
DESIGN AND ACCESS STATEMENT

INSTALLATION OF AIR SOURCE HEAT PUMPS

At:

**CHERRY TREE COURT
BURGESS COURT
RH15 9DF**

For

**CLARION HOUSING GROUP
2 OAKS COURT
WARWICK ROAD
BOREHAMWOOD
WD6 1GS**

Tel no: 01708 729070
www.davidmiles.co.uk

Version no:	001
Revision no:	001
Date:	Oct 2025
Job no:	8130

REPORT REVISIONS RECORD

<u>Version No.</u>	<u>Rev. No.</u>	<u>Date</u>	<u>Purpose / Revision Detail</u>
001		October 2025	For Planning

Compiled by: James Ford Mechanical Engineer

Checked by: Alex Fowler Senior Mechanical Engineer

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1.

INTRODUCTION

This Planning Statement supports a planning application for the relocation of air source heat pumps (ASHPs) at Cherry Tree Court, Burgess Hill. The proposal involves moving the ASHPs from their existing enclosure adjacent to the building to two existing car parking spaces.

The statement demonstrates how the proposal complies with national and local planning policy, minimises environmental and residential impacts, and maintains adequate parking provision for residents. No change of use is proposed.

2.

SITE DESCRIPTION

Cherry Tree Court is a 22-dwelling residential development located in Burgess Hill. The site comprises 18 car parking spaces serving the development. The existing ASHPs are enclosed adjacent to the building. The surrounding area is predominantly residential with similar low-rise apartment buildings.

3.

PLANNING HISTORY

The site was granted planning permission for the construction of 22 dwellings (reference: [insert reference if known]). There is no history of alterations affecting the use of energy infrastructure or parking arrangements relevant to this proposal.

4.

PROPOSAL DESCRIPTION

The proposal seeks to:

Relocate the existing ASHPs from the enclosure next to the building to two existing car parking spaces.

Retain the remainder of the development unchanged, with no impact on the use of the dwellings.

Mitigate noise impacts from the ASHPs through compliance with the accompanying Noise Impact Statement (AC20145 01 01 Cherry Tree Court_School CI_Burgess Hill).

Parking Impact: The relocation reduces the number of parking spaces from 18 to 16. This reduction is justified on the basis of under-utilisation, with 16 spaces remaining sufficient to meet resident demand.

5.

PLANNING POLICY COMPLIANCE

5.1

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

- Promotes sustainable development, including energy efficiency and low-carbon technologies
- Encourages good design and management of environmental impacts
- Supports development that does not harm residential amenity or create unacceptable transport impacts.

5.2

MID SUSSEX DISTRICT PLAN (2014–2031)

Relevant policies include: - DP26 – Character & Design: The ASHPs will be discreetly located and screened, maintaining the appearance and character of the site. - DP29 – Noise, Air & Light Pollution: Acoustic mitigation measures, as detailed in the Noise Impact Statement,

ensure compliance with acceptable noise limits. - DP33 – Sustainable Energy: The relocation supports continued use of low- carbon heating in line with sustainability goals. - DP22 – Transport & Parking: The remaining 16 spaces satisfy local parking standards, with the reduction justified by under-utilisation.

5.3 BURGESS HILL NEIGHBOURHOOD PLAN

Supports development that integrates low-carbon energy solutions without adversely affecting residents or parking provision.

5.4 SUPPLEMENTARY PLANNING DOCUMENTS

- Parking Standards SPD: Confirms that 16 spaces adequately meet local demand.
- Sustainable Construction SPD: Supports low-carbon technologies such as ASHPs.

6. KEY ASSESSMENT

6.1 NOISE & RESIDENTIAL AMENITY

The Noise Impact Statement (AC20145 01 01 Cherry Tree Court_School CI_Burgess Hill) confirms that: Predicted noise levels from relocated ASHPs are within acceptable limits. - Acoustic mitigation measures reduce any potential disturbance to residents. - The proposal complies with BS4142 guidance and Mid Sussex DP29 requirements.

6.2 PARKING & HIGHWAY SAFETY

- The existing provision of 18 spaces will reduce to 16.
- Observed parking patterns indicate under-utilisation, so the remaining spaces are sufficient.
- No adverse impact on highway safety or on-street parking is anticipated.

6.3 VISUAL IMPACT & DESIGN

- The ASHPs will be sited discreetly within the car park.
- Screening or acoustic enclosures will maintain the visual amenity of the communal areas.
- The relocation does not alter the character of the site or the surrounding area.

6.4 SUSTAINABILITY

- The proposal maintains the low-carbon heating system serving the development.
- Supports Mid Sussex District Plan DP33 objectives for sustainable energy provision.

7. COMMUNITY & CONSULTATION

- No formal pre-application consultation was required.
- The proposal does not affect neighbouring properties or change the use of the site.

8.

PLANNING BALANCE & CONCLUSION

The proposed relocation of the ASHPs at Cherry Tree Court: - Ensures continued provision of low-carbon energy for 22 dwellings. - Minimises noise impacts, with mitigation confirmed in the Noise Impact Statement. - Maintains adequate parking provision for residents, with the small reduction justified by under-utilisation. - Preserves visual amenity, residential character, and overall site functionality.

Conclusion: The development complies with national and local planning policies and is therefore considered suitable for approval.

9.

SUPPORTING DOCUMENTS

- Site Plan showing ASHP relocation and parking arrangement
- Noise Impact Statement: AC20145 01 01 Cherry Tree Court_School CI_Burgess Hill
- Elevations/details of ASHP enclosure