



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

Date 13/05/2026
Your ref PP-14864467
Our ref A57/416278.02

Dear Sir/Madam

Application to vary conditions 4 & 10 of planning permission DM/17/2946 at Courtlands Service Centre, Snow Hill, Crawley Down

Please find enclosed an application to vary conditions attached to planning permission DM/17/2946 which relates to the above site.

Site and Surroundings

The application site comprises of broadly rectangular shaped parcel of land, it is located on the southern side of Snow Hill (A264) and set back some 110m from the highway. The nearest settlement is Copthorne which is approximately 800m to the west of the site.

The site is currently in use as a vehicle service centre for the PCC for Sussex, it is therefore considered to be a commercial employment use. There is a 2-storey commercial building known as Courtlands, which is operated by Sussex Police, and this is located in the northeast of the site and comprises of a part brick, part metal clad pitched roof commercial building. Large areas of hardstanding which is used predominantly for car parking surround three sides of this building. The site is surrounded by a 2m close-boarded fence and substantial hedgerows.

The site is broadly bordered to the north, east and south by open fields/farmland, beyond these fields are areas of woodland, including Ancient Woodland to the south & southeast.

Immediately to the west of the site is a detached bungalow, this bungalow is not currently in residential use and currently unoccupied and in a dilapidated condition. Beyond this bungalow are further residential properties and outbuildings, and the Dukes

Griffin House 135 High Street Crawley West Sussex RH10 1DQ DX DX 57102 Crawley
Main line 01293 605000 **Direct line** 01293 605160 **Fax** 01293 605080 **Email** Peter.Rainier@dmhstallard.com

Offices in London, Gatwick, Guildford, Brighton and Horsham. Website www.dmhstallard.com

DMH Stallard LLP is a limited liability partnership registered in England (registered number OC338287). Its registered office is Griffin House, 135 High Street, Crawley, West Sussex, RH10 1DQ and it is authorised and regulated by the Solicitors Regulation Authority. The term partner is used to refer to a member of DMH Stallard LLP. A list of members may be inspected at the registered office. The firm is part of Law Europe and is represented around the world through its international network.



Head Pub. To the north is the A264 and beyond this the Silverwood Industrial Estate. The surrounding area is therefore considered to be a mix of commercial and residential uses.

The Site is not within any protected landscapes (such as AONB or National Park). Nor is there an Article 4 in this area.

Planning history

There is a long planning history with this site, however, the most relevant applications are thought to be DM/17/2946 & DM/19/2280

DM/17/2946

Planning permission DM/17/2946 was granted in December 2017 for a 2-storey rear extension to the existing building; landscaping and reconfiguration of the parking area. This application was submitted by the PCC for Sussex.

This permission was subject to a number of conditions, one of which (condition no.4) restricted the hours that sirens can be tested, or vehicles can be washed. The condition states: *"No testing of sirens or washing of vehicles will take place outside of the hours of 0800 - 1930 Monday to Friday and 0800 - 1600 on Saturday's, Sunday's and Public Holidays, unless otherwise agreed in writing with the Local Planning Authority."*

A further condition (condition no.10) of the permission states that *"Outside of the hours of 0800 - 1930 Monday to Friday and 0800 - 1600 on Saturday's, Sunday's and Public Holidays, all external workshop doors are to remain closed other than for access and egress, unless otherwise agreed in writing with the Local Planning Authority."*

DM/19/2280

Planning permission DM/19/2280 was granted in November 2019 for the use of the land as car parking, the erection of 2.2m close boarded fencing and the insertion of new security gates. This application was submitted by the PCC for Sussex.

Background to application

In order for the applicants to implement their proposed new working arrangements and maintain the current levels of staffing they would like to be able to extend their operating hours to Monday - Sunday 07:00 to 19:30 including bank and public holidays. This would require a variation to those hours listed in the conditions above.

The applicants are mindful of the potential for noise and disturbance through the testing of sirens, as such it is proposed that the testing of sirens would remain the same as permitted for condition 4 of DM/17/2946.

The proposal therefore seeks to amend the wording of conditions 4 & 10 of DM/17/2946 to the following:

Condition 4: "No testing of sirens will take place outside of the hours of 0800 - 1930 Monday to Friday and 0800 - 1600 on Saturday's, Sunday's and Public Holidays, and no washing of vehicles shall take place outside of the hours of 0700-1930, unless otherwise agreed in writing with the Local Planning Authority."

Condition 10: "Outside of the hours of 0700 – 1930, all external workshop doors are to remain closed other than for access and egress, unless otherwise agreed in writing with the Local Planning Authority."

Relevant Planning Policy

National Planning Policy

Section 6 (Building a strong, competitive economy) of the NPPF confirms 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. Paragraph 88 refers to the rural economy and advises that planning decisions should enable the sustainable growth and expansion of all types of businesses in rural areas, both through conversion of existing buildings and well-designed, new buildings.

The NPPF (2024) confirms at paragraph 85 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."

Local Planning Policy – Mid Sussex District Plan (2018)

Policy DP1 (Sustainable Economic Development) refers to the Council's strategic objective to promote a place which is attractive to a full range of businesses, and where local enterprise thrives, and seeks to promote growth and additional jobs in the District by supporting existing buildings and allowing the room to expand. It also advises that effective use of employment land and premises by permitting appropriate intensification and extension for employment uses.

Policy DP12 (Protection and Enhancement of Countryside) seeks to protect valued landscapes. This policy advises 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 and is supported by specific policy reference within the District Plan.

Policy DP14 (Sustainable rural development and the rural economy) seeks to promote a District which is attractive to a full range of businesses and where local enterprise thrives. It states that provided the proposal does not conflict with policy DP12 new small-scale economic development within the countryside will be supported where it supports sustainable growth and the vitality of the rural economy and where possible utilises previously developed sites.

Policy DP29 (Noise, Air and Light Pollution) states that the quality of people's life will be protected from unacceptable emissions of pollutants including noise, odour, air and light pollutions.

Appraisal of proposal against planning policy

As set out above, the site is in an established industrial/commercial site located within an area which is largely characterised by other industrial and commercial sites. The proposal would enable an existing employment-generating commercial use to expand and grow its current operations at a small scale and sustainable level, as such it is thought that the principle of the proposal is supported through policies DP1 & DP14 of the MSDC District Plan.

However, it is acknowledged that there are residential properties to the west of the site, (albeit the nearest property is unoccupied and has been for some time) as such, the application is supported by an Acoustic Report (Acoustic South East) to establish if the proposed change in hours of operation would have any potential adverse impact on this property.

Noise

This Report advises that a sound monitor was located at the site boundary near to a potential residential receptor between 9th to 21st April 2026. The survey period deliberately included two weekend periods when the workshop was not in operation. Both the measured background and the ambient noise levels were reviewed for the hours of 07:30 to 16:30 hours Monday to Friday. The modal and most representative background sound pressure level was then compared against known periods when the workshop was closed to identify what, if any, impact the workshop was having on the site.

The measurements as set out in the report establish that measured background sound pressure levels were unchanged and were the same with the workshop both open and closed. The same exercise was carried out with the ambient noise levels for the workshop again open and closed and these were also unchanged. The assessment at the site boundary indicates that the vehicle workshop is not having any adverse impact on the site boundary - it follows logically, that if there is no impact at the closest

potential receptor at this boundary, then the nearest known occupied residential property at 146m to the northeast will equally not be impacted.

There is no change proposed to the hours during which siren testing can take place on site, as such it is proposed that the testing of sirens would remain the same as permitted for condition 4 of DM/17/2946.

In light of the above, it is considered that the proposal would comply with the objectives of Policy 29 of the MSDC District Plan.

Impact on the character of the landscape

There are no external changes proposed as part of the variation of condition application, and as such there will be no impact on the character of the existing building or appearance of this site.

Transport

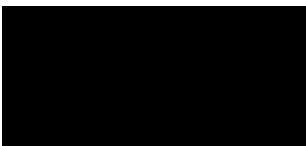
The proposed change of hours would be minor and as such would not have a significant impact on traffic movements to and from the site.

Conclusion

The proposal would enable an existing commercial employment-generating site to function more effectively and accommodate the changing work hour pattern required to enable the applicant to operate safely and meet their targets. It is considered that the variation hours of operation on this site would be small-scale in nature (just an additional hour each morning 7am -8am and weekend evenings 4pm-7.30pm) and would not have any material impacts on the residents of the surrounding residential properties, nor have any impact on this countryside location.

I trust that you have everything you need to validate this application and look forward to hearing from you in due course, however, please do not hesitate to contact me should you have any queries.

Yours sincerely



Peter Rainer
Principal Director of Planning
For and on behalf of DMH Stallard LLP