

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/3125	Case Officer:	Susan Dubberley
Application Type:	Removal/Variation of Condition		
Proposal:	Variation of condition 2 of planning application DM/24/2482 - to allow design changes specifically relating to the arrangement of Units 3-16.		
Site:	Land Adj. To Gatehouse Hub, Neaves Park, Goddards Green, West Sussex, BN6 9ZN, , ,		
Validation Date	5 Dec 2025	Overall Expiry Date:	9 Jan 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	24 Feb 2026
Target Date:	6 Mar 2026	Recommending Officer Signature:	<i>Susan Dubberley</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Steven King</i>	Date:	25 Feb 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/3125

**Land Adj. To Gatehouse Hub, Neaves Park, Goddards Green, West Sussex, BN6 9ZN, ,
Variation of condition 2 of planning application DM/24/2482 - to allow design changes specifically
relating to the arrangement of Units 3-16.**

Mr Ben Ellis

SUMMARY OF REPRESENTATIONS

None.

SUMMARY OF CONSULTATIONS

None.

TOWN/PARISH COUNCIL OBSERVATIONS

The committee recommends that MSDC grant permission.

INTRODUCTION

This application seeks to amend a planning condition (condition 2) attached to a previous planning permission (DM/24/2482) which gave approval for the proposed relocation of previously approved Wellness Centre (Class E(d) and extension of existing mixed commercial park to provide 1,640sqm of additional employment floor space for class E(g), B2 or B8 uses, to allow for minor material amendments. The application is to allow design changes specifically relating to the arrangement of Units 3-16.

RELEVANT PLANNING HISTORY

DM/25/2079 - Discharge of condition nos 3, 8, 12, 15, 20 and 22 of planning application DM/24/2482. Current application under consideration.

DM/24/2482 - Proposed relocation of previously approved Wellness Centre (Class E(d) and extension of existing mixed commercial park to provide 1,640sqm of additional employment floor space for class E(g), B2 or B8 uses. Approved on 4th July 2025.

DM/23/1051 - full planning permission, for a proposed mixed used commercial park including a wellness centre Class E(d) and 19 units for Class E(g), B2 or B8 use. Approved on 14th August 2023.

HP/003/96 - Continued use of all existing premises for commercial purposes on a permanent basis - Approved 23rd February 1996.

00/01950/FUL - Variation of condition 11 of consent HP/3/96 for Saturday hours of working to extend from 13.00 to 17.00 - Approved 17th October 2000.

13/02726/CND - Variation of Condition 11 of Planning Permission HP/3/96 to allow works to commence at 07.30am - Refused 25th September 2013.

SITE AND SURROUNDINGS

The site is located on the south side of Gatehouse Lane and is some 1 hectares in size and is currently open land, having in the past been used for grazing horses. More recently part of the site has been used to store waste.

The site is located in the countryside as defined by the Mid Sussex District Plan.

To the east of the access from Gatehouse Lane there are two residential properties, Little Shepherd and Twin Oaks. The garden of Little Shepherd runs the length of the access drive, and the rear boundary adjoins the northern part of the application site. To the west there is open land and beyond this a residential property Gothards, that fronts onto Gatehouse Lane and some 160 metres further to the west beyond the intervening field is Windmill Nursery.

To the west of the site there is a residential property known as Gothards, and the site boundary adjoins this property's boundaries to the west and south. To the east there is an access road to the Gatehouse Hub industrial estate and beyond this there are two residential properties, Little Shepherd and Twin Oaks.

To the south of the site is a new development known as the Gatehouse Hub, which was granted consent in 2023 and is a redevelopment of a former Farmers Stores industrial estate. The consent gave approval for 19 units for Class E(g), B2 or B8 uses, along with a new wellness centre (Use Class E(d)).

LEGAL FRAMEWORK AND LIST OF POLICIES

Mid Sussex District Plan

The District Plan was adopted at Full Council on 28th March 2018. 2018 and forms part of the development plan.

Relevant policy:

Policy DP26: Character and Design

Site Allocations Development Plan Document

The SADPD was adopted on 29th June 2022. It allocates sufficient housing and employment land to meet identified needs to 2031. Relevant policy specific to this application:

SA34: Existing Employment Sites

The Hurstpierpoint and Sayers Common Neighbourhood Plan

The Hurstpierpoint and Sayers Common Neighbourhood Plan was adopted in March 2015. Relevant policy:

POLICY Countryside HurstC1 Conserving and enhancing character

Mid Sussex District Plan 2021 - 2039 - Submission Draft (Regulation 19)

The District Council is reviewing and updating the District Plan. Upon adoption, the new District Plan 2021 - 2039 will replace the current District Plan 2014-2031 and its policies will have full weight. In accordance with the NPPF, Local Planning Authorities may give weight to relevant policies of the emerging plan according to the stage of preparation; the extent to which there are unresolved objections to the relevant policies; and the degree of consistency of the relevant policies in the emerging plan to the NPPF. The draft District Plan 2021-2039 (Regulation 19) is currently at Examination and the stage 1 hearings were concluded on the 31st October 2024. There are unresolved objections to some of the Policies in the draft District Plan and as such, only minimal weight can be given to the Plan and this planning application has been assessed against the policies of the adopted District Plan.

DPB1: Character and Design

Mid Sussex Design Guide Supplementary Planning Document (SPD)

The Council has adopted a 'Mid Sussex Design Guide' SPD that aims to help deliver high quality development across the district that responds appropriately to its context and is inclusive and sustainable. The Design Guide was adopted by Council on 4th November 2020 as an SPD for use in the

consideration and determination of planning applications. The SPD is a material consideration in the determination of planning applications.

NATIONAL POLICY

The National Planning Policy Framework (NPPF) December 2024.

Assessment

Planning legislation holds that the determination of a planning application shall be made in accordance with the Development Plan unless material considerations indicate otherwise.

Specifically Section 70 (2) of the Town and Country Planning Act 1990 states:

'In dealing with such an application the authority shall have regard to:

- a) The provisions of the development plan, so far as material to application,*
- b) And local finance considerations, so far as material to the application, and*
- c) Any other material considerations.'*

Section 38(6) Planning and Compulsory Purchase Act 2004 provides:

'If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.'

Using this as the starting point the development plan for this site comprises the Mid Sussex District Plan 2014-2031 and the Hurstpierpoint and Sayers Common Neighbourhood Plan.

Section 73(2) of the Town and Country Planning Act 1990 states *"On such an application the local planning authority shall consider only the question of the conditions subject to which planning permission should be granted, and—*

- (a) if they decide that planning permission should be granted subject to conditions differing from those subject to which the previous permission was granted, or that it should be granted unconditionally, they shall grant planning permission accordingly, and*
- (b) if they decide that planning permission should be granted subject to the same conditions as those subject to which the previous permission was granted, they shall refuse the application."*

As such it is only necessary to consider the specific changes that are proposed to the previously approved development. This application seeks an amendment to condition 2 to vary the list of approved plans to allow an amendment to the design of units 3-16.

On the approved site layout plan, units 3-16 are separated by a 2-metre gap, the proposed amendment removes this gap, bringing the two runs of units together. There is no increase in the size or floorspace of the approved units and the applicant has stated that the new arrangement will eliminate the need for rear access doors.

As such the main issues are design and impact on adjoining properties.

Design and impact on the character of the area

Policy DP26 of the District Plan deals with design matters and states:

'All development and surrounding spaces, including alterations and extension to existing buildings and replacement dwellings, will be well designed and reflect and distinctive character of the towns and villages while being sensitive to the countryside. All applicants will be required to demonstrate that development:

- *is of high quality design and layout and includes appropriate landscaping and greenspace;*
- *contributes positively to, and clearly defines, public and private realms and should normally be designed with active building frontages facing streets and public open spaces to animate and provide natural surveillance;*
- *creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;*
- *protects open spaces, trees and gardens that contribute to the character of the area;*
- *protects valued townscapes and the separate identity and character of towns and villages;*
- *does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution.*
- *creates a pedestrian friendly layout that is safe, well connected, legible and accessible;*
- *incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;*
- *positively addresses sustainability considerations in the layout and the building design;*
- *take the opportunity to encourage community interaction by creating layouts with a strong neighbourhood focus/centre; larger (300 plus unit) scheme will also normally be expected to incorporate a mixed use element;*
- *optimises the potential of the site to accommodate development.'*

It is considered that the closure of the 2-metre gap between units 3-16 has only a minor visual impact on the design of the overall scheme and therefore the closure of the gap between them is acceptable. The revision would not result in harm to the character of the area, and it is noted that no changes to the footprint, height of the units or materials are proposed.

In view of the above it is considered that the proposal would comply with policy DP26 of the District Plan and policy Countryside HurstC1 of the Neighbourhood Plan.

Residential Amenity

Policy DP26 of the Mid Sussex District Plan DP26 seeks to ensure that development:

'does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution (see Policy DP29).'

It is not considered that the repositioning of the two rows of units 3-16, to close the approved 2m gap between them, will give rise to any concerns in regard to impact on residential amenity.

The planning permission for DM/23/1051 included conditions relating to the hour of use and deliveries, and the level of music noise from the wellness centre and general noise from the other units all of which are carried over to this application.

It is therefore considered that the application complies with Policy DP26 of the Mid Sussex District Plan.

Conclusion

In conclusion it is considered that the proposed minor changes to units 3-16 would not significantly impact on the overall appearance of the buildings, the development as a whole or residential amenity. The proposal therefore complies with policy DP26 of the District Plan and policy Countryside HurstC1 of the Neighbourhood Plan.

Decision: Permission

Case Officer: Susan Dubberley