

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/1140	Case Officer:	Hamish Evans
Application Type:	Full Application		
Proposal:	Reconfiguration of existing builders merchant (sui generis) comprising new yard layout including revised external storage arrangements and HGV servicing zone, and associated works.		
Site:	Jewson, Cuckfield Road, Goddards Green, Hassocks, West Sussex, BN6 9LG,		
Validation Date	20 May 2025	Overall Expiry Date:	13 Jun 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	7 Jul 2025
Target Date:	15 Jul 2025	Recommending Officer Signature:	Hamish Evans

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Stephen Ashdown	Date:	8 Jul 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/1140

**Jewson, Cuckfield Road, Goddards Green, Hassocks, West Sussex, BN6 9LG,
Reconfiguration of existing builders merchant (sui generis) comprising new yard layout including
revised external storage arrangements and HGV servicing zone, and associated works.
STARK Building Materials UK Limited**

SUMMARY OF REPRESENTATIONS

No third-party letters of representation have been received in respect of this application.

SUMMARY OF CONSULTEES

MSDC Environmental Protection

No objection, subject to conditions.

PARISH COUNCIL OBSERVATIONS

Hurstpierpoint and Sayers Common Parish Council

Recommend permission.

INTRODUCTION

The application seeks planning permission for the reconfiguration of the existing yard layout to amend the external storage arrangements and HGV servicing area at Jewson Cuckfield Road Goddards Green Hassocks BN6 9LG.

RELEVANT PLANNING HISTORY

DM/25/0623. Proposed buildings to be demolished as shown on Site Demolition Layout (drawing ref. 0733-STK-ZZ-DR-K-1003). Prior Approval is Granted.

SITE AND SURROUNDINGS

The site is located within the countryside, with the Burgess Hill built-up area boundary to the north and east of the site. The site consists of an industrial and commercial site which is occupied by a building materials supplier. There are a number of industrial and commercial buildings within the site and external storage areas. Cuckfield Road is located to the west of the site, a woodland and industrial site is located to the north and east of the site and open countryside is located to the south of the site. The surrounding area is semi-rural in its nature with open countryside, industrial parks and sporadic built development within the locality.

APPLICATION DETAILS

The proposal seeks planning permission to reconfigure the existing yard layout to amend the external storage arrangements and HGV servicing area at Jewson Cuckfield Road Goddards Green Hassocks.

The proposal would create a new HGV servicing area within the eastern area of the site and the installation of additional external storage areas through the site. These storage areas would include cantilevered racks and pallet racks. The cantilevered racks would measure some 4.7 metres in width, 2.6 metres in depth and a total height of 5.2 metres. The pallet racks would measure 14.0 metres in width, 1.2 metres in depth and a total height of 5.0 metres. They are characterised by galvanised steel.

LEGAL FRAMEWORK AND LIST OF POLICIES

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

Using this as the starting point the development plan for this part of Mid Sussex consists of the Mid Sussex District Plan, the Mid Sussex Site Allocations DPD and Hurstpierpoint and Sayers Common Neighbourhood Plan.

National policy (which is contained in the National Planning Policy Framework and National Planning Policy Guidance) does not form part of the development plan, but is an important material consideration.

Mid Sussex District Plan

The District Plan was adopted at Full Council on 28th March 2018.

Relevant policies:

DP1 - Sustainable Economic Development

DP12 - Protection and Enhancement of Countryside

DP26 - Character and Design

Site Allocations DPD

The SADPD was adopted on 29th June 2022. It allocates sufficient housing and employment land to meet identified needs to 2031.

SA34 - Existing Employment Sites

Hurstpierpoint and Sayers Common Neighbourhood Plan

The Hurstpierpoint and Sayers Common Neighbourhood Plan was made on 19th March 2015.

C1 - Conserving and Enhancing Character

Other Material Considerations

Mid Sussex District Plan 2021-2039 Consultation Draft

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) was published for public consultation on 12th January 2024 for six weeks and as a result of this consultation there are unresolved objections to some of the policies in the draft District Plan. 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.

DPC1: Protection and Enhancement of the Countryside

DPB1: Character and Design

DPE1: Sustainable Economic Development

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 Planning Policy Framework (NPPF) (December 2024)

ASSESSMENT

Principle

Policy DP1 of the Mid Sussex District Plan states in part:

'The total number of additional jobs required within the district over the plan period is estimated to be an average of 543 jobs per year. This will be achieved by:

o Encouraging high quality development of land and premises to meet the needs of 21st century businesses;

o Supporting existing businesses, and allowing them room to expand;

...

Effective use of employment land and premises will be made by:

o Protecting allocated and existing employment land and premises (including tourism) unless it can be demonstrated that there is no reasonable prospect of its use or continued use for employment or it can be demonstrated that the loss of employment provision is outweighed by the benefits or relative need for the proposed alternative use;

o Permitting appropriate intensification, conversion, redevelopment and/ or extension for employment uses providing it is in accordance with other policies in the Plan;'

A similar ethos is contained with policy SA34 of the Site Allocations DPD.

The existing use is to be retained and the submitted planning statement advises that the proposed changes to the layout of the site will provide an improved facility and layout, to improve the day to day running of the commercial use. As such the proposal is considered to be acceptable in principle and the proposal would comply with policy DP1 of the Mid Sussex District Plan and policy SA34 of the Site Allocations DPD.

Character and Design

Policy DP12 of the District Plan refers to the protection of the Countryside and states, in part, that development will be permitted in the countryside provided it maintains or where possible enhances the quality of the rural and landscape character of the District.

A similar ethos is contained within policy C1 of the Hurstpierpoint and Sayers Common Neighbourhood Plan.

Policy DP26 of the Mid Sussex District Plan states:

'All development and surrounding spaces, including alterations and extensions to existing buildings and replacement dwellings, will be well designed and reflect the 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 (see Policy DP27);*
- *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+ unit) schemes will also normally be expected to incorporate a mixed use element;*
- *optimises the potential of the site to accommodate development.'*

A similar ethos is contained within the Mid Sussex Design Guide SPD.

The proposed works are relatively modest in their nature and the proposed external materials would be similar in appearance and design to existing external materials within the site.

As such the proposed works are considered to address the character and scale of the existing and surrounding buildings and overall it is felt that they would maintain the quality of the rural and landscape character of the District. As such it is considered to comply with policies DP12 and DP26 of the Mid Sussex District Plan, policy C1 of the Hurstpierpoint and Sayers Common Neighbourhood Plan and the Mid Sussex Design Guide SPD.

Neighbouring Amenities

Policy DP26 in part states 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);'

A similar ethos is contained within the Mid Sussex Design Guide SPD.

The proposal is of a relatively low impact form of development and there are limited residential properties within the surrounding area. The Council's Environmental Protection team have raised no objection to the proposal subject to a condition securing the hours of demolition, site clearance and construction. Given that there are residential properties within the surrounding area, even though they are limited in number it is considered reasonable to impose the recommended condition. Taking into account the above, it is considered that it would not result in significant harm to the amenities of existing nearby residential amenities. As such the proposal complies with above mentioned part of policy DP26 of the Mid Sussex District Plan and the Mid Sussex Design Guide SPD.

Biodiversity Net Gain

Biodiversity net gain is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990. Under the statutory framework for biodiversity net gain this application comprises of development below the de-minimis threshold meaning that this development is exempt from providing biodiversity net gain.

CONCLUSION

In conclusion, the proposal would retain the existing use and the proposed layout would be an improvement to the existing layout. Due to the nature and design of the proposed works they would address the character and scale of the surrounding building and landscape and they would maintain the quality of the rural and landscape character of the District. The proposal will not result in significant harm

to the amenities of existing nearby residential amenities. The proposed development would also be exempt from the Biodiversity Net Gain requirement. Therefore, the proposal complies with policies DP1, DP12 and DP26 of the Mid Sussex District Plan, policy C1 of the Hurstpierpoint and Sayers Common Neighbourhood Plan, the Mid Sussex Design Guide, policy SA34 of the Site Allocations DPD and with the relevant provisions of the NPPF.

Decision: Permission

Case Officer: Hamish Evans