

Our Ref : PD/CW

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Dear Sir/Madam

Unit 3, Panattoni Park Burgess Hill, Gothard Green Way, Goddards Green BN6 9ZJ
Introduction of new perimeter security fencing, security gatehouse and cantilever gate.

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.

The unit is currently vacant.

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) New Perimeter Security Fencing

To improve the security of the site, the applicant is seeking planning permission to erect a 2.4m high weld mesh anti-climb fence. The location of the fence is shown on drawing no. 15584_DT01_00_600_REV D. This drawing confirms a subtle variation in the design of the fence for the northern boundary section although the height is unchanged. The weld mesh fence will match fencing already used both on the application site and the wider Panattoni Park site as it is now the standard type of secure fencing in use. It would therefore not appear out of keeping in this location. The fence would be positioned on the perimeter of the site and as part of these works the western and northern sections of the existing perimeter fence to the site would be removed.

As the proposed fencing type is already used across the wider site (and has therefore been accepted by the Council before) it complies with the design requirements of Policy DP26 of the District Plan in terms of it being a high quality design. Also in line with Policy DP26, the position of the proposed fence will protect existing open spaces, trees and landscaped areas within and adjoining the site that contribute to the character of the area. The landscape and public realm will therefore remain the dominant feature of this part of the business park in line with the requirements of Principle DG44 of the Mid Sussex Design Guide SPD.

2) New Security Gatehouse

As a further measure to improve the security of the site, planning permission is sought for a single storey gatehouse at the vehicle entrance to the site. This is again a common feature on commercial estates such as this. The Roche Diagnostics site immediately to the south of the application site accommodates such a building that was approved under application references 13/01618/OUT and DM/18/4588.

The building would measure 4.88 x 2.44m.

Whilst only a small addition to the estate, the building would be in keeping with the character of its surroundings – being of a simple rectilinear and contemporary design and using materials that match the parent building. It would be located on an existing area of hardstanding immediately to the east of the vehicle entrance to the site – thereby avoiding the need to alter or remove any existing soft landscaping in this location. The overall approach is again in line with Policy DP26 and accords with Principle DG44 of the Mid Sussex Design Guide SPD that concerns the design of commercial buildings.

3) New Cantilever Gate

A cantilever gate is proposed for the vehicle entrance gate. This will complement the security fencing and gatehouse. The gate design will match the design of the fencing – accommodating an anti-climb weld mesh infill section.

Again, and in accordance with Policy DP26 of the District Plan and the Mid Sussex Design Guide SPD, the position of the proposed gate will protect existing open spaces, trees and landscaped areas within and adjoining the site that contribute to the character of the area and it would be in keeping with similar gates in use on the wider site.

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 8 of the National Planning Policy Framework (NPPF), it achieves the **economic** objective by creating a secure site to allow a business to occupy this currently vacant unit that in turn will bring employment and spending to the local economy; it achieves the **social** objective by supporting local employment through the proposed works; and it achieves the **environmental** objective by providing a form of development that is in keeping with and respectful of its surroundings.

This statement has also demonstrated that the proposed works comply with the Development Plan and in accordance with paragraph 11 (c) of the NPPF that concerns the presumption in favour of sustainable development, the Council should approve this application without delay.

The Application

The following documents form part of this application;

- The required completed application form;
- The required complied Community Infrastructure Levy Form;
- Drawing no. 15584_BLOCK A_00_000_REV B : Proposed Block Plan A;
- Drawing no. 15584_DT01_00_600_REV D : Proposed Fencing Layout;
- Drawing no. 15584_SITE A_00_800_REV C : Site Location Plan A;
- Drawing no. 15584_DT02_00_600_REV A : Proposed Security Hut;
- This statement that should be considered as 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

