

22 October 2025



Mid Sussex District Council
Oaklands Road
Haywards Heath,
West Sussex,
RH16 1SS

Dear Sir/Madam

**SAINSBURY'S SUPERMARKETS LIMITED
SAINSBURY'S, BROOKLANDS WAY, EAST GRINSTEAD, RH19 1DD
APPLICATION FOR PLANNING PERMISSION FOR THE REMOVAL OF A CANOPY AND
REPLACEMENT WITH NEW SHROUD AND RELATED WORKS**

Introduction

On behalf of our client, Sainsbury's Supermarkets Ltd, we write to seek planning permission for the removal of the existing canopy above the store's unloading bays and replace it with a new shroud and associated works to facilitate double decker deliveries. This proposal is for the Sainsbury's supermarket situated on Brooklands Way, East Grinstead.

Application Proposal

Planning permission is sought for the removal of the existing flat roof canopy above the unloading bay and its replacement with a new double-decker shroud, which will be attached to the face of the building. New guttering will also be installed, running behind the new shroud. The proposed development is located in the service yard to the rear of the Sainsbury's store, accessible only to staff and delivery drivers via Firbank Way.

This development is intended to improve the efficiency of the store's delivery operations, potentially reducing the number of deliveries that will be need to be made to the store since each double-decker lorry is able to transport a greater quantity of goods in one trip. This has clear environmental benefits in terms of reducing the number of road movements and also the associated emissions.

Full details of the proposal are provided in the attached plans and drawings.

The Site

The immediate surroundings of the site consist of an entrance road to the store's car park, East Grinstead railway station and its forecourt car park. East Grinstead train station is situated immediately to the north of the development site. In the wider context, beyond the surrounding road network, to the east, south and west of the store are residential properties, however none of these properties will have a direct view of the proposed development.

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The site does not fall within a flood risk zone and is not covered by any sensitive designations.

Planning Policy

The statutory development plan for the area is the Mid Sussex District Plan (2014–2031), which was adopted in March 2018. The plan includes Policy DP1: Sustainable Economic Development. To help meet the required number of jobs in the district, the policy promotes support for existing businesses, allows for their expansion, and encourages the provision of appropriate infrastructure to facilitate business growth. Another relevant Mid Sussex District Plan Policy is DP26: Character and Design. The policy requires development to not cause significant harm to the amenities of existing nearby residents.

The Mid Sussex Council have also released a Design Guide Supplementary Planning Document (SPD). This SPD provides guidance on design principles that aims to deliver high quality new development across Mid Sussex that is inclusive and responds appropriately to its context while prioritising sustainability in the design process.

A relevant section in the National Planning Policy Framework (NPPF) is chapter 6, Building a strong, competitive economy. Paragraph 85 states that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. Paragraph 86 lists that planning policies should positively and proactively encourage sustainable economic growth, including supporting local business needs.

Chapter 12 of the NPPF relates to achieving well designed places. Paragraph 137 outlines that design quality should be considered throughout the evolution and assessment of individual proposals. Also, Paragraph 139 states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design.

Planning Considerations

The proposed development is located within the existing service yard to the rear of the existing Sainsbury's supermarket. This area is only accessible to store staff and delivery vehicles, albeit it is visible from the adjacent road network which serves to access the store itself and the railway station. The development has been designed to be in keeping with the existing building and its operational context, ensuring it is appropriate for its location.

The proposal seeks to upgrade the existing unloading bays to improve logistics and delivery operations, that will enable double decker deliveries into the store to take place. Double decker deliveries refer to using trailers with two internal levels to transport goods, which increases cage capacity, lowers per trip costs and reduces emissions. These improvements will support the store's continued efficient operation and long-term viability. As such, the development aligns with paragraphs 85 and 86 of the National Planning Policy Framework (NPPF), which promote economic growth and encourages the expansion and adaptation of existing businesses to meet changing demands. The proposal also accords with Policy DP1 of the Mid Sussex District Plan (2014–2031), which supports sustainable economic development, including the retention and growth of existing businesses through appropriate infrastructure improvements.

The nearest residential property is located approximately 55 metres from the site, and no dwellings will have a direct view of the proposed development. The structure will be located behind the main store building and secured behind gates, making it largely screened from public view. As such, the visual impact of the development will be minimal. The service yard is only accessed by Sainsbury's employees and delivery drivers, further reducing any potential visual or amenity impact on the surrounding area.

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Whilst the proposed development will be visible through the service yard gates, it will be seen in the context of the other service yard features, such as the loading docks and the biomass boiler.

The scale, size, and location of the proposed development are consistent with the operational needs of a store of this size. It will not result in any materially adverse impact on the character or appearance of the site or the surrounding locality. Therefore, the proposal aligns with Policy DP26, which seeks to protect the character and amenities of nearby residents.

Application Submission

The application comprises the following documents:

- Completed planning application form and certificates
- Application Drawings:
 - Site Location Plan (drawing no. SK-A-9870)
 - Existing Site Plan (drawing no. SK-A-9871)
 - Proposed Site Plan (drawing no. SK-A-9872)
 - Existing / Proposed Elevations (drawing no. SK-A-9873)

The planning application fee of £383 has been paid via the Planning Portal.

Conclusions

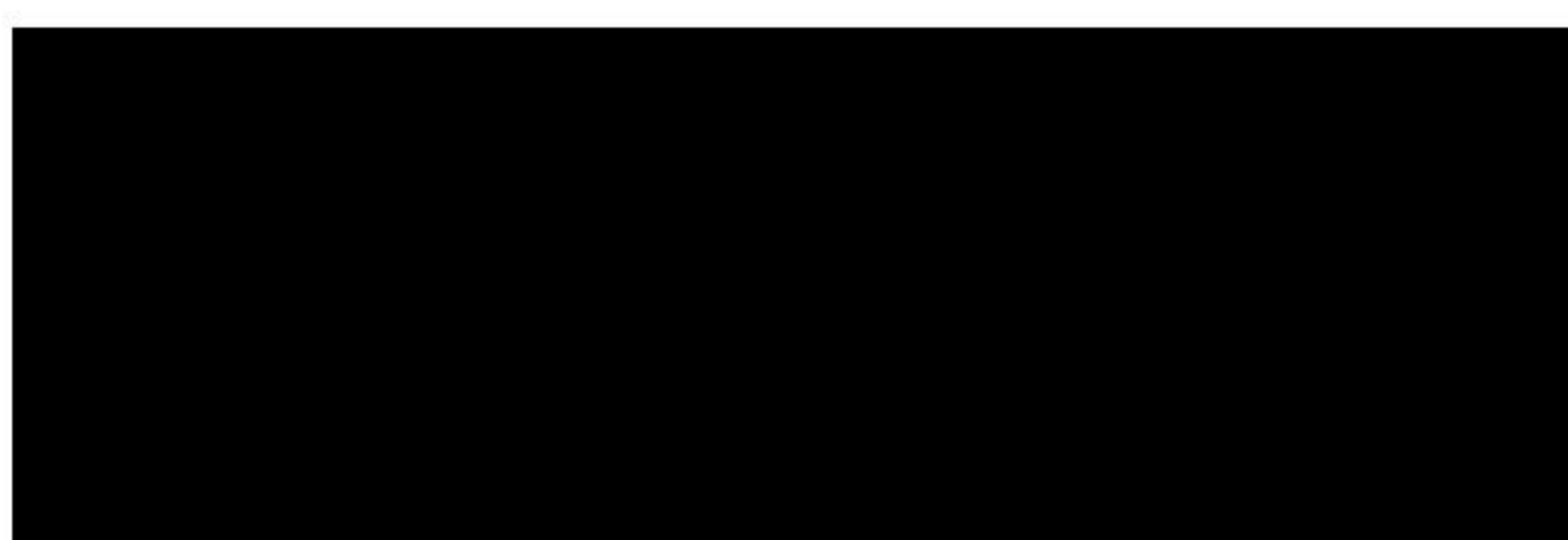
This application seeks planning permission for the removal of the existing canopy above the store's unloading bays and its replacement with a new shroud and associated works to facilitate double-decker deliveries. The proposed development will take place within the service yard at the rear of the Sainsbury's store on Brooklands Way, East Grinstead. This area is not accessible to the public and is largely screened from view, ensuring there will be no harm to the amenity of the surrounding area.

The proposal will support the store's continued efficient operation and long-term viability. By accommodating larger delivery vehicles, it will reduce the number of trips required by smaller lorries, thereby contributing to a decrease in overall traffic movements.

The development aligns with relevant policies within the Mid Sussex District Plan and the National Planning Policy Framework (NPPF), particularly those supporting sustainable economic growth and infrastructure improvements for existing businesses.

In light of the above, we trust the Council will consider this proposal favourably and grant planning permission without delay.

Yours faithfully
For ALDER KING LLP



Ifan Lewis
Planner

