

Sarah Valentine

From: [REDACTED]
Sent: 08 October 2026 10:56
To: planninginfo; Joanne Fisher
Subject: Objection to DM/26/2085

[REDACTED]
Dear MSDC Planning Officer,

RE: Panattoni Park, 3 Gothard Green Way, Goddards Green, Hassocks, West Sussex, BN6 9ZJ

I, [REDACTED] write to object to planning applications DM/26/2085, submitted by Infinity House Group through its planning agent Parker Dann.

My objections concern the development proposed in this application, including its transport and parking implications, potential noise and disturbance, the adequacy of the information supplied and the need to assess it alongside the related application DM/26/1926, rather than in isolation.

I understand that Unit 3 is currently vacant. DM/26/2085 proposes additional windows and access doors together with an increase in car parking from 46 to 87 spaces, while cycle parking remains at 20 spaces. The related application DM/26/1926, which closed on 5th October, proposed a substantial security installation comprising 2.4-metre anti-climb perimeter fencing incorporating flat razor wire, a security gatehouse and cantilever gate. These applications appear to be related elements of a wider scheme to prepare the currently vacant premises for occupation.

I therefore ask the Council:

- 1) to assess DM/26/1926 and DM/26/2085 together and consider the cumulative impacts of the development, rather than determining each element in isolation;
- 2) to obtain sufficient information about the operational requirements of the development to establish whether the additional accesses and substantial increase in parking are necessary and appropriate;
- 3) to establish whether the proposed works, considered alongside DM/26/1926, are associated with a material change or intensification in the use of the currently vacant premises and whether this requires further planning consideration;
- 4) to ensure that the transport, noise, lighting and other environmental implications have been adequately assessed before DM/26/2085 is determined; and

5) given the significant public interest and concerns raised by the proposed development, to refer DM/26/2085 to the appropriate planning committee rather than determining it under delegated powers.

DM/26/2085 – parking, windows and access doors

I am particularly concerned by the proposed increase in car parking from 46 to 87 spaces, an increase of almost 90%, while cycle parking remains unchanged at 20 spaces.

The application does not adequately explain anticipated staffing levels, daily vehicle movements or why such a substantial increase in car parking is necessary. Under Policy DP21 (Transport), the Council should require evidence demonstrating the anticipated parking demand and should consider whether the proposal encourages unnecessary reliance upon private cars and whether walking, cycling and public transport provision is adequate for the anticipated workforce.

The additional access doors and significant increase in parking also raise questions about the intensity of activity at the premises. Depending upon the proposed operation, this could result in additional staff movements, deliveries, loading and unloading, plant or machinery and associated noise and disturbance. The Council should establish the likely operational effects and whether noise, transport, air-quality or other assessments are required under DP29.

DM/26/2085 and DM/26/1926 should be considered together

These applications concern the same vacant building, have been submitted by the same applicant through the same agent, and propose complementary alterations: DM/26/1926 establishes substantial perimeter security and controlled access, while DM/26/2085 alters the building and almost doubles its parking provision.

The Council should therefore establish whether they comprise elements of a single wider scheme to prepare Unit 3 for a particular industrial operation and assess their combined implications for traffic, parking, landscape, visual amenity, security, noise and the surrounding environment.



While I accept the Council's position that the identity of the prospective occupier is not itself a material planning consideration, if information has been withheld because the nature of the proposed operation gives rise to particular security requirements or other physical and operational consequences, those planning consequences must still be properly understood and assessed. The Council should therefore establish whether the withheld

information relates to the security measures proposed under DM/26/1926, the operational requirements of the premises, or the alterations proposed under DM/26/2085, and should not determine DM/26/2085 until it is satisfied that it has sufficient information to assess all material planning impacts of the development.

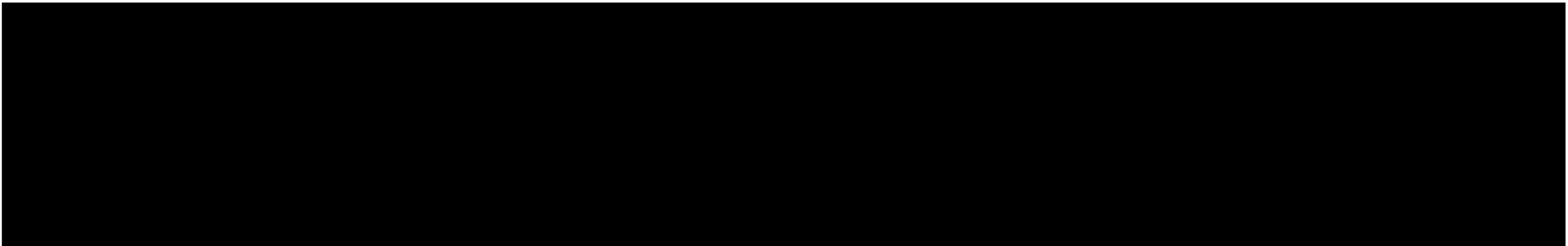
Community and neighbouring-business impacts

I recognise that the identity of an occupier is not, by itself, a material planning consideration. However, the reasonably foreseeable land-use consequences associated with the development are relevant where they result in material impacts such as traffic, noise, disturbance, security requirements or effects upon neighbouring businesses and amenity.

If the exceptional security arrangements proposed in DM/26/1926 are required because of the activities intended to take place at Unit 3, the Council should understand those requirements and their associated effects before determining the application. Likewise, if occupation would foreseeably generate regular protests or other activity affecting access, traffic, noise, neighbouring businesses or operation of the wider Panattoni Park, those are potential land-use consequences which should not simply be disregarded because the identity of the prospective occupier is not itself a planning matter.

I therefore ask MSDC to consider whether the proposed development and its foreseeable consequences conflict with the District Plan's objectives of achieving sustainable, attractive and inclusive communities and promoting a place which remains attractive to a full range of businesses and where local enterprise thrives.

Environmental impacts and EIA



Following the Supreme Court judgment in *R (Finch) v Surrey County Council* [2024] UKSC 20, environmental effects of a development are not necessarily confined to emissions occurring within the physical boundary of the development. Where EIA is required, downstream environmental effects may also need to be assessed where there is a sufficient causal connection between the development and those effects. **(4)**

I recognise that the causal connection here is less direct than that considered by the Supreme Court in *Finch*. Nevertheless, I ask the Council to consider whether these proposals require EIA screening and, if so, the appropriate scope of any assessment, including any indirect greenhouse-gas effects that can properly be regarded as effects of the development.

Conclusion

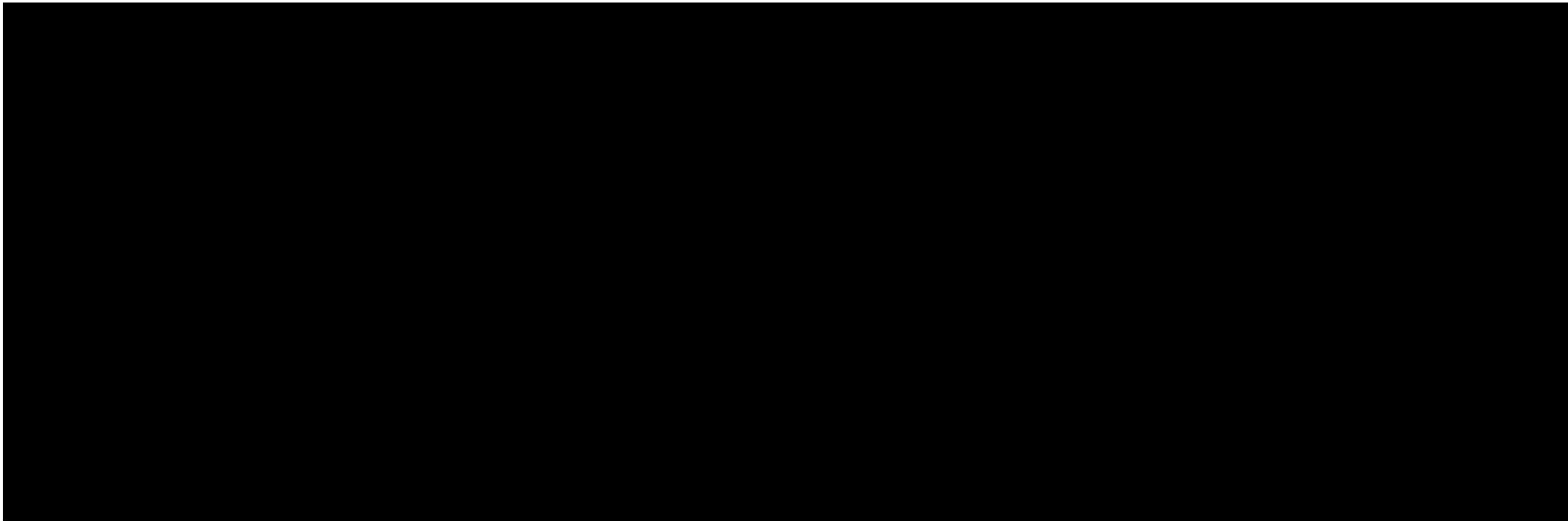
For the reasons above, I object to DM/26/2085 and ask the Council not to determine the application until it has sufficient information to assess both its individual impacts and its cumulative impacts when considered alongside DM/26/1926.

In particular, I ask the Council to obtain any further information necessary concerning parking demand and transport implications, operational intensity, noise and lighting, and the relationship between the two applications.

Given the substantial public interest and the objections now being raised, I also ask that DM/26/2085 is referred to the appropriate planning committee rather than determined under delegated powers.

Please add this representation to the file for DM/26/2085 and take it into account before the application is determined.

Sources



Yours sincerely,

