

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/0781	Case Officer:	Joanne Fisher
Application Type:	Change of Use Application		
Proposal:	Proposal change of use from E(G) to E(D) to allow for the creation of a new Padel Tennis Centre within the recently completed building.		
Site:	Unit A1, A2 And A3, Consort Way, Burgess Hill, West Sussex, RH15 9TJ, , ,		
Validation Date	26 Mar 2026	Overall Expiry Date:	22 Apr 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	12 May 2026
Target Date:	21 May 2026	Recommending Officer Signature:	Joanne Fisher

Date Legal Agreement Completed: (if applicable)		No of Representations:	61
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Signed and Agreed By:	Stephen Ashdown	Date:	14 May 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/0781

**Unit A1, A2 And A3, Consort Way, Burgess Hill, West Sussex, RH15 9TJ, ,
Proposal change of use from E(G) to E(D) to allow for the creation of a new Padel Tennis Centre
within the recently completed building.
Mrs Sally Vans Agnew**

SUMMARY OF REPRESENTATIONS

60 letters of support concerning the following:

- padel is popular and not enough courts in area;
- great way to get families exercising;
- good resource for Burgess Hill;
- good access and location - within walking distance of station and residents;
- enhance health and wellbeing being in the community; and
- likely to generate substantially less heavy vehicle traffic, noise from industrial operations, and general disruption.

2 letters of objection concerning the following:

- accessed by shared vehicle route for an active industrial unit with HGV's, delivery trucks and forklifts;
- result in conflict between members of the public and the heavy industrial traffic;
- highway safety concerns;
- traffic congestion affect safety and operational issues;
- leisure use incompatible with established industrial character and function of surrounding area;
- concern on obstruction of local roads due to inappropriate parking resulting in restricted access for vehicles serving existing businesses;
- suggest a secondary access to the site away from the shared industrial access; and
- inaccuracies in design statement on the neighbouring occupiers which does not reflect the current situation.

SUMMARY OF CONSULTEES

Highways Authority

No objection.

MSDC Environmental Protection

No objection.

TOWN COUNCIL OBSERVATIONS

Recommend Approval.

INTRODUCTION

Permission is sought for the change of use of the building from Use Class E(G) to E(D) to allow for the creation of a new Padel Tennis Centre within the recently completed building at Unit A1-A3, Consort Way, Burgess Hill.

RELEVANT PLANNING HISTORY

DM/24/2970 - Construction of new commercial building within classes E(g), B2 and B8. Approved.

Condition 20 of this permission states:

'The development hereby permitted, shall be used for Classes E(g) - Business, B2 - General Industrial or B8 - Storage or Distribution only as set out in the Town and Country Planning (Use Classes) Order 1987 (as amended), and for no other purpose (except for any other purpose in the same Use Class of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).'

Reason: To enable suitable employment use for which the site is allocated for and to accord with Policy DP1 of the Mid Sussex District Plan 2014 - 2031 and Policy SA34 of the Mid Sussex SADPD.'

DM/25/1958 - Discharge of Conditions 4 and 5 relating to planning reference DM/24/2970. Approved.

DM/25/2426 - Discharge of Condition 3 relating to planning reference DM/24/2970. Approved.

DM/26/0184 - Discharge of planning conditions No's: 7,8,12,13 and 14 relating to planning application DM/24/2970. Part discharged, conditions 13 and 14 outstanding.

SITE AND SURROUNDINGS

The site is relatively level set at a lower level from the highway. It comprises of a recently constructed purpose built commercial building with hardstanding to the front and side of the building to provide parking and turning. The site is set on the corner of Consort Way and Jubilee Way within Victoria Business Park, a large industrial estate. The site is surrounded by existing industrial buildings which predominately have large footprints and are two to three storeys in height. The surrounding businesses are a mixture of warehouse and light industrial uses.

Vehicular access to the site is provided by an existing shared access on the site's north-eastern corner onto Consort Way.

To the north of the site is a wide grass verge which forms the boundary with Consort Way. A small group of trees abut the western edge of the site, but these are not within the application site boundary and are remote from the part of the site which would be subject to building works. Two buildings, in third party ownership and outside the site boundary, adjoin the eastern and southern edges of the land.

The site lies within the built-up area as defined in the District and Neighbourhood Plan.

The permission for the building on the site approved under reference DM/24/2970 set out that the building would be used for classes E(G) (business) and B8 (storage and distribution) under the Use Classes Order and such use is controlled by condition 20 of this permission.

APPLICATION DETAILS

This application seeks to change the use of the building from class E(g) (business) to class E(d) (indoor sport and recreation) of the Use Classes Order.

The building will be repurposed to accommodate four indoor padel courts, together with associated reception, changing facilities, and ancillary leisure spaces. A new mezzanine floor is proposed within a small portion of the building to provide additional ancillary accommodation. No changes are proposed to the external appearance or footprint of the building.

The site would provide 32 off road car parking spaces (including 2 disabled bays) within the area of hardstanding to the front and side of the building. There would also be cycle parking and a bin store.

It is proposed that the building would be in operation between 7am - 11pm Monday to Sundays (including bank holidays). These hours accord with condition 19 attached to the recent permission under reference DM/24/2970.

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.

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) Any 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.'

The requirement to determine applications "in accordance with the plan" does not mean applications must comply with each and every policy, but is to be approached on the basis of the plan taken as a whole. This reflects the fact, acknowledged by the Courts, that development plans can have broad statements of policy, many of which may be mutually irreconcilable so that in a particular case one must give way to another.

Under section 38(5) of the Planning and Compulsory Purchase Act 2004 if a policy contained in a development plan for an area conflicts with another policy in the development plan, the conflict must be resolved in favour of the policy which is contained in the last document to be adopted, approved or published.

Using this as the starting point the development plan for this part of Mid Sussex consists of the District Plan, Site Allocations Development Plan Document (DPD) and the Burgess Hill 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
- DP21 - Transport
- DP24 - Leisure and Cultural Facilities and Activities
- DP25 - Community Facilities and Local Services
- DP26 - Character and Design
- DP29 - Noise, Air and Light Pollution
- DP38 - Biodiversity
- DP41 - Flood Risk and Drainage

Site Allocations DPD

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

Relevant policy:

- SA34 - Existing employment sites

Neighbourhood Plan

The Neighbourhood Plan for Burgess Hill was 'made' in January 2016. It forms part of the development plan with full weight.

Relevant policy:

LR3 - Protect and Improve Existing Leisure and Recreational Facilities

Other Material Considerations

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 hearings were concluded on 19th March 2026. The District Plan remains at Examination until the Inspector has published his report, until that time only minimal weight can be given to the Plan and this planning application has been assessed against the policies of the adopted District Plan.

Relevant policies:

DPS1 - Climate Change
DPS2 - Sustainable Design and Construction
DPS2 - Sustainable Design and Construction
DPS6 - Health and Wellbeing
DPN6 - Pollution
DPN7- Noise Impacts
DPN8 - Light Impacts and Dark Skies
DPB1 - Character and Design
DPI5 - Open Space, Sports and Recreational Facilities
DPI6 - Community and Cultural Facilities and Local Services
DPT3 - Active and Sustainable Travel
DPT4 - Parking and Electric Vehicle Charging Infrastructure

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)

The NPPF sets out the government's policy in order to ensure that the planning system contributes to the achievement of sustainable development. Paragraph 8 sets out the three objectives to sustainable development, such that the planning system needs to perform an economic objective, a social objective and an environmental objective.

Paragraph 12 of the NPPF states ' *The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning*

authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.'

Paragraph 39 of the NPPF states '*Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.'*

With specific reference to decision-taking paragraph 48 states that planning decisions must be taken in accordance with the development plan unless material considerations indicate otherwise.

National Planning Policy Guidance

ASSESSMENT

It is considered that the main issues that need to be considered in the determination of this application are as follows;

- Principle
- Design and impact on character of the area
- Highways and parking
- Impact on neighbouring amenities
- Flood risk and drainage
- Ashdown Forest
- Biodiversity Net Gain

Principle

Permission has recently been granted for a commercial building to be used for class E(G) (business) and B8 storage and distribution and such use is specified under condition 20 of the planning permission for DM/24/2970. The reason for this condition was to enable suitable employment use for which the site is allocated for and to comply with policy DP1 of the District Plan and DP34 of the Mid Sussex SADPD.

Policy DP1 allows for sustainable economic development and in part states that it seeks to '*encourage the high quality development of land and premises to meet the needs of 21st century businesses*'. In addition, it seeks the effective use of employment land and premises by '*Protecting allocated and existing employment land and premises*'.

Policy SA34 of the Sites Allocation DPD relates to existing employment sites, classified as those in use classes E(g): Business, B2: General Industrial or B8: Storage or Distribution. The area of Victoria Business Park East, Consort Way/Albert Drive in Burgess Hill is identified as an employment area in the District. This states in part that:

'Proposals for intensification within the boundary of Existing Employment Sites will be supported providing it is in accordance with other development plan and national policies.

Redevelopment for employment use within the boundary of Existing Employment Sites (as shown in Appendix A and on the Policies Map) will be supported where it does not result in the overall loss of employment floorspace.'

Policy DP24 of the Mid Sussex District Plan relates to leisure and cultural facilities and states in part:

'Development that provides new and/ or enhanced leisure and cultural activities and facilities, including allotments, in accordance with the strategic aims of the Leisure and Cultural Strategy for Mid Sussex will be supported.'

Policy DP25 of the Mid Sussex District Plan relates to community facilities and local services and states in part:

'The provision or improvement of community facilities and local services that contribute to creating sustainable communities will be supported.'

Policy LR3 of the Neighbourhood Plan relates to leisure and recreational facilities and states support will be given to allocating new facilities.

It is considered that as a matter of principle, policies DP24 and DP25 of the District Plan and LR3 of the Neighbourhood Plan provides support for the proposal as the padel tennis courts would be considered as improved or enhanced leisure and community facilities.

The NPPF is also relevant and at paragraph 85 states that *'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.'*

Paragraphs 96 of the NPPF state among other matters that planning decisions should aim to achieve healthy, inclusive and safe places which promote social interaction and enable and support healthy lives through promoting good health. Furthermore, Paragraph 98 of the NPPF states that planning decisions should plan positively for community facilities such as sports venues and to improve health, social and cultural well-being for all sections of the community.

A Planning Statement accompanies the application which sets out that *'Units A1, A2 and A3 were completed in February 2026 and to do, no formal marketing has been carried out for the currently consented uses. It has however it been established through the various technical reports commissioned that there is a distinctive requirement for a new padel facility within Burgess Hill and that it provides a number of community benefits in terms of improved access to healthy pursuits which currently do not exist and economic activity through job creation and gross value added. As discussed later in the Planning Statement, it also strongly accords with adopted planning policy.'*

In terms of establishing whether the padel facility is an acceptable use, there are useful precedents for leisure facilities within Victoria Business Park which are all within very close proximity to the proposed padel centre. These include the following:

Jumping Fun Inflatable Park - within 145m

PHX Gym - within 160m

Ultimate Training - 180m

All of the above business would fall within use class E(d) and it is therefore considered that the Mid Sussex District Council has accepted that Victoria Business Park is a suitable location for leisure facilities and as such, a new Padel facility would also be considered an acceptable use.'

The submitted Planning Statement sets out that the proposal would result in 18 full and part time jobs.

Whilst no marketing information has been provided on the loss of the recently consented business or storage and distribution use of the building, it is acknowledged that that use would still remain in commercial use under class E (commercial, business and service) where class E(d) relates to indoor sport and recreation. Whilst the building would not be specifically for class E(g), it is considered that the change of use would still retain employment to the building use and provide improved leisure and recreational facilities within the built-up area of Burgess Hill where there is policy support for such uses. In addition, it is acknowledged that there are other leisure uses within the business park.

The principle of such a use is therefore considered acceptable.

Design and impact on character of the area

Policy DP26 in the District Plan relates to character and design. It requires all development and surrounding spaces to be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside. Proposals are required amongst other criteria to demonstrate that development *'is of high quality design and layout and includes appropriate landscaping and*

greenspace' and also 'creates a sense of place while addressing the character and scale of the surrounding buildings and landscape'.

The proposal would not result in any alterations to the external appearance of the approved building. Whilst there would be changes to the approved parking layout to increase parking, through creating spaces to the front of the roller shutter doors, it is considered that this would not result in detriment to the character of the area.

There is a mixture in the design and scale of buildings within the area with hardstanding to the front and side of buildings. It is considered that the proposal and the change of use for padel would not result in detriment to the character and appearance of the commercial area.

The proposal thereby complies with policy DP26 of the District Plan.

Highways and parking

Policy DP21 of the District Plan seeks to ensure that schemes are sustainably located to minimise the need for travel, and protect the safety of road users and pedestrians, and seeks to provide adequate parking in relation to development proposals.

Paragraph 115 of the NPPF is relevant in respect of transport matters and states that appropriate opportunities to promote sustainable transport modes should be considered; safe and suitable access to the site can be achieved for all users; and any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.

In addition, para 116 states 'Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation would be severe, taking into account all reasonable future scenarios.'

The existing access into the site from Consort Way would be utilised. This is a shared access with the neighbouring commercial unit. To the front and side of the building are to be a total of 32 car parking spaces on the site with cycle parking to the side of the building.

A Transport Statement accompanies the application. This acknowledges that the site is well connected with pedestrian routes and close to a bus stop. It sets out that the *'proposals are forecast to generate approximately eight two-way vehicular movements in the morning weekday local peak hour, 12 two-way movements during the PM local network peak hour, and 212 daily two-way vehicle movements. The proposals provide a reduction in two two-way trips during the weekday AM local network peak, an increase of three two-way trips during the weekday PM local network peak, and a total of 86 additional weekday daily trips, when comparing to the existing B8 use trips.'*

During the weekend, the proposals would generate approximately 11-12 two-way vehicle trips during the local network peak hours (12:00-14:00) and 14 two-way trips during the operational weekend peak (18:00-19:00). This equates to approximately one vehicle every 4-5 minutes across the network and operational peak hours.'

The Highways Authority has considered the proposal and raise no highway objection. They consider that the amount of parking for the use is acceptable. They conclude that the proposal would not have a 'severe' impact on the operation of the highway network.

Concerns have been raised that the use would result in conflict with the neighbouring commercial property with an increase in vehicle movements affecting the manoeuvring of HGVs and forklifts for the neighbouring site. Plans show that there would be off road parking to serve the use which would not affect the manoeuvring of vehicles. Such concerns in relation to the blocking of the access road or restricting manoeuvring of vehicles is a private matter.

Whilst the neighbour has suggested that a second access be provided, this is not part of the application and not for consideration. The Highways Authority is satisfied that the existing access would be suitable

and the vehicle movements which would be associated with the building being used for the proposed use is acceptable.

The proposal thereby complies with policy DP21 of the District Plan and the provisions of the NPPF.

Impact on neighbouring amenities

Policy DP26 of the District Plan relates to character and design of proposals. Within this there is a requirement that proposals do *'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'*.

Furthermore, DP29 of the Mid Sussex District Plan sets out the following relation to noise:

'Noise sensitive development, such as residential, will not be permitted in close proximity to existing or proposed development generating high levels of noise unless adequate sound insulation measures, as supported by a noise assessment are incorporated within the development.'

While in relation to light pollution DP29 in part states:

'The impact on local amenity, intrinsically dark landscapes and nature conservation areas of artificial lighting proposals (including floodlighting) is minimised, in terms of intensity and number of fittings;

o The applicant can demonstrate good design including fittings to restrict emissions from proposed lighting schemes;'

The Council's Environmental Protection Officer has considered the proposal and raise no objection. They consider that the proposed commercial leisure use is within an established industrial estate, with the potential for impulsive noise sources associated with paddle tennis activity (e.g. ball impacts and player vocalisation). Following consideration of the submitted Desktop Noise Impact Assessment which accompanies the application, they state that the predicted noise levels presented within the assessment are so low as to suggest it would be unnecessary to request any further data. The nearest residential receptors are located at distances of approximately 120 m to 335 m from the site and are separated from the proposed use by multiple intervening commercial and industrial buildings. The predicted external sound pressure levels at residential façades from the proposed are exceptionally low

Officers agree with this and consider that the site is situated within a commercial area of Burgess Hill surrounded by other commercial buildings. There are no residential properties adjoining the site with the nearest residential property over 190 metres away and intervening buildings providing some level of screening. Given this separation distance and the surrounding industrial context, it is unlikely that activities would generate noise levels that could cause a nuisance to nearby residents. In addition, as the padel courts are within the building there would be no concerns raised in respect of lighting required for the use.

The proposal is thereby considered to comply with the relevant part of policies DP26 and DP29 of the District Plan.

Flood risk and drainage

Policy DP41 relates to flood risk and drainage and requires development to demonstrate it is safe across its lifetime and not increase the risk of flooding elsewhere.

The site falls within the risk of surface water flood extent

Consideration has previously been given to the impact of flood risk and drainage to the commercial use of the site and building in the granting of the building under planning reference DM/24/2970. Conditions were attached to the permission in respect of drainage including pre-occupation conditions which have not yet been discharged. No external alterations are proposed as part of this application which seeks to change the use of the building to a leisure use. As such there would be no further flood risk. However, as

the pre-occupation conditions in relation to drainage have not yet been discharged, it is considered relevant that these pre-occupation conditions are applied to this application.

The proposal is thereby considered to comply with policy DP41 of the District Plan.

Ashdown Forest

Under the Conservation of Habitats and Species Regulations 2017 (as amended) (the 'Habitats Regulations'), the competent authority - in this case, Mid Sussex District Council - has a duty to ensure that any plans or projects that they regulate (including plan making and determining planning applications) will have no adverse effect on the integrity of a European site of nature conservation importance. The European site of focus is the Ashdown Forest Special Protection Area (SPA) and Special Area of Conservation (SAC).

The potential effects of development on Ashdown Forest were assessed during the Habitats Regulations Assessment (HRA) process for the Mid Sussex District Plan 2014-2031. This process identified likely significant effects on the Ashdown Forest SPA from recreational disturbance and on the Ashdown Forest SAC from atmospheric pollution.

A Habitats Regulations Assessment has been undertaken for the proposed development in this planning application.

Recreational disturbance

Increased recreational activity arising from new residential development and related population growth is likely to disturb the protected near-ground and ground nesting birds on Ashdown Forest.

In accordance with advice from Natural England, the HRA for the Mid Sussex District Plan 2014-2031, and as detailed in District Plan Policy DP17, mitigation measures are necessary to counteract the effects of a potential increase in recreational pressure and are required for developments resulting in a net increase in dwellings within a 7km zone of influence around the Ashdown Forest SPA. A Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM) mitigation approach has been developed. This mitigation approach has been agreed with Natural England.

This planning application does not result in a net increase in dwellings within the 7km zone of influence and so **mitigation is not required**.

Atmospheric pollution

Increased traffic emissions as a consequence of new development may result in additional atmospheric pollution on Ashdown Forest. The main pollutant effects of interest are acid deposition and eutrophication by nitrogen deposition. High levels of nitrogen may detrimentally affect the composition of an ecosystem and lead to loss of species.

The potential effects of the proposed development are incorporated into the overall results of the transport model prepared for the Mid Sussex Transport Study, which indicates there would not be an overall impact on Ashdown Forest. This means that there is not considered to be a significant in combination effect on the Ashdown Forest SAC by this development proposal.

Conclusion of the Habitats Regulations Assessment

The Habitats Regulations Assessment concludes that there would be no likely significant effects, alone or in combination, on the Ashdown Forest SPA and SAC from the proposed development.

No mitigation is required in relation to the Ashdown Forest SPA or SAC.

A full HRA (that is, the appropriate assessment stage that ascertains the effect on integrity of the European site) of the proposed development is not required.

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 development below the de-minimis threshold meaning that this development is exempt from providing biodiversity net gain.

PLANNING BALANCE AND CONCLUSION

Planning legislation requires the application to be determined in accordance with the development plan unless material considerations indicate otherwise. It is therefore necessary for the planning application to be assessed against the policies in the Development Plan and then to take account of other material planning considerations including the NPPF. The Development Plan in this instance consists of the Mid Sussex District Plan, the Site Allocations Development Plan Document and the Burgess Hill Neighbourhood Plan.

Courts have confirmed that the Development Plan must be considered as a whole, not simply in relation to any one individual policy. It is therefore not the case that a proposal must accord with each and every policy within the Development Plan.

The proposal is considered to be acceptable in principle where the proposed padel tennis courts are to be within a recently constructed building within a commercial area of Burgess Hill. The change of use of the building is not considered to result in harm to the character of the area not harm to the amenities of nearby neighbouring properties. Furthermore, the proposal is also considered acceptable in relation to highways, access and parking. There will be no likely significant effect on the Ashdown Forest SPA and SAC and the impact on the Ashdown Forest.

It is acknowledged that there would be a loss of the commercial use of the building for Classes E(g) (business), B2 (general industry) and B8 (storage and distribution) within an existing commercial area. However, there is a mixture of commercial uses within the surrounding area including other leisure uses and the proposal would still result in employment on the site. It is considered that such a use would be appropriately located within the commercial area.

Therefore, the proposal complies with Mid Sussex District Plan policies DP21, DP24, DP25, DP26 and DP29, policy SA38 of the SADPD, policy LR3 of the Neighbourhood Plan and the requirements of the NPPF.

Therefore, it is considered that the development is in accordance with the policies of the development plan and in light of the balancing exercise undertaken above that the development is acceptable in planning terms and planning permission should be granted.

Decision: Permission

Case Officer: Joanne Fisher