

InPost – Planning Statement

May 2026

Franklands Village Shop, Franklands Village, Haywards Heath, RH16 3RA

Site Location

1. The InPost Locker is located within the curtilage of Franklands Village Shop, a convenience shop (E Use Class) located at the corner of Red Pony Walk and Gravel Lane. The locker is located on the existing area of hardstanding to the front of the shop. The siting is shown in the Location Plan below (Figure 1)

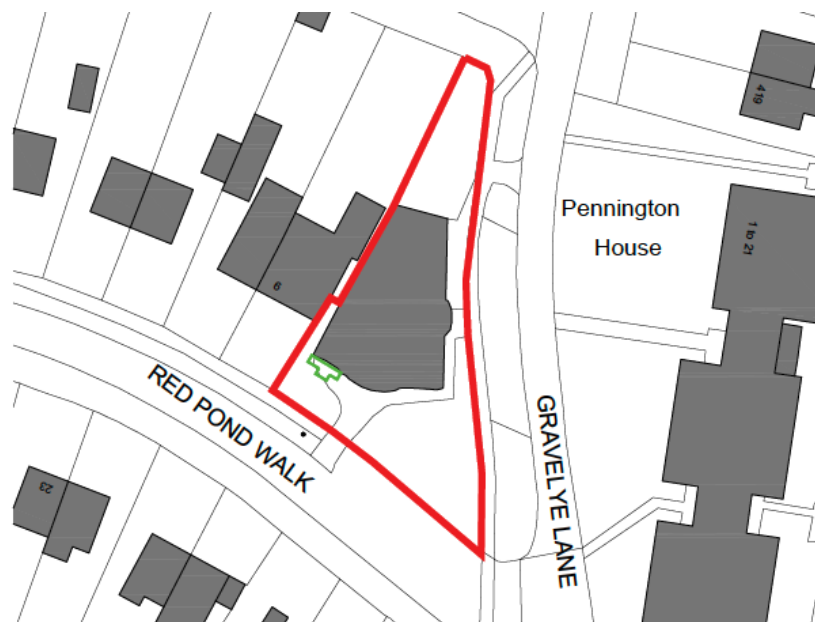


Fig. 1 - Site Location Plan

2. The surrounding area comprises a residential neighbourhood, of predominantly 1930s semi-detached housing.

Relevant Planning Policy

3. The **National Planning Policy Framework** Paragraph 48 confirms that planning law requires that applications for planning permission be determined in accordance with the Development Plan, unless material considerations indicate otherwise. Section 12 of the NPPF provides a focus on achieving well designed places. The NPPF also sets out, at paragraph 11, the presumption in favour of sustainable development and as such, development proposals which accord with an up-to-date Development Plan should be approved without delay.
4. Relevant local policies are within **Mid Sussex District Plan 2014-2031 (March 2018)**. Unsurprisingly, there are no policies contained within the Local Plan which specifically relate to Click and Collect Lockers. However, a number of general policies are relevant to the assessment of this proposal including:
 - Policy DP3: - Village and Neighbourhood Centre Development
 - Policy DP21: - Transport

- Policy DP26: - Character and Design
- Policy DP28: - Accessibility
- Policy DP29: - Noise, Air and Light Pollution

Key Planning Considerations and Assessment

5. **Principle of Development** - The locker is located at an existing commercial property and given its scale and intensity of use will not result in a material change of use on the site. The principle of development is therefore considered to be acceptable.
6. **Design** - The locker measures 4m in width and 1m in depth. It has a maximum height of 2.42m. It is therefore a modest structure.
7. InPost lockers are designed in a high-quality format to be specifically suited for the needs of the customers both in terms of ease of operation and security. The design specification provides high quality materials, with the locker being specified in Magnelis / stainless Steel, chosen specifically to provide the optimum levels of corrosion resistance for long term durability.
8. The neutral colour scheme finish of the InPost locker, with limited, yet clean and simple branding is also deliberately chosen to ensure ease of recognition and use by the customer, whilst minimising any adverse visual impacts through 'over-cluttered' branding or unsympathetic colour choices. The appearance of the InPost locker because of this neutral colour scheme, clean, simple and unobtrusive branding and uncluttered user-friendly style is therefore reflective of its function. It represents a modern, clean, simple, user friendly and functional design finished in high quality materials specified for durability, longevity and security.
9. The locker is located at an existing commercial site, therefore in keeping with the existing commercial use of the property. In these terms, it is not an incongruous, or alien feature in the street scene, but rather is located on an existing commercial site, and is of a scale that respects the existing character of the area.
10. In conclusion, the locker is not considered to have a harmful impact on the character and appearance of the area. It is in accordance with Policy DP26.
11. **Amenity Impacts** - The locker is situated on the forecourt hardstanding of an existing convenience shop. It is located to the front of shop facing towards the shop forecourt and highway. The use of the locker is considered unlikely to have any significant impact, over and above the normal activity associated with the convenience shop, on residential amenity. In this respect it accords with Policy DP29.
12. **Highways and Sustainability Benefits** - A maximum of 2 delivery / collections is carried out per day to InPost Parcel Locker. On average, it takes the delivery driver 15 minutes to fill/empty a machine using a transit style van. In terms of customer usage, InPost's data indicate that customers take 15 seconds on average to collect or return a parcel. This demonstrates that both delivery drivers and customers will only be visiting the site for a limited time and therefore there is no adverse impact on the highway network.
13. Central Government has acknowledged the importance of Click & Collect facilities generally, including Parcel Lockers, which are recognised by the Government as important logistical facilities that meet the needs of retailers and consumers in today's dynamic retail environment.
14. InPost parcel lockers can achieve significant sustainability benefits which can be summarised as follows
 - Reductions in CO2 emissions
 - Reduced congestion
 - Reduced delivery mileage
 - Air quality improvements

- Encouraging linked trips
15. InPost Parcel Lockers contribute to sustainability objectives by enabling multiple deliveries to one single location which is of direct benefit to the road network by helping to reduce trip generation and congestion in the wider area, with resultant environmental benefits
 16. InPost Lockers provide a convenient way for customers to collect or return goods at a time which suits them rather than having to wait for goods to be delivered to their home or place of work. They offer many benefits in terms of sustainability, reducing the total number of trips required by both delivery drivers and customers, who often make 'linked trips' combining various activities with their collection, therefore reducing overall trip numbers.
 17. The location of the lockers also allows for the combination of collection of goods with the use of the other services and facilities (linked trips). Not only does this reduce the number of trips in total by both delivery driver and customer, but it also enables a more efficient use of the 'host' site and can support the longevity and vitality of the existing site or location.
 18. Further details are provided in the Sustainability and Planning Policy Document submitted with the application. The proposal accords with Policy DP3, DP21 and DP28.
 19. **Summary & Conclusion** - After consideration of the relevant policies, it is demonstrated that this application for the siting of an InPost Locker is policy compliant and is therefore acceptable in planning terms. There is therefore a compelling case for the granting of permission without delay.