Relevant Planning History

- 8.1 LR/019/97 - Erection of new village hall including changing facilities for use with sports field. Relocated playground, extended car park and demolition of existing changing rooms. (approved)

9.0 Site and Surroundings

- 9.1 The community centre is a detached pitched roofed building with sloped roofs to the sides. The walls are faced brickwork with the apex of the pitched roof being white cladding with aluminium doors and windows
- 9.2 To the front of building to the south-west is the car park, to the north-east and north-west of the building is the recreation ground, and to the south-east of the building is a public footpath with hedging and close boarded fencing with the rear gardens of neighbouring properties in Lewes Road beyond.
- 9.3 The site is outside of the built-up area of Scaynes Hill, but is adjacent to the built-up area boundary

10.0 Application Details

- 10.1 Air condensing unit 1 to the side of the building approximately 0.35m in depth, 1.05m in width with a height of 1m.
- 10.2 Air condensing unit 2 to the side of the building approximately measures 1.05m in depth, 0.35m in width with a height of 1m.
- 10.3 Air condensing unit 3 to the rear of the building approximately measures 0.35m in depth, 1.05m in width with a height of 1m.
- 10.4 The proposed Air Source Heat Pump to the side of the building approximately measures 0.35m in depth, 1m in width with a height of 1.35m
- 10.5 Each unit will be enclosed in a protective security cage

11.0 Legal Framework and List of Policies

- 11.1 Using this as the starting point the development plan for this part of Mid Sussex consists of the District Plan, Site Allocations Document and the Lindfield and Lindfield Rural Neighbourhood Plan.
- 11.2 National policy (which is contained in the National Planning Policy Framework and National Planning Policy Guidance) does not form part of the development plan but is an important material consideration.

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

11.4 **Mid Sussex District Plan (adopted March 2018)**

Relevant Policies:

DP12 - Protection and Enhancement of Countryside
DP25 – Community Facilities and Local Services
DP26 – Character and Design
DP29 – Noise, Air and Light Pollution

11.5 **Mid Sussex District Plan 2021-2039 Consultation 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) is currently at Examination and stage 1 hearings were concluded on the 31st October 2024. There are unresolved objections to the majority of Policies in the draft District Plan and 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:

DPN6 - Pollution
DPN7 - Noise Impacts
DPC1 – Protection and Enhancement of the Countryside
DPB1 – Character and Design
DPI6 – Community and Cultural and Local Services

11.6 **Lindfield and Lindfield Rural Neighbourhood Plan**

The neighbourhood plan was made on 23 March 2016. It forms part of the development.

Relevant policies:

Policy 9 – Community Facilities

11.7 **National Policy**

11.8 *The National Planning Policy Framework (NPPF December 2024)*

11.9 *Planning Practice Guidance*

11.10 **Other Planning Guidance**

11.11 *Mid Sussex Design Guide Supplementary Planning Document*

- 11.12 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.

12.0 Assessment

- 12.1 The main issues for consideration are:

- Principle
- Design and impact on character and appearance of the area
- Neighbouring Amenities

12.2 Principle

- 12.3 Policy DP25 of the Design Plan states:

'The provision or improvement of community facilities and local services that contribute to creating sustainable communities will be supported.

Where proposals involve the loss of a community facility, (including those facilities where the loss would reduce the community's ability to meet its day-to-day needs locally) evidence will need to be provided that demonstrates:

- *that the use is no longer viable; or*
- *that there is an existing duplicate facility in the locality which can accommodate the impact of the loss of the facility; or*
- *that a replacement facility will be provided in the locality.*

The on-site provision of new community facilities will be required on larger developments, where practicable and viable, including making land available for this purpose. Planning conditions and/or planning obligations will be used to secure on-site facilities. Further information about the provision, including standards, of community facilities will be set out in a Supplementary Planning Document.

Community facilities and local services to meet local needs will be identified through Neighbourhood Plans or a Site Allocations Development Plan Document produced by the District Council'.

- 12.4 Policy 9 of the Lindfield and Lindfield Rural Neighbourhood Plan has a specific policy relating to Millennium Hall which states the following:

'Proposals at the Millennium Hall at Scaynes Hill and at the King Edward Hall in Lindfield for their improvement and extension to retain the established community use of the buildings and land and to provide suitable non-residential uses will be supported, provided:

- I. The extension of the building meets the design requirements of the development plan;*
- II. Any new use of the extended building is compatible with the established use as a community facility;*

III. The uses of the building extension do not, either on their own or cumulatively with the established use of the existing building, cause harm to the amenities of local residents; and

IV. In respect of the Millennium Hall, additional car parking spaces are laid out in accordance with the guidance of the local highway authority'.

- 12.5 The proposal will improve the sustainability of the building which will enhance the long-term viability of the building and therefore is acceptable in principle and complies with DP25 of the Mid Sussex District Plan and policy 9 of the Neighbourhood Plan.

12.6 **Design and impact on character and appearance of the area**

- 12.7 The building is adjacent to the built-up area of Scaynes Hill.

- 12.8 DP12 of the Mid Sussex District Plan in part states:

"The countryside will be protected in recognition of its intrinsic character and beauty. Development will be permitted in the countryside, defined as the area outside of built-up area boundaries on the Policies Map, provided it maintains or where possible enhances the quality of the rural and landscape character of the District, and:

- *it is necessary for the purposes of agriculture; or*
- *it is supported by a specific policy reference either elsewhere in the Plan, a Development Plan Document or relevant Neighbourhood Plan.'*

- 12.9 Policy DP26 of the Mid Sussex District Plan relates to design and character, and seeks to ensure that proposals are well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside

- 12.10 The proposed units will be visible from the recreation ground and the public footpath which runs along the southern boundary of the recreation ground to the side, but they will be viewed in the context of the existing building. The proposed new air condensers and air source heat pumps are not considered to be out of character with the existing building.

- 12.11 Due to the modest size of the units and their discreet positioning, it is considered that the proposal would not have a detrimental impact on the surrounding character and appearance of the area. It is therefore considered that the proposal complies with policies DP12 and DP26 of the Mid Sussex District Plan.

12.12 **Impact on Neighbouring Amenities**

- 12.13 DP26 states in part that applicants should demonstrate that development:

'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 DP29);'

- 12.14 In respect of noise pollution, policy DP29 states, in part:

'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;'*

- 12.15 Given the nature of the proposed development, impact on privacy, light and outlook are not deemed relevant. In terms of noise pollution from the proposed units, your Environmental Health Officers are satisfied with the proposal, as long as they are installed in line with the submitted noise report. This can be secured by condition.
- 12.16 It is noted that the hours of use for the units may be longer than the hours outlined within the noise report (8.00-23.00), an informative will be added to any approval to ensure of their obligation to not cause a statutory noise nuisance.
- 12.17 It is considered that the application complies with policies DP26 and DP29 of the Mid Sussex District Plan in respect to these issues.

13.0 Planning Balance and Conclusion

- 13.1 The principle for improved sustainability to allow for the long-term viability of the community building, is acceptable and in accordance with policy DP25 of the Mid Sussex District Plan and policy 9 of the Lindfield and Lindfield Rural Neighbour Plan.
- 13.2 The design of the air condenser units and Air Source Heat Pump is acceptable and it is not considered that they will have a detrimental impact on the character and appearance of the area, or the nearby residential amenity. Therefore, the proposal is considered to comply to with policies DP12, DP26 and DP29 of the Mid Sussex District Plan and the relevant paragraph of the NPPF in terms of character and design.
- 13.3 It is recommended that the application is approved subject to planning conditions.

APPENDIX A – RECOMMENDED CONDITIONS

Conditions

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
Reason: To comply with Section 91 of the Town and Country Planning Act 1990.
2. The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".
Reason: For the avoidance of doubt and in the interest of proper planning.
3. The plant hereby approved shall be installed in accordance with the Noise Impact Assessment by DAA Group dated 28th August 2025, unless an alternative means of installation is first agreed with the Local Planning Authority.
Reason: To protect nearby residents from noise pollution and to comply with policy DP29 of the Mid Sussex District Plan 2014-2031.

Biodiversity Net Gain

Informatives

1. In accordance with Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
2. Your attention is drawn to the requirements of the Environmental Protection Act 1990 with regard to your duty of care not to cause the neighbours of the site a nuisance. Accordingly, you are requested that:
 - o Hours of construction/demolition on site are restricted only to: Mondays to Fridays 0800 -1800 hrs, Saturdays 0900 - 1300 hrs, No construction/demolition work on Sundays or Public Holidays.
 - o Measures shall be implemented to prevent dust generated on site from crossing the site boundary during the demolition/construction phase of the development.
 - o No burning of materials shall take place on site at any time.If you require any further information on these issues, please contact Environmental Protection on 01444 477292.
3. Having planning permission in place is no defence against a statutory noise nuisance being caused or allowed to occur. Should the council receive a complaint, we are required to investigate under the provisions of the Environmental Protection Act 1990 and must take formal action where a statutory noise nuisance is in existence.

Plans Referred to in Consideration of this Application

The following plans and documents were considered when making the above decision:

Plan Type	Reference	Version	Submitted Date
Noise Impact Assessment/Sound			10.09.2025
Location and Block Plan	1409 SI 01		24.07.2025
Existing Floor and Elevations Plan	1409 GA 01		24.07.2025
Proposed Floor and Elevations Plan	1409 GA 02	REV A	24.07.2025
Existing Roof Plan	1409 GA 03		24.07.2025
Proposed Roof Plan	1409 GA 04		24.07.2025
Proposed Floor and Elevations Plan	1409 GA 01	Spec plan	08.08.2025