

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

15th September 2025

Dear Sir/Madam,

The Implant Centre 2 The Broadway Haywards Heath RH16 3AH

Application to discharge Condition 5 (Sound Insulation) of Consent DM/24/2761

We write on behalf of The Implant Centre in relation to Condition 5 of planning permission DM/24/2761. The condition specifically relates to sound insulation between the commercial ground floor unit and the residential flats above at the recently built Church Corner House.

Application Site

The site is located on the corner of Church Road and The Broadway, Haywards Heath (see Site Location Plan below).



Site Location Plan

Lewis and Co Planning South East Limited
Company Number 05809390, Registered in England and Wales
Registered Office: Preston Park House, South Road,
Brighton, BN1 6SB

Planning Application DM/20/1388

Planning consent was granted in August 2021 to construct the current building with a ground floor retail unit (Class A1-A5 use) and 19 residential apartments above.

Application DM/24/2761

Permission for a flexible use of the ground floor was subsequently approved on 7th January 2025, described as follows:

Application for a flexible use permission under the provisions of Class V of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, with the flexible uses being defined either as: commercial, business and service uses (Class E(a-c, e and g)); public house, wine bar, or drinking establishment (sui generis); or hot food takeaway (for the sale of hot food where consumption of that food is mostly undertaken off the premises) (sui generis).

Planning Condition 5

Planning Condition 5 of DM/24/2761 relates to sound attenuation measures as set out below:

The development hereby permitted shall not be occupied or brought into use until there has been submitted to the local planning authority a report by a competent person demonstrating that any sound attenuation measures between commercial and residential are effective and achieve a minimum airborne sound insulation value of 60dB (DnTw+Ctr dB). Post completion testing shall be required to show this has been achieved. This shall be submitted to the LPA and approved in writing. The approved details shall be implemented before the development is brought into use and thereafter be maintained in accordance with the approved details.

Reason: To safeguard the amenities of neighbouring properties and to accord with Policies DP26 and DP29 of the Mid Sussex District Plan 2014 - 2031.

Sound Testing

Impact Acoustics Ltd tested the sound insulation values between the ground and 1st floor levels on 10th September 2025. The enclosed Airborne Sound Insulation Test & Planning Condition Compliance report by Impact Acoustics (11th September 2025) confirms that a minimum sound insulation value of 60dB (DnTw+Ctr) dB has successfully been achieved on site and no further acoustic treatment is required.

Conclusions

The requirements set out in Planning Condition 5 of permission DM/24/2761 have been met and we trust the District Council will discharge the condition at the earliest opportunity.

Please contact Paul Burgess MRTPI on 01273 413700 if you require any additional information.

Yours faithfully

Lewis & Co Planning

paul@lewisplanning.co.uk