

Your Ref: **PP-14709907**
Our Ref: HPD/CD/CM/25/165
Date: 06 March 2026

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



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Dear Sir/Madam,

RE: UNIT 22 BRIDGE ROAD, HAYWARDS HEATH, RH16 1UA

On behalf of our client, Screwfix Direct Limited, we are instructed to submit a full planning application for external alterations to the abovementioned premises.

Accordingly, please find enclosed the following documents which comprise in addition to this letter, the application:

- Duly completed Planning Application Form;
- Completed Certificate B and Copy of Notice as served;
- Site Location Plan at scale 1:1,250 with the site edged in red;
- Existing Floor Plans (Dwg no. DR-I-0029-EX_GA-P3);
- Existing Elevations (Dwg no. DR-I-0031-EX_ELEV-P3);
- Proposed Floor Plan (Dwg no. DR-I-0030-GA-P3);
- Proposed Elevations (Dwg no. DR-I-0032-ELEV-P3); and
- Site Block Plan (Dwg no. DR-I-0033-BLOCK-P3).

The statutory application fee of £298.00 has been paid electronically by card following submission of this application via the Planning Portal.

The following sections of this letter outline the background for the site, the application proposals, and an assessment of the proposals against the relevant national and local planning policy.

BACKGROUND

The premises comprises a fairly typical mid terrace industrial unit with related external space located on Bridge Road.

The site is surrounded by a mix of commercial and industrial buildings, and residential properties.

We are aware of the following planning history for the site:

- LPA ref: HH/192/89 - Internal alterations and elevational changes to existing buildings to part of Jacobs Young and Westbury Site. Approved 15 September 1989.
- LPA ref: HH/122/89 - The change of use of existing warehouse building B8 To B1 use (Business Units) including the demolition of certain outbuildings to allow improved car parking servicing. Approved 14 November 1989.
- LPA ref: HH/246/99 - Change of use from printers to ceramic tile distributor, including part B1 use, part storage and part retail. Approved 22 October 1999.

There is no later planning history in relation to the site. In light of the above, we understand the lawful use for the premises is for Class B8 (Storage or Distribution) purposes.

SCREWFIX DIRECT LIMITED

Screwfix Direct Limited comprises a Class B8 trade counter operation supplying local building companies. Their products are also sold over the internet, via a catalogue, over the telephone as well as over the trade counter; with any individual unit servicing its own local area for each of these methods of purchase. Screwfix brands and products are formulated for the trade professional in terms of quantity and type of goods.

THE APPLICATION PROPOSALS

This planning application has been submitted for external alterations to Unit 22 Bridge Road in Haywards Heath and specifically includes the following external alterations:

- | | |
|------------------------------------|---|
| Front
Elevation | <ul style="list-style-type: none"> - 1 no. new replacement roller shutter to be installed (3800mm high x 3190mm wide), finished in RAL 7015 (Colour Grey); - New wall to be formed and set back from replacement roller shutter by 414mm, externally finished in dibond aluminium composite panel in RAL 7016 (Colour Anthracite Grey) and new entrance to be created with installation of aluminium glazed entrance door with side leaf (2100mm high x 1200mm wide) finished in RAL 7015 (Colour Grey); - 1 no. existing roller shutter and entrance to be removed and replaced with new steel goods in door/fire exit (2100mm high x 1200mm wide) finished in RAL 7015 (Colour Grey) with surrounding opening to be boarded with ply and externally finished with dibond aluminium composite panel finished in RAL 7016 (Colour Anthracite Grey); - Vinyl to be externally applied to 3 no. existing solid panels in RAL 7015 (Colour Grey); - Existing curtain wall system to be decorated in RAL 7015 (Colour Grey); - Installation of 2 no. removable bollards and 1 no. fixed bollard, finished in RAL 3020 (Colour Red); |
| Car Parking
and
Hardstanding | <ul style="list-style-type: none"> - Delineation of keep clear zone in RAL 1021 (Colour Yellow) and delineation of 4 no. car parking spaces in RAL 9016 (Colour White). |

THE ADOPTED LOCAL DEVELOPMENT FRAMEWORK

The Local Development Framework for Mid Sussex District Council comprises the Mid Sussex District Plan (2018).

On the Policies Map accompanying the above, the site falls within an Existing Employment Site which sits within a wider Major Employment Site.

Due regard has been given to the following planning policies in the preparation of this application:

Policy DP26 'Character and Design' 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.

Policy DP39 'Sustainable Design and Construction' confirms all development proposals must seek to improve the sustainability of development.

DESIGN AND AMENITY

This planning application seeks permission for external alterations to Unit 22 Bridge Road which itself is situated within an Existing Employment Site.

The main footprint and bulk of the existing building is to be unaltered by the proposals as outlined above, with the principal changes being made in order to enhance the usability and longevity of the building.

Likewise, the proposed materials are sympathetic to the form and character of the building and are entirely suitable for a location such as Bridge Road.

Furthermore, it is not considered that the development would have a detrimental impact on surrounding amenities or the character and appearance of the industrial building and would in fact enhance the environmental sustainability of the property.

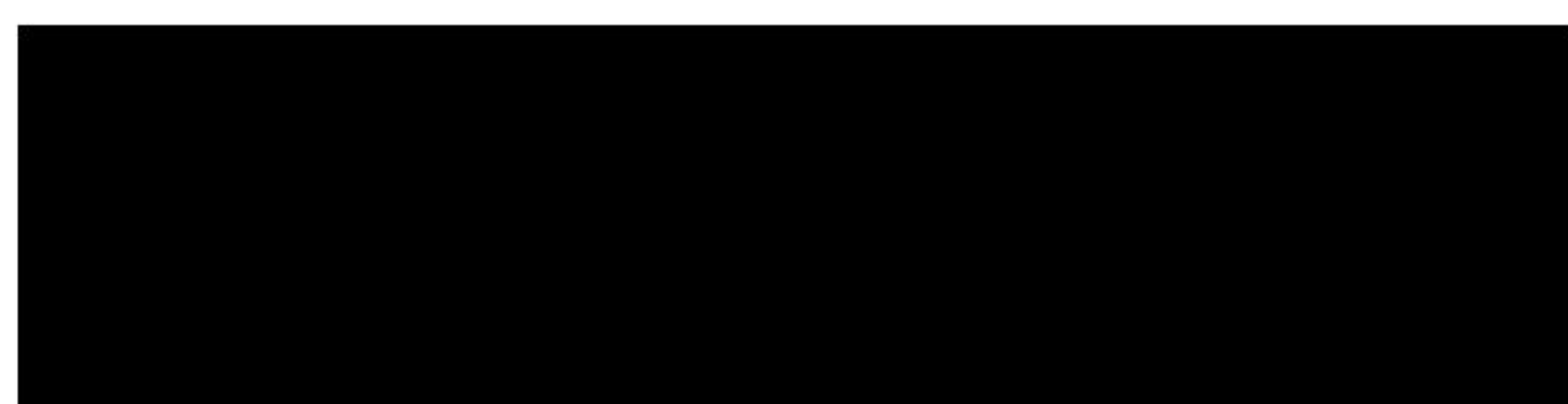
Therefore, having regard to the Mid Sussex District Plan (2018), the proposed development is considered to be acceptable.

CONCLUSION

Screwfix Direct Limited, would make a positive contribution to the commercial and community life of the area and provide essential trade counter services to local businesses and large organisations. However, in order to operate from the branch, the proposed external alterations are required to enhance the usability and longevity of the building.

We trust that you have sufficient information to determine this application, but should you have any questions or queries in the meantime or require any further information, please do not hesitate to contact me.

Yours faithfully,



Charlotte Mills
SENIOR PLANNER

Encs.