

Our Ref: IL/GM/101574

3 November 2025

Mid Sussex District Council
Oaklands Road
Haywards Heath
RH16 1SS

**alder
king**

PLANNING
CONSULTANTS

Dear Sir/Madam

SAINSBURY'S SUPERMARKETS LIMITED
SAINSBURY'S, BANNISTER WAY, HAYWARDS HEATH, RH16 1DG
APPLICATION FOR NEW SCISSOR LIFT IN STORE SERVICE YARD
PLANNING PORTAL REFERENCE: PP- 14449273

Introduction

Alder King Planning Consultants, on behalf of Sainsbury's Supermarkets Ltd, have been instructed to submit an application for planning permission for a new scissor lift in the service yard of the existing Sainsbury's supermarket in Haywards Heath.

The site and the proposal

The proposal is for the installation of a scissor lift in the service yard of the existing foodstore situated north of Bannister Way. This service yard lies directly north of Harlands Road and forms part of a site comprising the main store building, a car park to the northeast, and the service yard to the southwest. The surrounding context includes a Volkswagen car dealership to the south, a railway line and Haywards Heath train station to the east, and a mix of residential flats and commercial units to the west.

The proposal will consist of the lift itself and the surrounding pod. The equipment will allow for more efficient loading and unloading of goods from lorries, as well as allowing for greater quantities of stock to be brought into the store at once, reducing the overall number of deliveries. Therefore, the proposal delivers an environmental benefit by reducing the number of HGV trips being made across the Sainsbury's network.

The service yard is largely screened from external viewpoints across the wider Sainsbury's site due to its location behind established boundary walls. The proposed scissor lift will be positioned predominantly beneath the existing canopy of the store building, remaining discreetly located within the confines of the service yard. While it may be partially visible through the service yard gate, this limited visibility ensures that the proposal will not result in any material harm to the visual amenity of the surrounding area.

The site is not located within a designated conservation area, nor is it in proximity to any listed buildings or heritage assets.

The site is located within Flood Zone 1, which is classified as having a low probability of flooding in accordance with Environment Agency guidance.

The proposal is exempt from meeting the Biodiversity Net Gain (BNG) requirement, being subject to a de minimis exemption.

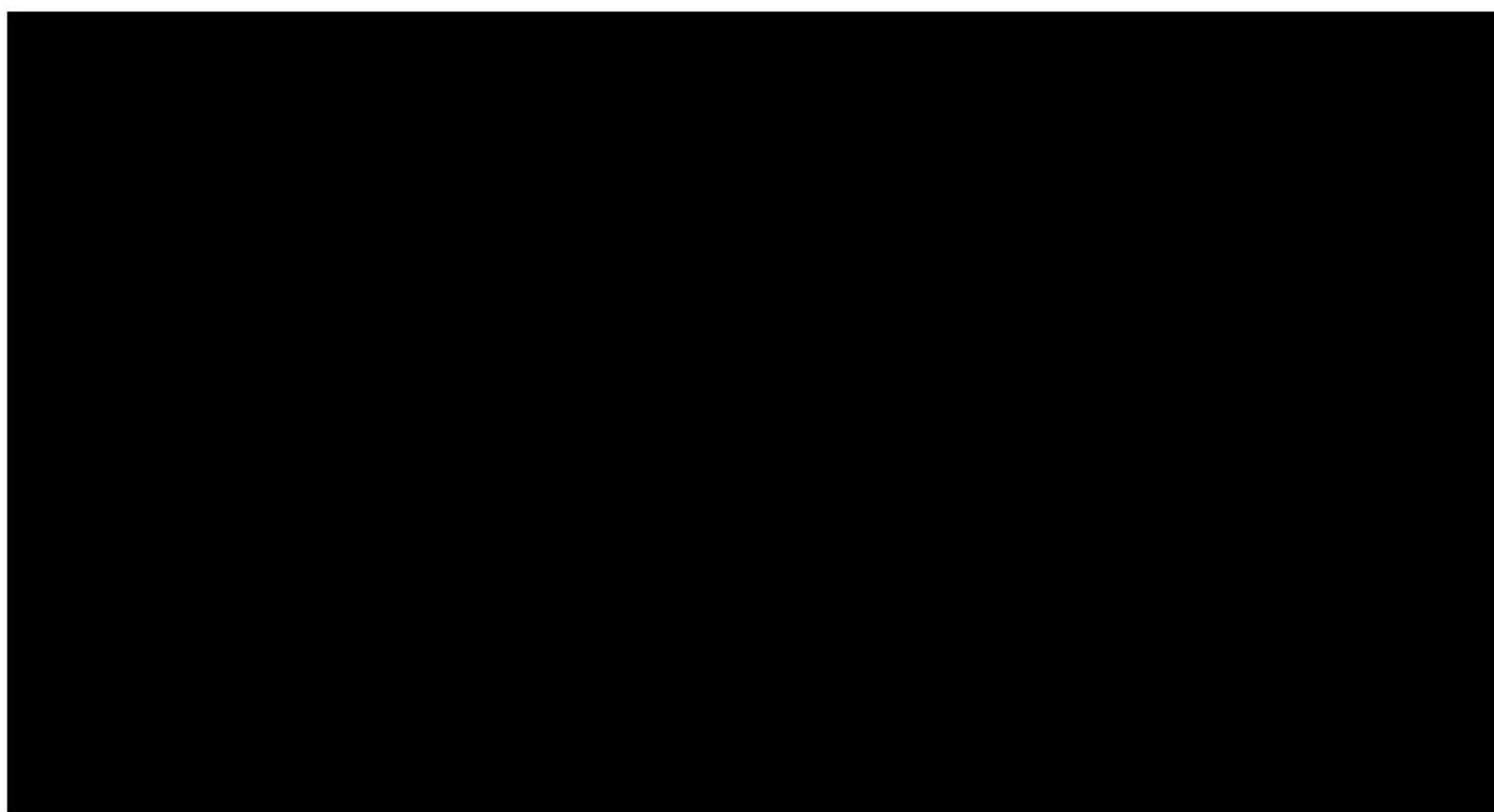
Application Submission

The planning application consists of the following:

- Completed application forms
- Covering letter (this document)
- Drawings
 - Site Location Plan (Ref: SK-A-9860)
 - Existing Service Yard Plan Extract (Ref: SK-A-9861)
 - Proposed Service Yard Plan Extract (Ref: SK-A-9862)
 - Existing and Proposed Elevations (Ref: SK-A-9863)
 - Proposed Scissor Lift Pod Details (Ref: SK-A-9864)

We trust that the Council will be able to grant planning permission in an expedient manner. Should you require any further information in the meantime, please do not hesitate to contact us.

Yours faithfully



enc(s): as listed above