

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/1086	Case Officer:	Deborah Lynn
Application Type:	Full Application		
Proposal:	The proposed development comprises the installation of an over-roof system to the existing building.		
Site:	Edwards Vacuum, Edwards Global Technology Centre, Innovation Drive, Burgess Hill, West Sussex, RH15 9TW, ,		
Validation Date	29 Apr 2026	Overall Expiry Date:	27 May 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	23 Jun 2026
Target Date:	24 Jun 2026	Recommending Officer Signature:	Deborah Lynn

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Steven King	Date:	23 Jun 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/1086

Edwards Vacuum, Edwards Global Technology Centre, Innovation Drive, Burgess Hill, West Sussex, RH15 9TW,

The proposed development comprises the installation of an over-roof system to the existing building.

Mr Steve Hayes

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

Nature Space UK

No comments.

BURGESS HILL TOWN COUNCIL OBSERVATIONS

The Committee of 1st June would Recommend Approval.

However, the Committee would prefer to see whether solar panels could be included within the roof line.

INTRODUCTION

This application seeks planning permission for the installation of an over-roof system to the existing building.

RELEVANT PLANNING HISTORY

HP/046/95 - Outline application: B1 and/or B8 uses with associated car parking, access roads and landscaping. Permission granted 31.01.1996.

HP/035/96 - Reserved Matters application. Erection of a business facility for design, development and manufacturing with associated offices, parking and turning areas. Permission granted 11.07.1996.

11/01179/FUL - Regeneration of the existing site to consist of a new two storey extension, the reordering of the external works and an associated car parking deck. Permission granted 09.12.2011.

13/03582/FUL - Provision of a new entrance, reception and restaurant facility and the provision of a new first floor mezzanine for the relocation of office staff from temporary accommodation on ground floor level. Amendment to application 11/01179/FUL. Permission granted 22.01.2014.

DM/17/4046 - Single storey extension to existing building and conversion of redundant plantroom to provide B1 office space. Permission granted 05.12.2017.

DM/18/3494 - Proposed enlargement of existing fire escape stair to west elevation with canopy over, form new fire escape stair to southern elevation with canopy over landing, to conform to approved document B for means of escape from the first floor offices. Insertion of new high level window to existing ground floor office on southern elevation. Amendment to approved east elevation glazing to suit internal revisions. Permission granted 14.11.2018.

SITE AND SURROUNDINGS

The application site concerns a light industrial / office building located on the corner of Innovation Drive, York Road and the A273 Jane Murray Way in Burgess Hill.

The building is occupied by Edwards Vacuum, a global leader of vacuum and abatement, committed to minimising the environmental impacts of semiconductor manufacturing. The building is two storey, with an 'L' shaped plan form with curved glazed entrance to the southeast projection. The walls of the

building are finished with white / light grey cladding creating a modern appearance, with a shallow pitched gable roof comprised of insulated composite panels interspersed with translucent panels providing skylights. A large carpark surrounds the building to the north and east.

The Porsche Centre Mid Sussex adjoins the site to the south, with commercial units located on York Road located further to the east. Park Cameras and Kidd Caru day nursery are located to the north, on the opposite side of York Road, together with Robin Road which leads to a modern housing estate located further north. A public footpath (35Hu) crosses opposite the site on York Road.

In terms of planning policy, the site lies within the built up area boundary of Burgess Hill.

APPLICATION DETAILS

This application seeks permission to replace the existing roof which is leaking in places and consequently in need of replacement. The existing roof drainage siphonic system is also proposed to be replaced with a gravity fed system comprised of external gutters and downpipes (black finish) all connected to the existing surface water sewer.

The Planning Statement submitted with the application details the proposed works as follows:

- Over roof the entire main buildings with new 0.7 mm thick steel sheeting - plastisol (Leathergrain) coated to 32/1000. The external finish would have a grey alkyd paint coating to match existing.
- The over roof sheeting to be laid over sub frame with 240 mm fibre glass insulation between.
- New translucent sheeting in 32/1000 profile to replace existing. Please note some of the existing translucent plates are no longer required and will be replaced with solid Leathergrain sheeting.
- Proposed removal of large extract ductwork from the roof relating to redundant extraction..

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 District Plan, Site Allocation Development Plan Document (DPD) and the Burgess Hill Neighbourhood Plan.

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.

Mid Sussex District Plan

The District Plan was adopted at Full Council on 28th March 2018.

Relevant policies:

DP26 character and design

DP39 sustainable design and construction

Site Allocations DPD

The SADPD was adopted on 29th 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 Neighbourhood Plan was made on the 28th January 2016.

There are no policies deemed relevant.

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) is currently at Examination and hearings were concluded on the 19th March 2026. The District Plan remains at Examination until the Inspector has published his report, until that time 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:

DPS2 sustainable design and construction

DPS6 health and wellbeing

DPB1 character and design

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.

National Planning Policy Framework (NPPF) (December 2024)

ASSESSMENT

The main issues deemed relevant to the consideration of this application are:

- Design and impact on character of area
- Sustainability.

Design and impact on character of area

Policy DP26 of the District Plan relates to character and design and requires all proposals, including alterations and extensions, to be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside as well as addressing the character and scale of the surrounding buildings and landscape.

The Mid Sussex Design Guide SPD is also a material planning consideration with design principle DG44 deemed relevant to this application. This concerns the design of commercial buildings and advises in part that *'on business parks and industrial estates as a general principle, the landscape and public realm should form the dominant feature within employment areas with the buildings forming a neutral background. As such, the design of small, rectilinear buildings within the landscape is promoted.'*

Plans submitted with the application indicate that the proposed works should have limited visual impact within the locality, with a slight height increase and matching materials proposed to the existing roof. The proposed installation of black guttering and down pipes will appear more noticeable on the building which has a sleek, contemporary profile, however, it is not considered that this element of the proposal should detract from the character and appearance of the locality.

The proposed development is therefore considered acceptable in that it should not harm the appearance and character of the area thereby according with policy DP26 of the District Plan.

Sustainable design and construction

Policy DP39 of the District Plan relates to sustainable design and construction and advises that development proposals should seek to improve the sustainability of development where appropriate and should explore opportunities for energy efficiency and use renewable sources of energy, amongst other criteria.

In addition, principle DG37 of the Mid Sussex Design Guide encourages high quality buildings that minimise their environmental impact through sustainable materials, high levels of insulation and by incorporating renewable energy amongst other factors.

Burgess Hill Town Council has commented that they would prefer to see whether solar panels could be incorporated within the new roof.

Whilst these comments are noted, the District Council is unable to stipulate that these should be included. In the submitted Planning Statement, it is noted that the proposal would provide additional insulation to the building, thereby improving its thermal efficiency and reducing future energy consumption.

The proposal is therefore considered to improve the sustainability of the building in accordance with policy DP39 of the District Plan.

Biodiversity Net Gain

Biodiversity net gain is required under a statutory framework introduced by Schedule 7A of The Town and Country Planning Act 1990. Under the statutory framework for biodiversity net gain this application comprises development below the de-minimis threshold meaning that the development is exempt from providing biodiversity net gain.

PLANNING BALANCE AND CONCLUSION

The proposed development is deemed acceptable in that it should not detract from the character and appearance of the area and will improve the thermal efficiency of the building. The proposal therefore accords with policies DP26 and DP39 of the Mid Sussex District Plan.

Decision: Permission

Case Officer: Deborah Lynn