

Mid Sussex District Council
Planning Department
Oaklands Road
Haywards Heath
RH16 1SS

25 September 2025

Dear Sir/Madam,

RE: LAND NORTH OF THE ASPEN, BURRELL ROAD, HAYWARDS HEATH RH16 1AR

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

On behalf of our client ZAKE Developments Limited (the 'Applicant'), please find enclosed a full planning application submitted to Mid Sussex District Council ('MSDC') for a 200kW (800kWhr) Energy Storage System ('ESS').

The purpose of this Planning Statement is to introduce the site and the development proposals, outline the key planning policy and other material considerations and to draw conclusions in order for planning permission to be granted for the proposed development.

All proposals take place within the context of national, regional and local planning policy and recognised best practice. This development is notable in that it accords with the Local Plan and the latest national and regional guidance in response of delivering high-quality design and sustainable development.

The application seeks planning permission for:

"Construction and operation of a micro energy storage facility and associated works."

APPLICATION DOCUMENTS

This application has been submitted via the Planning Portal (ref: PP-14359395) and comprises the following

information:

- Duley signed and dated application form
- CIL form
- Planning Statement
- Site location plan
- Existing site plan
- Proposed site plan
- Battery substation drawing
- Battery and electrical cabinet details

The requisite planning and admin fees of £673.00 have been paid online via the Planning Portal.

THE SITE

The site is located within the administrative area of MSDC, who are the Local Planning Authority ('LPA') for both plan-making and decision-making purposes.

The site is located north of The Aspen which is a residential (Class C3) development with surrounding car parking. The surrounding buildings are neither local or statutory listed and are not set within a Conservation Area. The site is located within Flood Zone 1 which has a low probability of flooding from rivers and the sea.

PLANNING HISTORY

The site does not have any relevant planning history.

ABOUT ENERGY STORAGE SYSTEMS

Energy Storage Systems ('ESS') are being deployed across the UK to provide a low-carbon, flexible, and decentralised means of storing electricity, delivering benefits for local communities, businesses, and households.

An ESS operates by importing electricity from the local network during periods of low demand or when renewable generation is abundant. This electricity is then exported back to the grid during peak demand, providing much-needed system flexibility and helping to address reliability issues associated with the increasing share of intermittent generation from wind and solar.

Each ESS connects to the low-voltage (LV) network—the most local point of the distribution system—where demand is rising rapidly due to the electrification of transport and heating. Stored electricity can be released

and consumed locally, ensuring efficient use of renewable power. By capturing surplus renewable generation for later use, ESS reduces reliance on fossil-fuel power stations, maximises the value of clean energy, and supports the UK's transition to net zero.

Beyond storage, ESS can provide essential services to both the National Grid (which operates the transmission system) and Distribution Network Operators (which manage local networks). These services include maintaining supply during outages, supporting grid frequency, and enabling recovery following power cuts. ESS can also reduce or delay the need for costly network reinforcements, sparing billpayers from the expense and disruption of new substations and cabling works.

The benefits of ESS include:

- **Reducing Carbon Emissions** – Charging units during periods of high renewable generation allows low-carbon electricity to be stored and discharged at peak demand, reducing reliance on fossil fuels and supporting decarbonisation of the grid.
- **Enhancing Energy Security** – By reducing dependence on fossil fuels and imported natural gas, ESS improves the UK's energy resilience and limits exposure to global market volatility.
- **Supporting Local Networks** – With a typical household consuming around 1 kWh per hour, a single ESS unit with 800 kWh capacity can supply up to 200 homes for four hours in the event of a local outage. As electrification of heat and transport accelerates, ESS provides vital peak-time capacity, easing pressure on distribution networks and helping avoid costly and disruptive upgrades.

THE PROPOSALS

The proposed development will consist of:

- Installation of a concrete plinth foundation;
- Installation of the battery units and associated equipment; and
- The construction of a perimeter fence.

PLANNING POLICY CONTEXT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that any determination under the Planning Acts should be made in accordance with the Development Plans unless material consideration indicates otherwise.

The proposal has been tested against planning policy and guidance relevant to the site and the development at National, Regional and Local levels. A summary of the key policy documents is set out below.

National Policy Statement for Energy (November 2023)

The overarching National Policy Statement for Energy (EN-1) sets out national policy for energy infrastructure in the UK.

The document notes that storage is needed to reduce the costs of the electricity system and increase the reliability by storing surplus electricity in times of low demand to provide electricity when demand is higher; and that storage has a key role to play in achieving net zero and providing flexibility to the energy system, so that high volumes of low carbon power, heat and transport can be integrated.

Further, it notes that energy storage can provide various services, locally and at the national level. These include maximising the usable output from intermittent low carbon generation (e.g. solar and wind), reducing the total amount of generation capacity needed on the system; providing a range of balancing services to the National Electricity Transmission System Operator ('NETSO') and Distribution Network Operators ('DNO's) to help operate the system; and reducing constraints on the networks, helping to defer or avoid the need for costly network upgrades as demand increases.

The National Planning Policy Framework ("NPPF")

The National Planning Policy Framework (2024), published in March 2012 and revised in July 2018, February 2019, July 2021, September 2023 and December 2023 and 2024, sets out the Government's planning policies for England. It is a material planning consideration in the decision-making process. The NPPF requires LPAs to adopt a positive approach to decision taking and to apply a presumption in favour of sustainable development.

Paragraph 161 states that *"The planning system should support the transition to net zero by 2050 and take full account of all climate impacts including overheating, water scarcity, storm and flood risks and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure."*

Paragraph 168 states that *"When determining planning applications for all forms of renewable and low carbon energy developments and their associated infrastructure, local planning authorities should:*

- a) not require applicants to demonstrate the overall need for renewable or low carbon energy, and give significant weight to the benefits associated with renewable and low carbon energy generation and the proposal's contribution to a net zero future.*

- b) recognise that small-scale and community-led projects provide a valuable contribution to cutting greenhouse gas emissions. “*

Local Planning Policy

MSDC has identified the following Net Zero targets:

- 2040 for emissions within the Council's direct control
- 2050 for emissions that the Council can only indirectly influence, in line with the national target
- 2050 for District-wide emissions, in line with the national target

The proposed development will help the council work towards this aim. It is expected that each ESS site will save 160 tonnes of carbon each year, and 4,800 tonnes of carbon over the project lifecycle.

ENERGY POLICY REVIEW AND CONTEXT

The UK's legislative framework for climate action is set by the Climate Change Act 2008, which commits the country to achieving net zero greenhouse gas emissions by 2050.

The Net Zero Strategy: Build Back Greener (2021, updated 2022) recognises the increasing role of decentralised energy, noting that generation and storage are increasingly delivered at local level through technologies such as solar and batteries.

Following the 2024 General Election, the new Government has prioritised energy and climate policy, elevating “Energy and Net Zero” as its second national mission. A central pledge is to bring forward the date for achieving a fully decarbonised power system from 2035 to 2030. Achieving this ambitious goal will require urgent action, significant investment, and large-scale deployment of low-carbon technologies, including distributed battery storage such as ESS.

Clean Power 2030 – National Energy System Operator (November 2024)

The Clean Power 2030 (CP30) report concluded that decarbonising Great Britain's power system by 2030 is technically possible but will demand delivery “at the limit of what is feasible.” It emphasises:

- Flexibility is essential in a renewables-dominated system.
- Grid-connected battery storage must expand from 5 GW today to more than 22 GW by 2030.
- Annual deployment of energy storage must exceed historic build rates.
- Batteries are required to displace gas generation, meet growing demand, and replace retiring plant capacity.

National Grid – Future Energy Scenarios (FES)

The Future Energy Scenarios (FES) 2024 model credible pathways to net zero. Under its Holistic Transition pathway, achieving the 2050 target requires 27 GW of new storage by 2029. Current capacity stands at only 4 GW, and just 0.37 GW was built in the first half of 2024—far short of what is required.

PLANNING POLICY ASSESSMENT

In light of the development objectives of the project, and in the context of the planning policy framework set out above, the following paragraphs consider the key planning issues associated with the application proposals.

Transport

The development will utilise the existing access route and will generate very limited construction traffic. The build period is expected to last approximately four weeks. As a result, traffic generation during both the construction and operational phases will be negligible.

Air Quality

The proposed battery units will not generate any air emissions and therefore will have no impact on local air quality.

Noise

Noise associated with the proposed development will be minimal and is not expected to have any adverse effect on the surrounding area.

Drainage

The development will be located on a small landscaped area. Once constructed, the battery units will sit on a concrete plinth surrounded by permeable surfaces, allowing stormwater to discharge directly into the ground. Given the limited development footprint, the volume of runoff generated will be minimal and can easily be accommodated by the surrounding soils before infiltrating deeper into the subsurface or dispersing into local drainage networks. Consequently, the proposal is expected to have only very localised and negligible effects on runoff rates, and no additional drainage controls are considered necessary.

Landscape

The proposed development is modest in scale and is not expected to result in any significant landscape or visual impacts. It will benefit from partial screening by existing shrubs with additional screening provided by the proposed fence, helping to limit visibility.

Health and Safety

The proposed energy storage systems use highly stable lithium iron phosphate cells, supported by a comprehensive battery management system operating continuously. Features include AI-powered short-circuit detection, temperature monitoring, and built-in current and voltage sensors, all of which provide early warning of potential malfunctions and enable automatic shutdown if required. The technology is designed to operate reliably across a wide temperature range from -30°C to 55°C, which is well within the normal climatic conditions of the UK.

Ecology

No significant ecological impacts are anticipated. The site is not located within a designated area such as an AONB, SSSI, Green Belt, or any other ecological designation. Only a small amount of low-value, overgrown shrubbery will need to be removed to accommodate the development. As the site area is below 25 sq m, the proposals are not subject to the statutory requirements of Biodiversity Net Gain.

Contamination

The site lies within an already developed area, and only minimal groundworks are required. As such, no land quality concerns are anticipated.

Heritage

Given the small scale of the proposal and the minimal sub-surface works required, no archaeological issues are expected. Similarly, the site's location and limited extent of development mean there are no anticipated impacts on wider heritage assets.

CONCLUSION

The proposed development is for a 200kW Energy Storage System which provides a flexible and decentralised additional source of local grid capacity to address the growing need for flexibility as the UK's generation mix continues to diversify and rely on intermittent renewable energy generation.

The proposed ESS will provide resilience to the local grid network by providing a secure and stable electricity supply and emergency backup power which will support and benefit local homes and businesses.

The location and small footprint of the proposed development mean it will have no impact on the surrounding site; it will however benefit the local area and national energy network. The overall contribution of the development towards the delivery of the social and economic benefits to the site and the wider surrounding area is in compliance with local and national policies.

We trust the information enclosed is sufficient to enable the application to be validated and determined within the statutory period, and we look forward to receiving confirmation of this shortly. If you have any comments in respect of the application, then please do feel free to contact Dean Jordan from this office.

Yours faithfully,

DARA Planning