

Sarah Valentine

From: [REDACTED]
Sent: 01 October 2026 19:50
To: planninginfo
Subject: Objections to Planning application DM/26/2085

[REDACTED]

Dear Planning Officer,

Re: Planning application DM/26/2085 – Introduction of additional windows and access doors to the existing building and additional car parking at 3 Gothard Green Way, Goddards Green, Hassocks, BN6 9ZJ

I wish to object to this application and ask the Council to examine carefully whether the proposed development has been adequately justified and assessed against the adopted Mid Sussex District Plan 2014–2031.

My principal concerns relate to the substantial increase in parking provision, the absence of sufficient information about the anticipated operational and transport implications, the treatment of the landscaped boundaries, and the need to assess this application together with the associated security fencing application DM/26/1926.

1. Substantial increase in parking provision – Policy DP21

The application form states that the existing provision of 46 car parking spaces will increase to 87 spaces, an increase of 41 spaces. Cycle parking is to remain at 20 spaces, with two disabled parking spaces retained.

This is a substantial increase in parking provision. However, the supporting information does not adequately explain the anticipated level of staff employment, the likely number of daily vehicle movements, the expected use of the parking spaces, or why such a significant increase is necessary.

Policy DP21 (Transport) of the District Plan requires development to support sustainable transport objectives, provide appropriate opportunities for walking, cycling and public transport, and provide parking at a level linked to likely demand.

I ask the Council to require the applicant to explain the basis for the proposed parking provision and demonstrate that it is appropriate for the intended use of the building.

In particular, the Council should consider whether the proposed level of parking could encourage unnecessary reliance on private cars and whether the existing cycle provision and opportunities for sustainable travel are adequate for the anticipated workforce.

The Council should also establish whether a transport statement or other assessment is required in view of the intended use and potential increase in activity at the site.

2. Uncertainty about the intended operational use

The planning statement describes the building as a modern commercial unit which is currently vacant. The application form identifies the proposed activity as manufacturing.

However, the application primarily seeks permission for additional windows, access doors and parking spaces. It does not adequately explain the anticipated scale or nature of the manufacturing operation, the likely staffing levels, operating hours, delivery arrangements or the relationship between the proposed physical alterations and the intended use.

I recognise that the application is not expressly seeking permission for a new building or an extension. Nevertheless, the Council needs to understand the purpose and operational implications of the proposed alterations to determine whether the development and its associated parking provision are appropriate.

I ask the Council to clarify the intended use of the premises and establish whether the proposed works are associated with a material change in use or an intensification of an existing lawful use that requires separate planning consideration.

I also ask the Council to consider the application alongside DM/26/1926, which proposes new security fencing incorporating razor wire, a security hut and a cantilever gate at the same premises. The two applications appear to concern different elements of a wider scheme, and their combined implications should be assessed.

3. Noise, disturbance and environmental effects – Policy DP29

Policy DP29 (Noise, Air and Light Pollution) requires development to be designed, located and controlled to minimise noise impacts on health, quality of life and the surrounding area. It also seeks to prevent unacceptable air and light pollution.

The proposed increase in parking provision and the introduction of additional access doors may be associated with changes in the intensity of activity at the site. Depending on the intended operation, this could involve additional vehicle movements, staff arrivals and departures, deliveries, loading and unloading, and the operation of plant or machinery.

The application documents do not adequately establish the likely scale of these activities or their potential environmental effects.

I ask the Council to establish whether an assessment of noise, air quality, lighting or other environmental effects is necessary, taking account of the intended operation and the cumulative implications of the proposed works.

If additional environmental effects are anticipated, appropriate mitigation and, where justified, planning conditions should be considered.

4. Landscaping, trees and biodiversity – Policies DP26, DP37 and DP38

Policy DP26 (Character and Design) requires development to include appropriate landscaping and to protect features that contribute to the character of an area. Policy DP37 (Trees, Woodland and Hedgerows) requires trees and hedgerows to be incorporated into development and protected from damage. Policy DP38 (Biodiversity) seeks to protect and enhance biodiversity and ecological networks.

The application form acknowledges the presence of trees and hedges on or adjacent to the site. The applicant relies on the fact that the proposed parking spaces will be accommodated on existing hardstanding and that no additional hardstanding is required.

Although this avoids direct loss of greenfield land, the Council should still establish whether the proposed parking layout, associated vehicle movements and any works required to accommodate the additional spaces could affect existing planting or its future growth.

The Council should also ensure that the increase in parking provision does not compromise landscaping that provides visual screening or contributes to biodiversity.

I ask the Council to verify that the submitted plans adequately demonstrate the relationship between the additional parking spaces, the existing landscaping and any trees or hedgerows that contribute to the character of the site.

5. Adequacy of the supporting information

The planning statement refers to the economic and environmental benefits of the proposal, but some of its statements appear to go beyond the physical works actually applied for. In particular, it refers to the delivery of new floorspace, although the application describes no new building or extension.

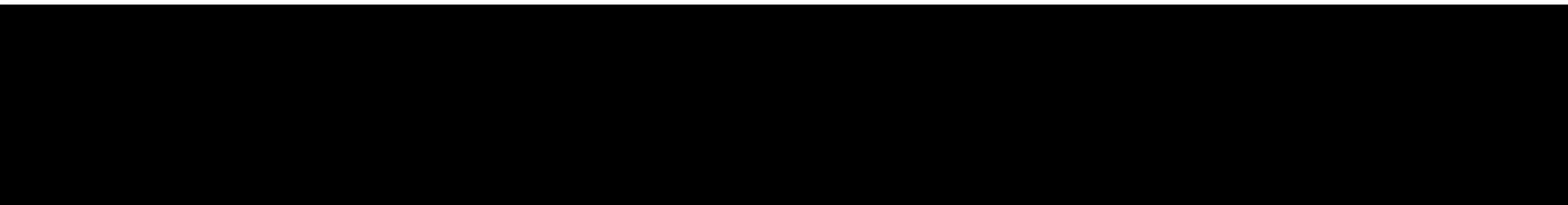
I ask the Council to ensure that its assessment distinguishes between the physical alterations for which permission is sought and any wider intentions relating to occupation, employment or manufacturing activity.

The application form also claims that the development is exempt from the biodiversity net gain requirement under the de minimis exemption. I ask the Council to verify that this exemption is correctly applied and adequately supported by the submitted information, taking account of any potential impacts on existing habitat.

6. Assessment alongside application DM/26/1926

A separate application, DM/26/1926, proposes a security gatehouse, cantilever gate and 2.4-metre-high anti-climb fencing incorporating razor wire at the same premises.

The two applications should not be considered in isolation if they form part of a single scheme to prepare the premises for a particular industrial operation. The Council should establish the intended use of the premises and consider the combined implications for transport, parking, landscaping, visual amenity, security arrangements and the surrounding environment.



Conclusion

For the reasons set out above, I ask the Council to refuse planning permission unless and until it is satisfied that the proposal complies with Policies DP21, DP26, DP29, DP37 and DP38 of the adopted Mid Sussex District Plan.

At a minimum, I request that the Council obtain sufficient information about the intended use, parking demand, transport implications, environmental effects, landscaping and biodiversity before determining the application, and that it assesses this proposal alongside application DM/26/1926.

Please confirm that this objection has been recorded against application DM/26/2085 and will be taken into account in determining the application.

Yours faithfully,

