

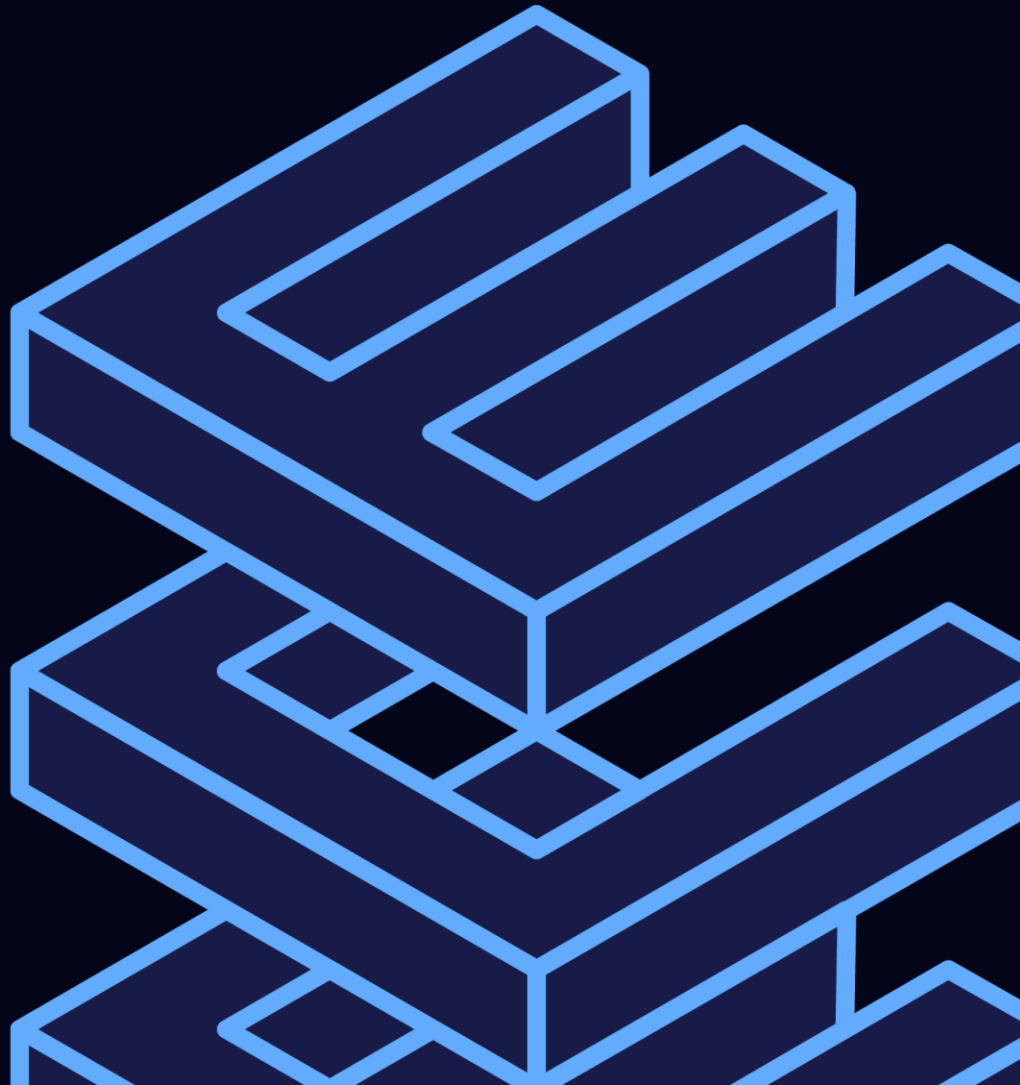


ECE Planning

Planning Statement (including Sustainability Statement)

57 The Broadway

April 2026



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Project Name:

57 The Broadway

Location

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Sussex, RH16 3AS

Client:

Roblewood Estates

File Reference:

P2889

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1. Introduction

- 1.1. This Planning Statement has been produced by ECE Planning on behalf of the applicant, Roblewood Estates, in support of a Full Planning Application for the development at 57 The Broadway, Haywards Heath, West Sussex, RH16 3AS ('the Site') to provide mixed use development.
- 1.2. The description of development reads,

"Change of use from former restaurant / takeaway on ground floor to flexible commercial / retail use (Class E) alongside extensions and alterations to upper floors to form residential accommodation totalling five dwellings (Class C3)".
- 1.3. This application follows a site meeting with Mid Sussex District Council and the subsequent advice provided (reference DM/25/2197) on 15 October 2025. Full details of the pre-application advice are included in Appendix A of this planning statement.
- 1.4. This Statement sets out the relevant background for the determination of the planning application, including a description of the site and its surroundings, the planning history, the relevant planning policy, details of the proposed development and an assessment of relevant planning conditions.
- 1.5. The proposals have also been informed by the National Planning Policy Framework, the Planning Practice Guidance, and Local Planning Policy.
- 1.6. This application for Full Planning Permission is accompanied by the following supporting documents:

Application Forms

Planning Statement inc. Sustainability Statement

Architectural Drawings comprising Location Plan, Block Plan and Proposed Elevations and Floor Plans

Design and Access Statement

Commercial Agents Report

Daylight and Sunlight Report

Preliminary Ecological Appraisal and Biodiversity Net Gain Report and Metric

Tree Survey inc. Arboriculturally Impact Assessment and Tree Protection Method Statement

Drainage Report

Noise Assessment

2. The Site

- 2.1. The site at 57 The Broadway is situated on the western side of the highway, within the built-up area of Haywards Heath as defined by the Mid Sussex District Plan. It lies within a designated secondary shopping frontage. The surrounding area features a mix of commercial and residential uses, typically with commercial premises at ground floor level and residential accommodation above.
- 2.2. The site contains a 2.5 storey building with a former restaurant / takeaway at ground floor (currently vacant) and residential flats above. The northern (side) elevation adjoins No. 59, a currently vacant restaurant at ground floor with residential above, and a substantial rear extension. To the south, the property adjoins Fine Baps, a single-storey sandwich shop, which connects to 57 Broadway, but is outside the application redline. Refer to Figure 1.



Figure 1- The Site

- 2.3. Architecturally, the building presents traditional brick façades with sash-style windows set beneath a pitched slate roof. Two modest dormer additions have been introduced into the roofscape; however, these later alterations are poorly executed, with proportions and detailing that are poor quality (Figure 2).
- 2.4. To the rear, the site extends into a garden enclosed by mature vegetation, including a single self-seeded tree of limited arboriculturally value. Its proximity to surrounding structures, coupled with the absence of regular maintenance, elevates the risk of structural damage and root-related issues. Dense planting along both side boundaries provides a degree of screening.



Figure 2 - Eastern Elevation

- 2.5. The site falls noticeably from the road towards the rear, creating a change in levels across its depth. This topographical variation forms a distinctive aspect of the site's character and plays an important role in shaping both its visual presence and its relationship with the neighbouring properties.
- 2.6. The site slopes down noticeably from the road to the rear, creating a clear change in levels across its depth. This variation in height gives the site a distinct character and influences how it relates visually and spatially to the surrounding properties.
- 2.7. The site is centrally located within a highly accessible area, offering excellent transport links. Haywards Heath Railway Station, located to the northeast, provides direct access to London.
- 2.8. The site is located in Flood Zone 1 which means the site has a lower profitability of flooding from rivers and the sea. The site is not subject to any surface water flooding issues.

3. Planning History

3.1. Introduction

- 3.1.1. A review of the Mid Sussex District Council online register reveals the following relevant planning history pertaining to the site and immediate area.

3.2. Planning Applications – The Site

- 3.2.1. Reference DM/22/2561. Proposed Change of Use (part retrospective) of Existing Hot Food Takeaway (Sui Generis Use) to Mixed Use Hot Food Takeaway and Restaurant (Sui Generis/Use Class E - Commercial, Business and Service) with Associated External Alterations, including Installation of External Seating Area to the Front and Retractable Awning. Approved 13 October 2022.

3.3. Planning Applications – Surrounding Area

- 3.3.1. Reference DM/22/1462. Change of use from a A3/A5 to offices on the ground floor and C3 (residential) on upper floors to allow for 4 1-bed flats: four-storey extension in place of the redundant single-storey building to the rear and over the existing three-storey front building, together with associated internal and external alterations. (Amended Plans and description 21.09.2022) at 43 The Broadway Haywards Heath West Sussex RH16 3AS Approved 27 October 2022.
- 3.3.2. DM/25/0196. Demolition of existing redundant single storey buildings to the rear. Erection of a four-storey rear extension and re-configuration work to convert existing commercial use to Use Class E a-c, e and g and 4 No. residential flats together with associated refuse and cycle storage. (Additional drainage information received 05.08.2025) at Thai Crystal 45 The Broadway Haywards Heath West Sussex RH16 3AS. Approved 5 November 2025. This is a significant and important precedent locally given the scale of development approved.



Figure 3 - DM/25/0196 45 Broadway Rear Four - Two Storey Extension

Pre Application (DM/25/2197)

- 3.3.3. Pre Application Enquiry Reference DM/25/2197. Change of use from former restaurant / takeaway on ground floor to flexible commercial / retail use (Class E) alongside extensions and alterations to upper floors to form residential accommodation (3no. one-bedroom and 2no. two-bedroom units) (Class C3). Site Visit 16 September 2025 and Advice received 15 October 2025.
- 3.3.4. The Council's written advice (following the site visit on 18 September 2025) highlighted a number of areas to be addressed before submitting a full application.

3.3.5. The main points raised were:

- **Frontage and street scene** – The Council advised that parking and bin storage should not be placed at the front of the site, as this would harm the appearance of The Broadway. Instead, bins should be located to the rear, and the frontage should be landscaped to improve the setting of the building.
- **Garden space and trees** – Concerns were raised about the reduction of the rear garden due to the proposed extension.
- **Basement and light levels** – The officer queried whether the proposed basement studio would receive enough daylight and asked for daylight/sunlight studies, including seasonal shadow analysis. Further clarity is needed on the storage room in the basement and who it is intended for.
- **Rear extension and neighbour impact** – The Council noted potential overlooking from the upper floors and balcony and suggested privacy screening might be needed. A Noise Assessment will also be required due to the site's position above the railway line.
- **Commercial Space** – The significant reduction in the size of the commercial unit needs to be explained, as it may affect its attractiveness to future occupiers. Information on the intended user and how staff facilities will be accommodated is required.
- **Additional second floor** – The Council expressed concern about the height and bulk of the proposed extra storey and its impact on the relationship with neighbouring buildings, particularly Nos. 59–61. A set-back to the new front elevation may help reduce visual impact. A Structural Report will be needed to demonstrate the building can support the changes.

3.3.6. The Pre Application advice can be found in full at Appendix A. The above comments received from the Officer will be addressed throughout the application and this Planning Statement.

4. The Proposal

- 4.1. The application seeks planning permission for the change of use of the existing ground-floor unit to a flexible commercial/retail use (Class E), together with extensions and alterations to the upper floors to provide five residential units (Class C3). The block plan can be found below, which shows the exiting building in orange, with the extension in grey.

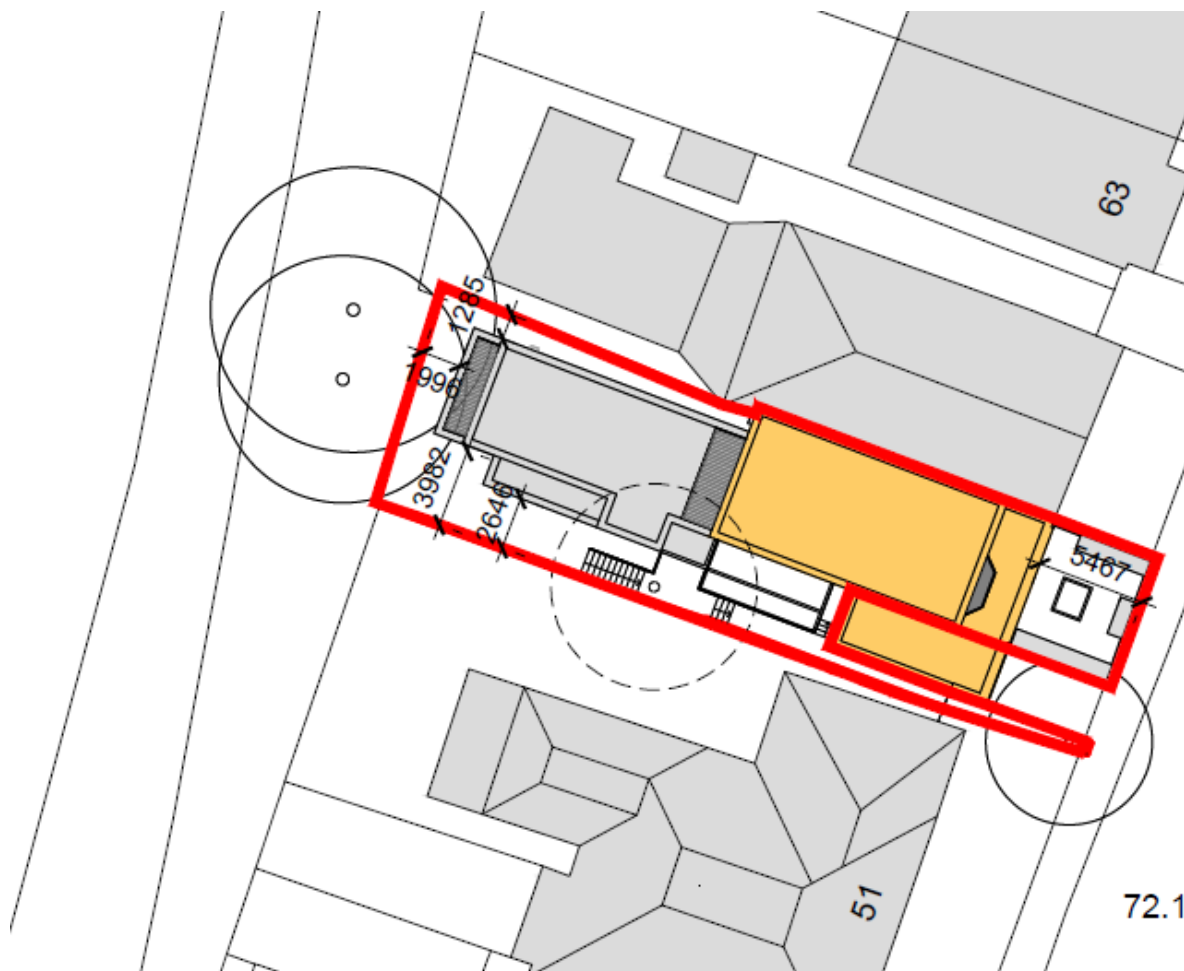


Figure 4 - Proposed Block Plan

- 4.2. The proposed residential accommodation schedule is as follows:

Floor	Unit Type	Area (m ²)
Lower Ground Floor	Studio (1B1P)	40.9
Lower Ground Floor	2 bedroom Flat (2B4P)	72.6
Ground Floor	1 Bedroom Flat (1B2P)	55.8
First Floor	2 bedroom Flat (2B3P)	68.4
Second Floor	2 bedroom Flat (2B3P)	68.8

Figure 5- Accommodation Schedule

- 4.3. The proposals retains an active commercial frontage onto The Broadway with a re-provision of commercial floor space measuring 84.4 m².
- 4.4. The scheme proposes a reconfiguration of the lower ground floor to provide residential accommodation and ancillary space for the commercial element. A two-storey rear extension is proposed, responding to the site's sloping topography and stepping down towards the rear garden. As shown on the submitted sections and elevations, the extension remains subservient to the main building and sits comfortably below the ridge height of neighbouring properties.



Figure 6 - Southern Elevation

- 4.5. On the existing building, a modest extension is proposed to form an additional storey replacing the pitched roof. The resultant building presents as a three-storey form to the front elevation, with the additional storey set back and designed to appear subordinate within the streetscape. The proposed front elevation demonstrates a balanced and proportionate composition that responds to adjoining buildings.
- 4.6. The rear of the site accommodates a series of stepped built forms that reflect the change in levels across the plot. The massing transitions from the main building to a lower rear element, reducing visual impact and maintaining an appropriate relationship with neighbouring properties. This arrangement is clearly illustrated within the proposed sections and rear elevation.
- 4.7. The external appearance adopts a contemporary approach. Materials include facing brickwork to complement the existing building, together with areas of contrasting cladding and metal detailing to the rear and upper levels. The palette has been selected to provide visual interest while respecting the established character of The Broadway. Final materials can be secured through planning condition.
- 4.8. Internal layouts have been designed to provide functional and well-proportioned living spaces, with adequate outlook and access to natural light. The arrangement of units across split levels responds to the site's topography, as shown on the proposed floor plans.
- 4.9. Dedicated cycle storage is provided internally at lower ground-floor level, offering secure and covered provision for residents. This location ensures ease of access while avoiding impacts on external amenity areas or the street scene.
- 4.10. Refuse and recycling storage is provided within a purpose-designed enclosure at the front of the site, positioned for convenient collection and reducing drag distances.

- 4.11. Private and communal external amenity areas are provided to the rear of the site. These spaces benefit from a degree of enclosure and screening, supporting residential amenity. Soft landscaping, including areas of planting and opportunities for biodiversity enhancement, is incorporated within the rear garden.
- 4.12. Full details of the proposals are included in the submitted drawings and Design and Access Statement produced by ECE Architecture.

5. Policy Overview

5.1. Introduction

5.1.1. Section 38(6) of the Planning Compulsory Purchase Act 2004 requires, that where the Development Plan contains relevant policies, an application for planning permission shall be determined in accordance with the Development Plan, unless material considerations otherwise. In this case the Development Plan comprises:

- Mid Sussex District Plan (March 2018)
- Haywards Heath Neighbourhood Plan (December 2016)

5.1.2. The National Planning Policy Framework (NPPF), the Planning Practice Guidance (PPG) and Supplementary Planning Guidance are material considerations, together with local guidance documents.

5.2. National Planning Policy Framework (NPPF)

5.2.1. The NPPF, most recently amended in December 2024, sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced.

5.2.2. The following extracts of the NPPF are considered most relevant in the determination of this application. The below are not explored in detail within this Statement but have been fully reviewed in preparation of this application

Chapter 2- Achieving Sustainable Development

Chapter 8- Promoting Healthy and Safe Communities

Chapter 9- Promoting Sustainable Transport

Chapter 11- Making Efficient Use of Land

Chapter 12- Achieving Well Designed Places

Chapter 14- Meeting the Challenge of Climate Change, Flooding and Coastal Change

Chapter 15- Conserving and Enhancing the Natural Environment

Chapter 16 – Conserving and Enhancing the Historic Environment

5.3. National Planning Practice Guidance (NPPG)

5.3.1. The NPPG elaborates on the guidance of the NPPF and is updated regularly. The most pertinent guidance of the NPPG on this scheme is the importance of good design in the pursuit of sustainable development and conserving and enhancing the historic environment.

5.4. Mid Sussex District Plan (March 2018)

5.4.1. The Mid Sussex District Plan 2014-2031 was adopted at Full Council on 28 March 2018. The relevant policies are as follows:

DP1 Sustainable Economic Development

DP2 Town Centre development

DP4 Housing Policy

DP6 Settlement Hierarchy

DP21 Transport

DP26 Character and design

DP27 Dwelling Space Standards

DP29 Noise, Air and Light Pollution

DP34 Listed Buildings and other Heritage Assets

DP37 Trees, Woodland and Hedgerows

DP38 Biodiversity

DP39 Sustainable Design and Construction

DP41 Flood Risk and Drainage

5.5. Haywards Heath Neighbourhood Plan (2016)

- 5.5.1. The Haywards Heath Neighbourhood Plan, December 2016, is also a relevant planning policy document, which is a material consideration for the determination of applications in the area. The following Policies are relevant to the proposal:

Policy E9 Design

Policy H8 Windfall sites

Policy E13 Amenity space

Policy B2 Retail and other Town Centre Uses

Policy B3 Modernisation/redevelopment of existing commercial sites

5.6. Mid Sussex District Plan 2021-2039 Consultation Draft

- 5.6.1. 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.
- 5.6.2. The draft District Plan 2021-2039 (Regulation 19) was submitted for Examination on 8th July 2024, with Hearings taking place in March 2026. The Inspector has provided commentary on the development management policies and the outcome of the Examination Hearings was for Mid Sussex to increase their housing requirement to approximately 1,300 dwellings per annum, an uplift of approximately 300 additional dwellings per year. Consequently Mid Sussex is reviewing potential addition sites for allocation, and will progress to the Main Modifications stage of the Local Plan process in the coming months.

- 5.6.3. As such, the plan is not considered to be at advanced stage in its preparation, with significant work required to update this following in 2026. However, the plan has been reviewed and the relevant policies include:

DPS2 Sustainable Design and Construction

DPS6 Health and Wellbeing

DPN1 Biodiversity, Geodiversity and Nature Recovery

DPN2 Biodiversity Net Gain

DPN4 Trees, Woodland and Hedgerows

DPN7 Noise Impacts

DPB1 Character and Design

DPE1 Sustainable Economic Development

DPE2 Existing Employment Sites

DPE4 Town and Village Centre Development

5.7. [Mid Sussex Design Guide Supplementary Planning Document \(SPD\)](#)

- 5.7.1. 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.

5.8. [Other relevant Policy documents:](#)

Technical housing standards – nationally described space standard (March 2015)

West Sussex County Council Guidance on Parking at New Developments (2022)

6. Planning Appraisal

6.1. Introduction

- 6.1.1. This section of the statement details how the proposed development complies with the policies set out within the Development Plan. The following matters are the principal considerations with regards to the proposal:

Principle of Development

Design and Character

Standard of Accommodation

Residential and Neighbouring Amenity

Daylight and Sunlight

Noise

Trees

Ecology and Biodiversity Net Gain

Flooding and Drainage

Access and Parking

Sustainability

Ashdown Forest

6.2. Principle of Development

- 6.2.1. The application site lies within the defined built-up area boundary of Haywards Heath, where development is supported in principle in accordance with Policy DP6 of the Mid Sussex District Plan. As a Category 2 settlement, Haywards Heath is identified as a sustainable location for growth, where infill development, redevelopment and changes of use are considered appropriate, subject to compliance with other relevant policies.
- 6.2.2. The site occupies a highly sustainable town centre location within a designated secondary shopping frontage. In this context, national and local policy strongly support the retention and enhancement of active commercial premises within town centres to ensure their continued vitality and viability. Policy DP1 supports this aim by requiring that existing employment land and premises are retained unless there is no reasonable prospect of their continued employment use, or where the loss is outweighed by the benefits or relative need for the proposed alternative use.
- 6.2.3. Policy DP2 further supports the regeneration, renewal, and environmental enhancement of town centres, permitting development, including mixed-use schemes, where it is appropriate in scale and function to its location, respects the character and amenities of the surrounding area, and accords with relevant Town Centre and Neighbourhood Plan objectives.
- 6.2.4. At the local level, Policy B2 of the Haywards Heath Neighbourhood Plan promotes a diverse range of town centre uses, including retail, leisure, community and residential uses, where these support the core retail offer, generate vitality, and enhance viability. Policy B3 further supports the modernisation and redevelopment of commercial sites to improve the commercial offer within the town.

- 6.2.5. The proposal seeks a flexible town centre use at ground floor level and retains an active commercial frontage, thereby maintaining the employment function of the site in accordance with both District Plan and Neighbourhood Plan objectives. Furthermore, following amendments to the Use Classes Order, the change from the existing sui generis restaurant/takeaway use (ref. DM/22/2561) to a flexible Class E use would not require planning permission in its own right. The proposal therefore secures a flexible and policy-compliant commercial unit.
- 6.2.6. The supporting Commercial Agent's Report demonstrates that smaller, more affordable commercial units are currently in stronger demand within the town centre, and are more readily let than larger premises. Whilst the ground floor footprint is reduced, the inclusion of lower ground floor accommodation increases the overall commercial floorspace to 92.47sqm which was originally 78.28sqm.
- 6.2.7. The proposed reconfiguration therefore enhances the viability and attractiveness of the unit, ensuring its continued commercial use and reinforcing the economic function of the site in accordance with Policy DP1.
- 6.2.8. Policy H8 of the Haywards Heath Neighbourhood Plan supports windfall residential development within built-up area boundaries, including through redevelopment and change of use, subject to appropriate design and amenity considerations.
- 6.2.9. It is important to note the current shortfall in housing land supply within the district. A recent appeal decision (ref. APP/D3830/W/25/3373346) confirmed that Mid Sussex District Council is unable to demonstrate a five-year housing land supply. Whilst no single figure was agreed, there is a shortfall in the borough which exists.
- 6.2.10. In this context, the presumption in favour of sustainable development is engaged, and substantial weight should be given to the delivery of new housing in a highly sustainable town centre location on brownfield land. Windfall developments within sustainable town centre locations such as the application site are therefore particularly important in addressing this shortfall.
- 6.2.11. The proposal represents an efficient use of a previously developed brownfield site, delivering a mixed-use scheme that aligns with both strategic and local policy objectives by retaining commercial use at ground floor level whilst providing much-needed residential accommodation in a highly accessible location.
- 6.2.12. The pre-application advice (ref. DM/25/2197) raised no objection to the principle of redevelopment and acknowledged the suitability of the site for a mixed-use scheme in this sustainable town centre location. The officer's comments were directed towards detailed matters of design, layout, and amenity rather than the acceptability of the proposed land uses.
- 6.2.13. The site is currently vacant and underutilised. The proposal would secure its active reuse, contributing positively to the vitality of the town centre and optimising the use of a sustainable and accessible site.
- 6.2.14. In light of the above, the proposal accords with the Development Plan by retaining and enhancing a viable commercial use whilst delivering new housing in a sustainable location. When considered alongside the identified housing land supply shortfall and the presumption in favour of sustainable development, the principle of development is clearly supported.

6.3. Design, Form and Appearance

- 6.3.1. Policy DP26 of the Mid Sussex District Plan requires all development to be of high-quality design that responds positively to local character, protects amenity, and optimises the potential of the site. This is reinforced by Policies E9 and H8 of the Haywards Heath

Neighbourhood Plan and the Mid Sussex Design Guide SPD, which collectively emphasise context-led design, high-quality materials, and well-considered scale, massing and layout.

- 6.3.2. The submitted proposals have been carefully developed following pre-application advice (ref. DM/25/2197), with the scheme evolving to address key concerns raised by the Council in respect of scale, massing, frontage treatment, and relationship with neighbouring properties.
- 6.3.3. In response to pre-application comments, the scheme has undergone a number of material amendments. These include:
- The removal of parking from the frontage and a greater emphasis on an active and visually appropriate street interface;
 - Refinement of the upper storey design, including set-back to reduce perceived bulk and ensure a more subordinate relationship within the street scene;
 - A more considered approach to massing and stepping of built form to the rear, responding to the site's levels and reducing visual impact;
- 6.3.4. The site is located within a mixed-use town centre environment characterised by traditional buildings with commercial uses at ground floor and residential above, alongside a variety of rear extensions. The proposals respond directly to this established pattern of development.
- 6.3.5. As shown on the submitted elevations, the front elevation has been carefully composed to respect the character of The Broadway. The additional storey is set back from the principal elevation, ensuring it appears subservient and reducing its prominence within the street scene. The design retains key architectural features and proportions, with a balanced arrangement of openings that reflects the rhythm of neighbouring properties.



Figure 7 - Front Elevation

- 6.3.6. The material palette adopts a contextual approach, utilising facing brickwork to complement the host building, with contemporary detailing introduced in a restrained manner. This accords with the Design Guide principles, providing a modern interpretation of local character rather than pastiche replication.

- 6.3.7. The proposed development has been designed to sit comfortably within its context in terms of scale and massing. The roofline has been carefully considered in relation to adjoining buildings, ensuring that the overall composition integrates appropriately within the street scene.
- 6.3.8. To the rear, the scheme introduces a stepped form of development that responds directly to the site's topography. As illustrated within the submitted sections, the building steps down with the natural fall of the land, reducing its apparent height and ensuring it remains subservient when viewed from neighbouring properties.
- 6.3.9. The rear extension is set away from boundaries and avoids a continuous built form, maintaining visual gaps and reducing any sense of overdevelopment. The upper levels are recessed, further minimising bulk and allowing the development to integrate more comfortably within its immediate context.
- 6.3.10. Particular care has been taken in the design of elevations to manage overlooking and maintain privacy. Openings are positioned to serve habitable rooms whilst avoiding direct views into neighbouring properties, and the overall arrangement reflects a considered response to the constraints of the site.



Figure 8 - Rear Elevation

- 6.3.11. The scheme replaces elements of limited architectural merit, including poorly proportioned dormers, with a more coherent and well-resolved design. This results in a clear enhancement to the appearance of the building and its contribution to the street scene.
- 6.3.12. The overall layout has been designed to be legible and functional, with clear separation between commercial and residential uses. Circulation routes are well defined, and the arrangement of accommodation responds effectively to the constraints and opportunities of the site.
- 6.3.13. The proposals make efficient use of a constrained brownfield site, optimising development potential whilst respecting the character of the area. The scale, form and appearance of the scheme have been carefully balanced to ensure that it integrates successfully within its surroundings.

- 6.3.14. In summary, the proposals represent a high-quality, contextually responsive form of development that has evolved positively through the pre-application process. The scheme accords with Policy DP26 of the Mid Sussex District Plan, the Haywards Heath Neighbourhood Plan, and the Mid Sussex Design Guide SPD, and will result in a clear enhancement to the character and appearance of the site and surrounding area.

6.4. Standard of Accommodation

- 6.4.1. The Government's Technical Housing Standards – Nationally Described Space Standards (NDSS), published in March 2015, sets out minimum internal space requirements for all new dwellings, including floor areas, bedroom widths, and built-in storage provision, to ensure a satisfactory standard of accommodation. Policy DP27 of the Mid Sussex District Plan supports these requirements.
- 6.4.2. The table below demonstrates that all proposed dwellings meet or exceed the NDSS minimum gross internal floor area for their size and occupancy:

Flat No.	Bedrooms	Persons	Storeys	NDSS Minimum (m ²)	Proposed (m ²)
1	2	4	1	70	72.6
2	1	1	1	37	40.9
3	1	2	1	50	55.8
4	2	3	1	61	66.7
5	2	3	1	61	68.2

Table 1 - Quantum of Development against Standards

- 6.4.3. All units comfortably exceed the relevant NDSS minimum standards. The proposal is therefore considered to comply fully with Policy DP27 of the Mid Sussex District Plan and national space standard requirements, ensuring a high standard of living accommodation for future occupants.

6.5. Residential Amenity

- 6.5.1. The proposed development has been designed to ensure compliance with Policy DP26 of the Mid Sussex District Plan, which requires that new development does not result in significant harm to the amenities of existing or future occupants. This includes consideration of privacy, outlook, daylight, sunlight, noise and general living conditions. These principles are reinforced by the Mid Sussex Design Guide, which emphasises the importance of safeguarding residential amenity through well-considered design.
- 6.5.2. Policy H8 of the Haywards Heath Neighbourhood Plan similarly supports development within the built-up area where it can be demonstrated that the privacy, outlook and living conditions of neighbouring occupiers are protected, and that appropriate standards of amenity are achieved for future residents.
- 6.5.3. The scheme has evolved following pre-application advice (ref. DM/25/2197), where the Council raised concerns in relation to overlooking, the scale of the rear extension, and the quality of residential accommodation, particularly at lower ground floor level. These matters have been carefully addressed through amendments to the layout, massing and fenestration strategy.
- 6.5.4. The rear extension has been designed with a stepped form, as shown on the submitted sections, which follows the natural fall of the site and reduces its overall bulk when viewed from neighbouring properties. The extension is set away from boundaries, maintaining separation distances and avoiding a continuous or overbearing built form.

- 6.5.5. The arrangement of windows has been carefully considered to minimise overlooking. Openings on sensitive elevations are limited and primarily serve secondary or circulation spaces. Where appropriate, high-level or obscure-glazed windows are proposed, ensuring that there are no direct views into neighbouring habitable rooms or private amenity areas.
- 6.5.6. To the north, the proposed extension includes a limited number of windows serving non-primary spaces. These face towards No. 59 The Broadway, where the relationship is already influenced by existing built form and boundary treatment. Given the nature of the adjoining uses and the established context, no material harm is considered to arise.
- 6.5.7. To the south, the proposal maintains an appropriate separation distance (approximately 8 metres) from No. 53 The Broadway. This relationship, combined with the use of high-level and carefully positioned windows, ensures that privacy is preserved. The existing context, including the presence of rear extensions and intervening planting, further limits any potential for adverse impact.
- 6.5.8. The overall height and massing of the extension have been carefully controlled. The development steps down towards the rear and remains visually subservient within the site, ensuring that it does not appear dominant or overbearing when viewed from neighbouring properties.
- 6.5.9. At the front of the site, the additional storey has been set back from the principal elevation, reducing its visual prominence and maintaining an appropriate relationship with neighbouring buildings. The pattern of development along The Broadway, which includes upper floor windows, ensures that the resulting relationship is typical of a town centre context and does not give rise to unacceptable impacts.
- 6.5.10. In respect of residential amenity for future occupiers, the internal layouts have been designed to provide functional and well-proportioned living spaces with appropriate outlook. Concerns raised at pre-application stage regarding daylight provision to lower ground floor accommodation have been addressed through the introduction of lightwells and supported by a detailed Daylight and Sunlight Assessment submitted with the application.
- 6.5.11. A Noise Assessment has also been prepared in response to pre-application advice, addressing the site's proximity to the railway line and ensuring that appropriate mitigation measures are incorporated to secure acceptable living conditions for future occupants.
- 6.5.12. Concern has also been raised regarding the reduction in existing rear garden space and whether the remaining amenity provision would be of sufficient size and quality to support the wellbeing of future occupiers. In this regard, it is important to recognise the site's context within a flatted development typology along The Broadway, where limited or no traditional private garden space is characteristic. Comparable developments within the immediate vicinity (refer to planning history section of this report) operate successfully with similar levels of on-site amenity provision, reflecting the urban form and density of this town centre location.
- 6.5.13. The existing rear garden area is of limited functional value, being constrained by significant level changes that create fragmented and difficult-to-use spaces. As such, its current contribution to residential amenity is restricted. The proposed development instead seeks to provide more purposeful and usable amenity space, including private patios and balconies for individual units, ensuring direct and functional access to outdoor space for all residents.
- 6.5.14. In addition, the site benefits from excellent access to a range of high-quality public open spaces within easy walking distance, consistent with its highly sustainable town centre location. These spaces provide valuable opportunities for recreation, exercise and wellbeing, supplementing the on-site provision and reducing reliance on private garden space.

- 6.5.15. It is therefore considered that the level and type of amenity space proposed is appropriate to the context of the development. The combination of private outdoor areas and access to nearby public open space provides a balanced and policy-compliant approach to residential amenity.
- 6.5.16. The proposal is therefore consistent with Policy DP26 of the Mid Sussex District Plan, Policy H8 of the Haywards Heath Neighbourhood Plan, and the guidance set out within the Mid Sussex Design Guide SPD.
- 6.5.17. Daylight and sunlight matters are addressed separately in the following section of this Statement.

6.6. Daylight and Sunlight

- 6.6.1. Policy DP26 of the Mid Sussex District Plan requires that development provides a good standard of amenity for future occupants, including adequate levels of daylight and sunlight. This is reinforced by Policy H8 of the Haywards Heath Neighbourhood Plan, which requires that development safeguards daylight, sunlight and outlook.
- 6.6.2. The application is supported by a detailed Daylight and Sunlight Assessment prepared by Anstey Horne (Ref: ROL01830, Revision 01, dated 30th March 2026). The assessment has been undertaken in accordance with the latest BRE Guidelines (Site Layout Planning for Daylight and Sunlight, 2022), using climate-based daylight modelling and target illuminance methodology.
- 6.6.3. At pre-application stage (ref. DM/25/2197), the Council raised specific concerns regarding the adequacy of daylight provision to the lower ground floor accommodation, particularly the proposed studio unit, and requested supporting daylight and sunlight analysis including seasonal variations.
- 6.6.4. In response, the scheme has been refined and a full technical assessment undertaken using 3D modelling to robustly test daylight and sunlight levels across all habitable rooms within the proposed development.
- 6.6.5. The assessment confirms that all 12 habitable rooms tested (100%) meet or exceed the BRE recommended target illuminance levels for daylight. The majority of rooms perform particularly well, with 10 out of 12 rooms achieving their target illuminance across more than 90% of their floor area, demonstrating a high quality of internal daylight provision.
- 6.6.6. Importantly, the lower ground floor accommodation, including the studio unit, has been specifically tested in response to pre-application concerns. Whilst this unit is located at basement level, the results confirm that it meets BRE daylight guidelines, reflecting the effectiveness of the proposed lightwell design and internal layout.
- 6.6.7. In terms of sunlight, the assessment demonstrates that 9 out of 12 habitable rooms (75%) achieve the BRE recommended sunlight exposure criteria, including the provision of at least 1.5 hours of direct sunlight on 21st March.
- 6.6.8. The limited number of rooms that do not fully meet sunlight criteria are primarily north-facing bedrooms or lower ground floor accommodation, where reduced sunlight availability is typical and anticipated. The BRE Guidelines recognise that sunlight is less critical for bedrooms and that constraints within urban environments may limit full compliance in all cases.
- 6.6.9. The BRE Guidelines are advisory in nature and should be applied flexibly, particularly within dense town centre locations such as Haywards Heath. National policy (NPPF, paragraph 130) also supports a flexible approach to daylight and sunlight where this would otherwise constrain the efficient use of land, provided that acceptable living standards are achieved.

- 6.6.10. In this case, the results demonstrate that all proposed residential units will benefit from good levels of daylight and acceptable sunlight provision, consistent with the expectations for a sustainable town centre site.
- 6.6.11. The proposal therefore complies with Policy DP26 of the Mid Sussex District Plan, Policy H8 of the Haywards Heath Neighbourhood Plan, and relevant national guidance, ensuring that future occupants will benefit from good quality living conditions.

6.7. Noise

- 6.7.1. Policy DP29 of the Mid Sussex District Plan requires that development does not result in significant adverse impacts arising from noise and ensures an appropriate standard of amenity for future occupants. This is consistent with the National Planning Policy Framework (NPPF), which seeks to prevent new development from being adversely affected by unacceptable levels of noise and to mitigate impacts on health and quality of life.
- 6.7.2. The application is supported by a detailed Noise Impact Assessment prepared by Acoustic South East (Ref: J4113, dated 21 April 2026). The assessment has been undertaken in accordance with relevant national guidance, including BS8233:2014 (Guidance on Sound Insulation and Noise Reduction for Buildings), ProPG (Professional Practice Guidance on Planning & Noise, 2017), and the Sussex Planning Noise Advice Document (2024).
- 6.7.3. The assessment identifies that the dominant noise sources affecting the site are road traffic along The Broadway to the front and intermittent railway noise to the rear. Baseline sound monitoring was undertaken over a five-day period using calibrated Class 1 sound level meters positioned at both the front and rear façades.
- 6.7.4. The results indicate that the front façade experiences higher noise levels, with average daytime levels of approximately 61.6dB LAeq,16hr and night-time levels of 57.1dB LAeq,8hr, primarily associated with road traffic. The rear façade, which accommodates the majority of bedrooms and external amenity areas, benefits from a lower noise environment, with average levels of approximately 54dB LAeq during the day and 48dB LAeq at night.
- 6.7.5. The site has been assessed as having a **low to medium noise risk** in accordance with ProPG guidance. Importantly, the scheme incorporates good acoustic design principles, including the orientation of habitable rooms, with more noise-sensitive spaces such as bedrooms positioned towards the quieter rear façade.
- 6.7.6. Detailed acoustic modelling confirms that, with appropriate mitigation, all residential units can achieve internal noise levels in accordance with BS8233:2014. This includes:
- Daytime internal levels of 35dB LAeq for living spaces;
 - Night-time internal levels of 30dB LAeq for bedrooms;
 - Compliance with ProPG criteria for maximum noise events (LAmax).
- 6.7.7. External amenity areas located to the rear of the site have also been assessed and are predicted to achieve noise levels below 55dB LAeq,16hr, consistent with accepted guidance for outdoor residential amenity.
- 6.7.8. The report sets out a range of mitigation measures to ensure compliance, including:
- Enhanced glazing specifications tailored to façade exposure;
 - Acoustic ventilation solutions (including passive or mechanical systems) to allow adequate ventilation without reliance on open windows in higher noise locations;

- Enhanced sound insulation between commercial and residential uses, including upgraded floor/ceiling and wall constructions exceeding Building Regulations standards.

6.7.9. The assessment confirms that, subject to the implementation of these measures, the development will provide a suitable internal and external noise environment for future occupants.

6.7.10. The proposal therefore complies with Policy DP29 of the Mid Sussex District Plan, relevant national guidance, and the objectives of the NPPF in ensuring that new development is not adversely affected by noise and provides a high standard of residential amenity.

6.8. Trees

6.8.1. Policy DP37 of the Mid Sussex District Plan requires that development proposals protect existing trees and hedgerows of value and ensure that any loss is appropriately justified and mitigated. This is supported by national guidance within the NPPF, which seeks to recognise the contribution that trees make to the character and quality of the environment.

6.8.2. The application is supported by an Arboricultural Impact Assessment, Method Statement and Tree Protection Plan prepared by PJC Consultancy.

6.8.3. The survey identifies a total of five individual trees and two hedgerows within and adjacent to the site. Of these, all individual trees are categorised as Category B (trees of moderate quality and value), and the hedgerows are categorised as Category C (low quality).

6.8.4. In order to facilitate the proposed development, the removal of one Category B tree (T6 – sycamore) and two Category C hedgerows (H4 and H5) is required. These are located to the rear of the site and are of limited visibility from the public realm. The Arboricultural Report confirms that the Category B tree proposed for removal has only modest visual amenity value and its loss will have a negligible impact on the wider street scene.

6.8.5. The proposal retains the most visually prominent tree on the site (T7 – Norway maple), which is located at the frontage and provides the greatest contribution to public amenity. Its retention ensures that the verdant character of the street scene is preserved.

6.8.6. The development has been designed with careful consideration of retained trees, particularly those located on adjoining land along the railway embankment (T1 and T2). Whilst there are limited incursions into the root protection areas of these trees, these are minor in scale and fall within acceptable tolerances set out in BS5837:2012.

6.8.7. To mitigate any potential impacts, the Arboricultural Impact Assessment sets out a range of appropriate construction methodologies, including:

- The use of engineered foundation solutions (such as piling) to minimise excavation within root protection areas;
- The implementation of 'no-dig' construction techniques for hard surfaces;
- The installation of protective fencing and ground protection measures throughout the construction period.

6.8.8. A detailed Arboricultural Method Statement is provided, which establishes a clear framework for tree protection during all phases of development. This includes pre-commencement works, installation of protective barriers, supervision by a project arboriculturist, and ongoing monitoring to ensure compliance.

- 6.8.9. Subject to the implementation of these measures, the Arboricultural Report concludes that the impact of the development on retained trees will be minor and acceptable. Furthermore, no significant post-development pressures (such as shading or dominance) are anticipated that would result in future pressure for tree removal or pruning.
- 6.8.10. Overall, the proposal demonstrates a balanced and policy-compliant approach, retaining the most important trees, mitigating impacts on those to be retained, and ensuring that arboricultural considerations have been fully integrated into the design and construction process.
- 6.8.11. The development is therefore considered to comply with Policy DP37 of the Mid Sussex District Plan and the relevant guidance within the NPPF.

6.9. Ecology and Biodiversity Net Gain

- 6.9.1. Policy DP38 of the Mid Sussex District Plan requires development to protect and enhance biodiversity, avoid harm to ecological features, and deliver net gains where possible. This is supported by the National Planning Policy Framework (NPPF), which seeks to conserve and enhance the natural environment and secure measurable biodiversity net gains.
- 6.9.2. The application is supported by a Preliminary Ecological Appraisal (PEA) prepared by PJC Consultancy Ltd (December 2025), alongside a Biodiversity Net Gain (BNG) Feasibility Assessment (April 2026). These documents identify the ecological baseline of the Site, assess potential constraints, and set out appropriate mitigation and enhancement measures.
- 6.9.3. The Site comprises a small, previously developed urban plot dominated by built form and hardstanding, with limited areas of bare ground, ornamental hedgerows and a single mature tree. The surrounding context is urban in character, although a vegetated railway embankment lies to the west, providing some local ecological connectivity.
- 6.9.4. The desk study confirms that there are no statutory designated sites within the Site or within the defined zone of influence. Whilst areas of ancient woodland and priority habitat are present in the wider area, these are located at sufficient distance (circa 240m to 760m away) such that no adverse effects are anticipated as a result of the proposed development.
- 6.9.5. The Site is of generally low ecological value, reflecting its urban nature and limited habitat diversity. No protected or notable habitats were identified on-site, and no invasive plant species were recorded.
- 6.9.6. The Site provides some limited opportunities for nesting birds within vegetation and the existing building. As such, standard mitigation measures are required, including timing of vegetation clearance outside the nesting season or undertaking pre-commencement checks by a suitably qualified ecologist.
- 6.9.7. Other protected species, including dormice, great crested newts, reptiles, badgers and hedgehogs, are considered highly unlikely to be present due to the limited habitat availability and the Site's urban context. These species are therefore not considered to present a constraint to development.
- 6.9.8. Ecological enhancement measures are incorporated within the proposals in accordance with national and local policy. These include the provision of bat roosting features (such as bat bricks or boxes), bird nesting boxes (including for priority species such as swifts and house sparrows), and soft landscaping to provide additional habitat opportunities.
- 6.9.9. The submitted BNG Feasibility Assessment confirms that, due to the constrained nature of the Site, it is not possible to achieve the required 10% biodiversity net gain through on-site measures alone. The development is therefore proposed to deliver biodiversity net gain via

off-site habitat provision, secured through the purchase of biodiversity units (credits) from an approved habitat bank in accordance with the requirements of the Environment Act 2021.

- 6.9.10. Subject to the implementation of the recommended mitigation, enhancement measures, and off-site biodiversity net gain provision, the proposed development will not result in significant adverse ecological effects and will comply with Policy DP38 of the Mid Sussex District Plan and the objectives of the NPPF.

6.10. Flooding and Drainage

- 6.10.1. Policy DP41 of the Mid Sussex District Plan requires that development appropriately manages flood risk and incorporates sustainable drainage solutions to ensure that surface water runoff is controlled and does not increase flood risk elsewhere. These principles are aligned with the objectives of the NPPF in relation to climate change and flood risk.
- 6.10.2. The application is supported by a detailed Drainage Strategy prepared by QED Structures Ltd (Revision P02, April 2026). The report confirms that the proposed development can be adequately drained and that the scheme will not increase flood risk either on-site or elsewhere.
- 6.10.3. The site is located within Flood Zone 1, defined as land having a low probability of fluvial flooding (less than a 1 in 1,000 annual probability). Environment Agency mapping confirms that fluvial flood risk is not a constraint to development. Surface water mapping identifies a medium risk of flooding in the existing scenario; however, this is reduced to low risk post-development through the proposed drainage measures.
- 6.10.4. Foul water from the proposed development will discharge to the existing foul sewer network via an established connection. The system has been designed to accommodate the expected occupancy of 18 persons (2 one-bedroom and 3 two-bedroom units), generating an estimated daily flow of approximately 2,700 litres in accordance with British Water guidance, which is within acceptable parameters.
- 6.10.5. In accordance with the drainage hierarchy, the surface water strategy prioritises sustainable methods of disposal. Rainwater reuse measures are incorporated where practicable, including water butts and internal reuse where feasible. However, infiltration has been discounted due to site constraints, including insufficient distance from buildings and the presence of made ground, which is unsuitable for infiltration.
- 6.10.6. Surface water will therefore be discharged to the existing surface water network. Currently, **surface water discharges to the foul network**. The proposal will result in existing connections to the foul system being removed to ensure appropriate separation. This is considered to be a benefit of this proposal since it is reducing pressure on the foul system. Discharge will be restricted to a controlled rate of approximately 1–2 litres per second, which is close to greenfield runoff rates.
- 6.10.7. Due to site levels and the unknown depth of the receiving surface water sewer, surface water will be conveyed via a pumped system as a worst-case scenario. The strategy allows for a gravity connection to be utilised at detailed design stage should levels permit.
- 6.10.8. The drainage system incorporates attenuation measures, including cellular storage sized to accommodate runoff from an impermeable area of approximately 360m² (including green roof provision). The system is designed for storm events up to and including the 1 in 100-year return period, with an additional 40% allowance for climate change, in accordance with current guidance.
- 6.10.9. Hydraulic calculations demonstrate that the system performs effectively under all tested storm scenarios, with no on-site flooding predicted. Peak flows are controlled and discharged at a regulated rate, and the attenuation system provides sufficient storage (circa 11m³) with an appropriate rate of discharge.

- 6.10.10. Additional measures are incorporated to ensure resilience, including raising finished floor levels above surrounding ground levels and directing exceedance flows safely away from buildings. Water quality is addressed through the inclusion of silt traps and appropriate treatment measures in accordance with CIRIA guidance.
- 6.10.11. The drainage system will be privately maintained by the freehold owner or appointed management body in accordance with the submitted maintenance schedule.
- 6.10.12. Overall, the proposed development incorporates a robust and sustainable drainage strategy that responds to the constraints of the site, manages surface water effectively, and ensures that flood risk is not increased. The scheme is therefore compliant with Policy DP41 of the Mid Sussex District Plan and relevant national guidance.

6.11. Access and Parking

- 6.11.1. The site occupies a highly sustainable town centre location within Haywards Heath, benefiting from excellent accessibility by a range of transport modes. Haywards Heath Railway Station is located within walking distance, providing direct services to London and regional destinations, whilst frequent bus services operate along The Broadway. This strong public transport connectivity significantly reduces reliance on the private car.
- 6.11.2. The site is also well served by a wide range of day-to-day amenities, including shops, services, cafés, healthcare facilities and schools, all within easy walking distance. This level of accessibility makes the site particularly well suited to low-car or car-free development in accordance with sustainable transport objectives.
- 6.11.3. In recognition of this highly sustainable context, no on-site car parking is proposed. This approach reflects the established pattern of development along The Broadway, where many properties, including upper floor residential units, operate successfully without dedicated parking provision.
- 6.11.4. The pre-application advice (ref. DM/25/2197) clearly confirmed that the introduction of parking at the site frontage would be unacceptable. The officer advised that off-street parking in this location “would be harmful to the appearance of the site and is unnecessary in this sustainable location”, and would represent “a backwards step in terms of the street scene.” The proposal has therefore responded directly to this advice by removing parking provision entirely.
- 6.11.5. The scheme instead prioritises sustainable modes of transport in accordance with Policy DP21 of the Mid Sussex District Plan. Secure and covered cycle storage is provided within the building at lower ground floor level, ensuring convenient and safe provision for residents. This includes dedicated cycle spaces for all units, encouraging active travel and reducing dependence on private vehicles.
- 6.11.6. In respect of refuse and recycling, the pre-application advice initially raised concerns regarding the location and arrangement of bin storage. In response, the scheme has undergone further design development to arrive at a robust and practical solution that responds to both the physical constraints of the site and operational requirements.
- 6.11.7. The constrained nature of the plot, including its narrow configuration, level changes across the site, and restricted side access, significantly limits opportunities for rear servicing. Locating bin storage to the rear would result in excessive drag distances and require movement through a narrow side passage, giving rise to practical, servicing and amenity concerns. Furthermore, the need to retain meaningful and usable rear amenity space for residents further restricts alternative siting options.
- 6.11.8. As such, the provision of a purpose-designed, enclosed bin store at the frontage represents the most feasible and effective solution. The proposed **Citybox**-style enclosure has been selected as it provides a high-quality, clad and landscaped structure that integrates bin

storage into the streetscape, minimising the visual presence of refuse. This approach avoids the appearance of exposed bins and instead delivers a well-designed visually contained feature.

- 6.11.9. The proposed bin store has been sized to accommodate the needs of the development, including five residential units and the commercial uses, with additional capacity built in to meet current and future waste and recycling requirements.
- 6.11.10. It is also noted that bin storage positioned at the frontage along The Broadway is an established and accepted approach within the immediate context, including neighbouring premises such as the former Cote Brasserie and the Hearing Clinic. The proposal therefore reflects the prevailing character of the street.

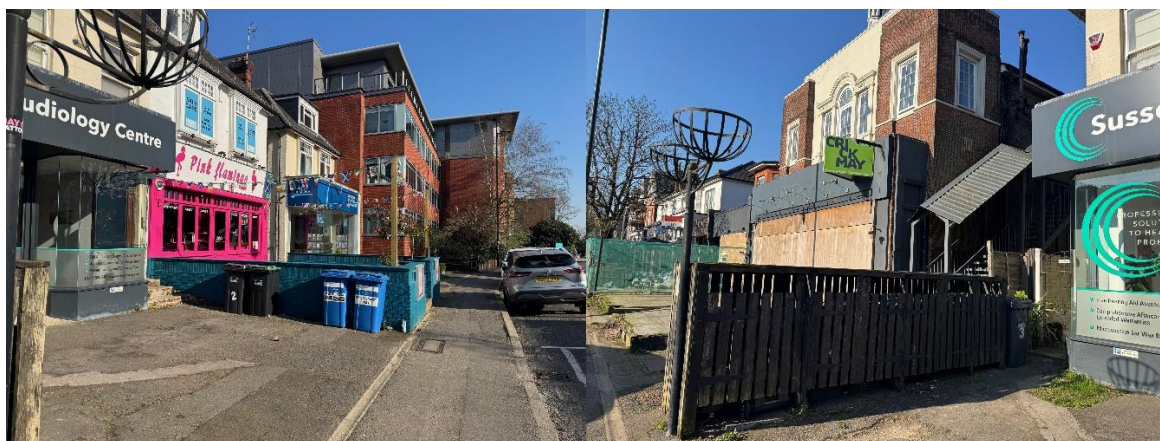


Figure 9 - Bin Stores on The Broadway

- 6.11.11. The detailed design of the enclosure has been carefully considered to ensure it sits comfortably within the street scene. As demonstrated on the submitted elevations, the structure is appropriately scaled and finished, contributing positively to the overall appearance of the development.
- 6.11.12. Overall, the scheme delivers a sustainable and policy-compliant access strategy that responds directly to pre-application advice. By avoiding unnecessary car parking, promoting active travel, and providing a practical and well-designed waste solution, the proposal accords with Policy DP21 and supports the creation of a vibrant, accessible and pedestrian-friendly town centre.

6.12. Sustainability

- 6.12.1. Policy DP39 of the District Plan relates to Sustainable Design and Construction and requires development proposals to improve the sustainability of development and should where appropriate and feasible according to the type and size of development and location, incorporate measures including minimising energy use through the design and layout of the scheme; maximise efficient use of resources, including minimising waste and maximising recycling/re-use of materials through both construction and occupation; and also to limit water use to 110 litres/person/day.
- 6.12.2. In line with Policy DP39 of the District Plan, the proposal incorporates measures to significantly improve the sustainability performance of the development. The scheme has been designed to:
 - Minimise energy use through optimised building fabric, high levels of insulation, airtightness, efficient layouts, and the integration of on-site renewable energy generation.

- Maximise resource efficiency by prioritising low-embodied carbon materials, incorporating recycled/reclaimed elements, and reducing construction waste through off-site methods.
- Encourage recycling and re-use during both construction and occupation, including reusing demolition materials where feasible.
- Limit water consumption to a maximum of 110 litres/person/day via water-efficient fittings, rainwater harvesting for irrigation and WC flushing, and water recycling systems.

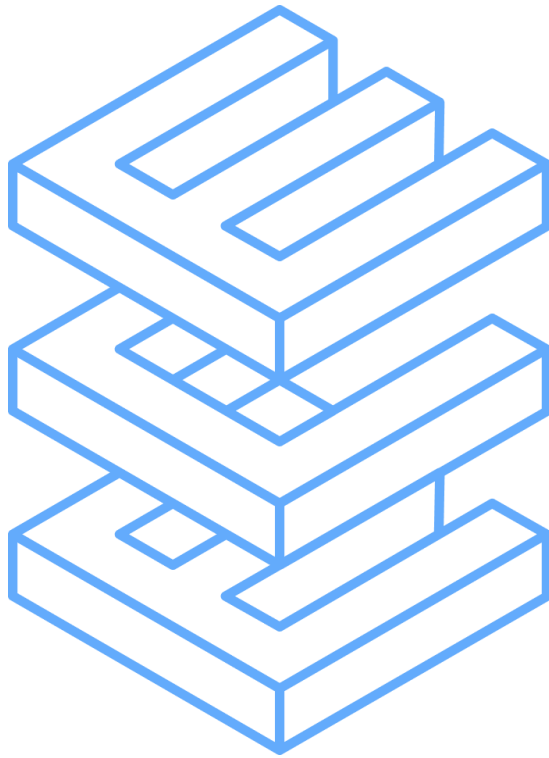
6.12.3. The proposal is therefore considered to comply fully with Policy DP39 of the Mid Sussex District Plan subject to detailed design considerations.

6.13. Ashdown Forest

- 6.13.1. 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).
- 6.13.2. The potential effects of development on Ashdown Forest were assessed during the Habitats Regulations Assessment process for the Mid Sussex District Plan. This process identified likely significant effects on the Ashdown Forest SPA from recreational disturbance and on the Ashdown Forest SAC from atmospheric pollution.
- 6.13.3. It is considered 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.

7. Conclusion

- 7.1. The proposed scheme at 57 The Broadway comprises a well-considered mixed-use redevelopment of a vacant and underutilised site within a highly sustainable town centre location. The development will deliver a flexible Class E commercial unit at ground floor level, maintaining an active frontage and supporting the vitality and viability of the town centre, alongside the provision of five new residential units that will contribute positively to local housing supply.
- 7.2. The proposals have been informed by pre-application discussions and have evolved to address the Council's comments, resulting in a scheme that responds appropriately to the site's constraints and opportunities. The design, scale and massing have been carefully refined to ensure that the development integrates successfully within the surrounding built form, preserves the character of The Broadway, and enhances the appearance of the site.
- 7.3. The development provides a high standard of accommodation, with all units meeting or exceeding nationally described space standards and benefiting from appropriate levels of daylight, outlook and amenity. The relationship with neighbouring properties has been carefully considered, with no unacceptable impacts identified in respect of privacy, outlook, daylight or sunlight.
- 7.4. Technical matters including drainage, noise, trees and ecology have been robustly addressed through supporting reports, demonstrating that the scheme is both deliverable and policy compliant.
- 7.5. It is considered that the application complies with the Development Plan when read as a whole. This is not the end point, as planning law requires that determinations be made in accordance with the Development Plan unless material considerations indicate otherwise. In this case, the Council is currently unable to demonstrate a five-year supply of deliverable housing sites. As such, relevant policies for the supply of housing are considered out-of-date, and reduced weight should be afforded to them.
- 7.6. In these circumstances, paragraph 11 of the National Planning Policy Framework sets out a presumption in favour of sustainable development. This means that planning permission should be granted unless any adverse impacts would significantly and demonstrably outweigh the benefits of the proposal, when assessed against the Framework as a whole, or where specific policies provide a clear reason for refusal.
- 7.7. The application site represents previously developed (brownfield) land within a sustainable settlement, and the proposal makes efficient use of this site in accordance with paragraph 125(c) of the NPPF. Substantial weight should therefore be given to the benefits of redeveloping this brownfield site. The scheme will deliver new housing, contributing positively, albeit modestly, to the district's housing supply, alongside associated economic benefits including construction activity and increased local expenditure.
- 7.8. No substantial harm has been identified arising from the proposals. The development has been carefully designed to mitigate potential impacts and to ensure compliance with relevant planning policies relating to design, amenity, sustainability and environmental considerations.
- 7.9. In weighing up the planning balance, it is not considered that there are any adverse impacts that would significantly and demonstrably outweigh the clear benefits of the scheme. There are no other material considerations that would alter this conclusion.
- 7.10. Overall, the planning balance falls in favour of the proposed development, and it is therefore respectfully requested that planning permission be granted.



Appendix A – Pre Application Advice - DM/25/2197 - Belkazza, 57 The Broadway, Haywards Heath

Dear Saskia

I refer to the above preapplication enquiry. I apologise for my delay in responding to you in writing following my site visit on 18th September 2025.

The submitted pre-application document provides useful background information and an outline of the intended development proposal, which seeks some significant alterations and additions to the building, and its immediate setting.

The site

The building is currently vacant, but it was formerly occupied as a restaurant/takeaway with residential accommodation above. It will be helpful to understand why the business closed and sold?

Works have been completed to strip out the building internally at ground, first and second floor (roof) levels. Works are in progress to remove and to lower the basement floor level. At the front of the building the former commercial frontage included planters to form an enclosed space, separated from the public pavement, for use by customers. This has been altered, the planters removed and the area is now in use for off road parking and is fenced off with temporary security fencing to create a development site compound

The original building is an attractive late 19th or early 20th Century building, which sits lower, and is attached to both Nos 55 (Fine Baps, single storey unit) and Nos 59-61 The Broadway (the former Cotes Restaurant and flats). Facing onto The Broadway that building is higher than No 57, accommodating two storeys at the front. The internal floor layouts and rooms that are served by windows in the large extension at the rear of that building are unclear. The public facing part of that building has an attractive symmetrical frontage, with a spire, which gives it a significant presence within the street scene. It may have possibly replaced an earlier building on the site as the building at No 57 has the appearance of one half of a matching pair of semi detached houses?

The Broadway is designated in the Haywards Heath Neighbourhood Plan as a secondary shopping area within the Primary Town Centre, adjacent to the commercial area which extends to the north, to include Haywards Heath Railway Station and the immediate area.

The Proposal

The site frontage

There are road markings to the front of the site for a bus stop and a wide section of the pavement is lowered to create a dropped kerb. The proposed Ground Floor Plans and Illustrative Sketch View of the front of the altered building appear to show the frontage area to be used as off road parking space and for the provision of a large bin storage structure, accessed off the public pavement.

It is considered that the provision of bins at the front of the development are unacceptable. There is sufficient space within the site to accommodate bins/bin enclosures, with access for them to be emptied, at the rear of Nos 55 and 57. Advice on the requirements for bin provision for the development can be provided by the Council's Waste Management Team, see [Waste and Recycling FAQs - Mid Sussex District Council](#). They can be contact by Tel: 01444-477440 or Email: wastematters@midsussex.gov.uk

The development proposal could be enhanced by relandscaping the frontage, to provide an attractive private area of hard and soft landscaping to include new planting, and a small tree, as discussed on my site visit, to enhance the approach to the building and to positively enhance the street scene. The introduction of off road parking is not acceptable, would be harmful to the appearance of the site and is unnecessary in this sustainable location. To accommodate parked

cars and vehicles on the site frontage would represent a backwards step in terms of the appearance of the street scene, and would be harmful to the character of The Broadway.

Rear garden space

The building currently benefits from a substantial garden space. This rear space is overlooked by first floor windows in flats located at No 53 and from windows situated on different upper floors at No 59-61. Windows in the rear of that building are set at an angle, thereby facing directly over the garden area. The rooms that these windows serve should be clarified in the submissions for the subsequent planning application.

The proposed extension will remove a considerable amount of the amenity space that the garden area provides. If the proposed development were to be approved I question whether the remaining communal garden space that is illustrated will be of sufficient size and quality to provide space of a worthy value and sufficient size to benefit the wellbeing of the occupiers of the proposed new units. I suggest that the application is supported with calculations of the existing garden space and the area of the proposed amenity space for the new residents. The dwelling space standards provide a guide to the potential maximum numbers of residents for the proposed number of units, with reference to the new bedroom numbers on the site.

The submission of a planning application will need to be accompanied by a Tree Survey, an Arboricultural Impact Assessment and a Method Statement with a Tree Protection Plan to identify the positions of the RPAs of large trees growing at the rear of the site, which are sited above the railway cutting.

The proposed felling of the single tree, which currently extends over the boundary with No 53, will need to be clearly justified. The tree is not only visible between the buildings from The Broadway, contributing to the verdant character of the area, but also contributes to the outlook from windows situated in the flats at No 53. A smaller replacement tree more suited to the remaining space could be considered.

Proposed changes to the building

The submitted plans clearly show the proposed changes to the building, to include:

Basement/Lower Ground Floor Level -Enlargement of usable basement space to accommodate 1 bed studio flat, provision of storage space, the formation of external spaces served by new doors created in the external wall.

The digging out works that are currently in progress on site will facilitate the provision of new floor space at basement level. The submitted plans do not include sections through the building to illustrate the original and the proposed floor to ceiling heights on each floor level, to include the basement area, but these should be provided with a subsequent planning application.

The proposed Lower Ground Floor Plans show the provision of a 1 bed flat (Unit 2) within the basement space. Two lightwells are proposed to serve this unit. A section through the lightwells/amenity space should be provided with a subsequent application to illustrate their depth and the heights/scale of the surrounding retaining walls/enclosures. There is no other light or ventilation source for this proposed residential unit. The statement claims that the lightwells will provide: 'ample daylight and sunlight to the open plan layout'. I remain to be convinced on this point, given the orientation of the building and the height and close proximity of the neighbouring buildings at Nos 53 and 55. Please provide a supporting shadow analysis for the external space and internal sunlight and daylight analysis that takes account of seasonal variations from summer to winter, with 9am 12 noon, 2pm and 5pm timings for the proposed studio unit and for Unit 1 which is set at the lower level in the rear garden.

The Lower Ground Floor Plan also shows a separate storage room of 18 square metres will be provided at the front of the basement. This appears to be accessed from a set of stairs (off the rearranged staircase) from the Ground floor level in the building, which appears to be for shared use by the residents of all the new units? It is unclear which unit would be allocated the use of this storage space. If it is for the use of the Ground floor commercial unit there is no clear route from the ground floor to allow access to it. There is no direct route to it from the studio flat either.

The extension at the rear

The proposed plans show the provision of a 2 bed, 4 person unit on the Lower Ground Floor and a 1 bed, 2 person apartment on the Ground floor. The extension is inset from the site boundaries, but would extend close to the trees located at the rear of the site, and could affect hedgerows currently growing along the site boundaries with Nos 59-91 and the flats at No 53 to the south.

The proposed external materials and flat roofed areas on this extension are contemporary in design. The placement of windows and openings and potential overlooking would need to be considered at the application stage. Overlooking onto the neighbouring rear garden space from upper windows and the rear balcony at proposed Unit 3 will be a consideration. A side privacy screen could alleviate this issue.

The position of the site above the mainline railway will generate rail noise, which could create disturbance for new residents. This should be accounted for in the design of the proposed residential units, and due to the close proximity of the proposed rear extension. Fenestration and doors will affect the noise proofing. The application should be accompanied by a Noise report, with mitigation measures for noise control.

Changes to the commercial unit at Ground Floor Level

The Ground Floor Plans show a reduced area of commercial space, to 47 sq m of flexible use/Class E space, and an altered frontage, with the removal of the large glazed shop front and the creation of two new access doorways in the front of the building.

The proposed plans significantly reduce the scale of the commercial space in the building, to 47 sq m. The floor space of the existing unit should be detailed and the reason for the significant reduction needs to be justified. The commercial space is reduced as a result of the creation of the new access corridors, new stair arrangements at the side and at the rear, and the provision of new storage space and an internal cycle store. The public facing shop front will be reduced and altered. This will affect the character of the unit in the street, and this may make the unit less attractive to potential new users, as the commercial presence on The Broadway will be affected/reduced.

The proposed floor area of the commercial space on the Ground Floor will be further eroded if staff kitchen and toilet facilities, not currently shown on the submitted plans, are provided for the new users. Please provide information of the intended user of the commercial space, and justify the reduced commercial space provision.

Proposed addition of Second Floor

The illustrative Sketch View – Front has been considered and advice has been sought from both the MSDC Urban Designer and the Conservation Officer on the proposed design of the proposed additional floor/historic development of the site. The addition of the proposed second floor adds to the density of the proposed residential development on this site. Whilst this site represents a sustainable location for new residential units in the town centre I have concerns that the development will impact upon the setting and appearance of the building and the amenities enjoyed currently by the neighbouring residents.

The removal of the hipped roof, chimney and dormers to add a new floor will significantly impact upon the current relationship of the building heights and forms, as experienced in public vantage points between Nos 55, 57 and 59-61 The Broadway. I am of the opinion that the bulk of the addition will conflict with the height and attractive symmetry of the adjacent building at No 59-61 The Broadway. A potential way to address this issue would be to set back the new second floor front wall in an amended design, and to address the relationship and the height of the addition next to the frontage of No 59-61.

The proposed works, including those at the basement level, and the capacity of the building to take the weight of the proposed second floor will need to be addressed in a supporting Structural Report.

Policy Assessment

When considering whether to grant planning permission for the proposed development, Mid Sussex District Council would need to have regard to policies contained within the National Planning Policy Framework (NPPF) as well as local development plan policies, including policies within the Mid Sussex District Plan 2014 – 2031, adopted March 2018, and the Haywards Heath Neighbourhood Plan, 2019.

The District Council is currently 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 the stage 1 hearings were concluded on the 31st October 2024. There are unresolved objections to the majority of Policies in the draft District Plan and as such, only minimal weight can be given to the Plan and this planning application has been assessed against the policies of the adopted District Plan, 2016.

Adopted District Plan -relevant policies

DP1 Sustainable Economic Development
 DP2 Town Centre Development
 DP4 Housing
 DP6 Settlement hierarchy
 DP21 Transport
 DP26 Character and design
 DP27 Dwelling Space Standards
 DP28 Accessibility
 DP29 Noise, Air and Light Pollution
 DP34 Listed Buildings and other Heritage Assets
 DP37 Trees, Woodland and Hedgerows
 DP38 Biodiversity
 DP39 Sustainable Design and Construction
 DP41 Flood risk and drainage

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DPS2 Sustainable Design and Construction
 DPS6 Health and Wellbeing
 DPN1 Biodiversity, Geodiversity and Nature Recovery
 DPN2 Biodiversity Net Gain
 DPN4 Trees, Woodland and Hedgerows
 DPN7 Noise Impacts

DPB1 Character and Design
DPE1 Sustainable Economic Development
DPE2 Existing Employment Sites
DPE4 Town and Village Centre Development

The **Haywards Heath Neighbourhood Plan, December 2016**, is also a relevant planning policy document, which is a material consideration for the determination of applications in the area. The following Policies are relevant to the proposal:

Policy B1 and Policy B2 Retail and other Town Centre uses
Policy B3 Employment
Policy H8 Windfall Sites

The Vision Statement and Core Aims for the Haywards Heath Neighbourhood plan are set out at paragraph 4.6. These include:

D) That the Plan should support a vibrant economy:

4.6 This includes:-

- promoting employment,
- promoting a vibrant town centre,
- supporting local neighbourhood centres,
- supporting the ambition of Bluebell Railway to have a terminus at the station
- safeguarding key employment sites

Objective 7A: To support the retail offer in Haywards Heath, see page 26, (paragraphs 7 to 7.11) refers to town centre uses.

Objective 7B: Provide new employment and support existing employment locations, see pages 29-30 (paragraph 7.12).

These policy documents may be accessed via the Council's website at www.midsussex.gov.uk

Other relevant Policy documents:

National Planning Policy Framework (December 2024)

Technical housing standards – nationally described space standard (March 2015)

West Sussex County Council Guidance on Parking at New Developments (September 2020)

The views expressed in this email are at officer level only and do not prejudice the Council from making whatever decision it considers appropriate on any application subsequently submitted.

The information contained in this letter may be subject to public disclosure under the Freedom of Information Act 2000. Unless the information contained is legally exempt from disclosure, we cannot guarantee that we will not provide the whole or part of this advice to a third party making a request for information about the subject matter.

Regards
Anna Tidey
Planning Officer

Submit your planning application online.
<http://www.planningportal.gov.uk>

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