



Overcladding of front and side facades of the building at Unit 7 Braybon Business Park, Burgess Hill- Planning Statement

This planning statement is prepared by Cross Stone Securities Limited in support of its planning application for overcladding of front and side facades of the building at Unit 7 Braybon Business Park, Burgess Hill.

Cross Stone is carrying out the works to facilitate the provision of high quality Class E business space in a currently unoccupied unit in Braybon Business Park.

The creation of the external access gantry will allow independent front door access to small business units and enhance the usability of the ground floor of Unit 7 which has been let to Ruby's Bakery a successful local business who are rapidly expanding by allowing separate access to the external units.

Separate external access for the first floor Unit 7 business space will allow it to be attractive to a range of occupiers including smaller businesses and startups through facilitating flexible configuration of the Class E space.

The recladding of Unit 7 will improve the appearance of the unit, it is currently tired and in need of modernisation. The recladding will also substantially improve the insulation of the unit and therefore its energy efficiency.

Cross Stone Securities Limited considers that the proposed works are supported by and compliant with MSDC's planning policies.

In particular:

- **Policy DP1**, the development facilitates the expansion of existing local business Ruby's Bakery into the ground floor of Unit 7 and also allow improved access to Class E business space on the first floor of Unit 7, providing space for other local businesses to expand into.
- **Policy DP26**, the development improves the appearance of the Braybon Business Park, revitalising the currently tired façade of Unit 7 whilst improving the energy efficiency of unit. The chosen materials are of a high quality are in keeping with the surrounding industrial park location.
- **Policy DP39**, as demonstrated in the enclosed energy statement, the recladding proposals improve the sustainability of Unit 7 by increasing the level of insulation, reducing energy consumption in heating and cooling the Unit.



- **Site Allocation 34** , Unit 7 Braybon Business Park falls within the Victoria Business Park East SHELAA 245 designation. The allocation supports the on-site expansion and intensification of uses within the designation. The addition of the external gantry proposed as part of the works will enable this intensification.

Accordingly, Cross Stone Securities Limited considers that the proposed development is in accordance with Mid Sussex District Council's development plan and should be granted planning permission.