

Development Control Team
Mid Sussex District Council
Oaklands Road
Haywards Heath
RH16 1SS



Ho2 (Brighton) Ltd
Pavilion House West
King Business Centre
Reeds Lane, Sayers Common
West Sussex BN6 9LS
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13 January 2026

Dear Sirs

DM/25/3067– Land to the West of Kings Business Centre, Reeds Lane, Sayers Common

This letter is submitted as an **objection** to the above planning application.

This letter is submitted on behalf of G J King (Sayers Common) Ltd – owners of the King Business Centre, an business and Industrial estate located due east of the proposed development site.

The objection relates to the inadequate scope of the information that has been submitted to support the application. Specifically given the proposed residential use will be very close to Unit 4 and Millenium House, industrial units to the north of their estate, and our clients are concerned that the on-going permitted uses could lead to complaints noise and/or odour that would prejudice the estate's future operation.

Planning policy specifically refers to the need to prevent new uses causing problems for existing commercial operations, and so the local planning authority should require the applicants to provide relevant information to demonstrate existing permitted uses will not adversely impacted and the quality of people's lives will be protected. That information should then be subject to public consultation.

This letter sets out:

- The geographical relationship between the estate and the application site, and the potential impact of the proposed development.
- Relevant planning policy.

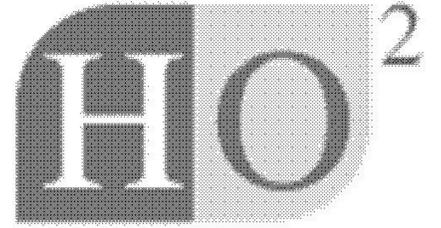
The Site and Proposed Development

Our client's estate is located due east of the proposed development. As can be seen from the proposed site layout plan that has been submitted with the application, our client's estate is separated from the application site by only a narrow track. The application proposes residential gardens backing on this track, and with corresponding residential properties set only a little further back.

We note that while the submitted acoustic assessment under taken by Hepworth Acoustics identifies a potentially "adverse" impact on the new dwellings from plant noise relating to Pavilion House at the front (south) of the estate, it fails to consider the noise generated by the permitted industrial activities to Unit 4 at the northeast of the estate or the yard to Millennium House and its yard in the northwest corner of the estate. These are both permitted industrial uses: Unit 4 is currently used for the preparation and storage of vehicles for trade sale, including cleaning with chemicals and paint spraying, and that Millenium House is currently used for the light industrial manufacturing of beauty oils.

Not only do these activities also both have the potential to generate light odours but also require the movements of commercial vehicles within the site, and the mechanical handling and storage of materials on site.

Regulated by RICS



The introduction of residential uses close to our client's existing operations therefore leads to the potential for complaints from future residential neighbours regarding both operational noise and smells.

Relevant Policy relating to this, as noted in the submitted Noise Impact Assessment by Hepworth Acoustics, includes:

Relevant Planning Policy

Mid Sussex District Plan 2014 – 2031

Policy DP29 states: The environment, including nationally designated environmental sites, nationally protected landscapes, areas of nature conservation or geological interest, wildlife habitats, and the quality of people's lives will be protected from unacceptable levels of noise, light, and air pollution by only permitting development where:

Noise pollution:

Noise sensitive development, such as residential, will not be permitted in close proximity to existing or proposed development generating high levels of noise unless adequate sound insulation measures, as supported by a noise assessment are incorporated within the development. In appropriate circumstances, the applicant will be required to provide:

- an assessment of the impact of noise generated by a proposed development; or
- an assessment of the effect of noise by an existing noise source upon a proposed development.

Air Pollution:

- It does not cause unacceptable levels of air pollution.
- Development on land adjacent to an existing use which generates air pollution or odour would not cause any adverse effects on the proposed development or can be mitigated to reduce exposure to poor air quality to recognised and acceptable levels;
- Development proposals (where appropriate) are consistent with Air Quality Management Plans.

National Planning Policy Framework

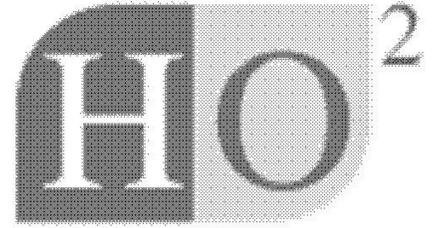
Paragraph 187 of the NPPF states:

Planning policies and decisions should ensure that new development can be integrated effectively with existing businesses and community facilities (such as places of worship, pubs, music venues, and sports clubs). Existing businesses and facilities should not have unreasonable restrictions placed on them because of development permitted after they were established. Where the operation of an existing business or community facility could have a significant adverse effect on new development (including changes of use) in its vicinity, the applicant (or 'agent of change') should be required to provide suitable mitigation before the development has been completed.

Compliance With Planning Policy

Local and National planning policies confirm that applications for noise sensitive development close to existing commercial premises should provide analysis of noise impact. The current application provides no such analysis. Neither is there any assessment regarding air quality resulting from our client's site.

In the absence of any noise and air quality impact analysis, the planning application should be refused. As an alternative to refusal of planning permission, the applicants should be compelled to provide analysis regarding the proposed residential use and its relationship with existing commercial activities in the area (with regard to noise and smells). Such analysis should also include mitigation measures to ensure that the introduction of residential use in close proximity to our client's estate does not prejudice the continued operation of the estate or otherwise planning policy compliant changes of use on the estate.



If noise and air quality analysis is provided, such analysis must be made publicly available. Local residents and businesses should be provided with sufficient time to be able to analyse any submitted data, and to respond accordingly.

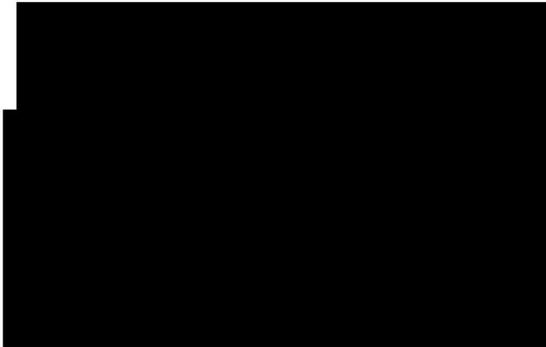
Conclusions

The proposed residential uses are located close to an established, active business and industrial estate – with industrial uses including a large manufacturing facility located in close proximity to the proposed new houses and their associated gardens.

Given the lack of assessment of the industrial activities relating to Unit 4 and Millenium House, the application currently fails to comply with local plan policy DP29 and NPPF paragraph 187 –no analysis of potential noise impacts and air quality arising from the industrial units on our client’s estate has been provided, or subsequently, appropriate measure included to mitigate any future risk adverse impacts on future occupiers of the new homes.

The application must therefore either be refused or suspended until further noise impact analysis that addresses the above comments has been provided and subjected to public consultation.

Yours faithfully



Cc – Parish Council