

**From:** Anna Tidey  
**Sent:** 18 September 2026 12:38:26 UTC+01:00  
**To:** "Anna Tidey" <anna.tidey@midsussex.gov.uk>  
**Subject:** FW: Your ref P2289i - Planning application DM/26/1067 - 57 The Broadway, Haywards Heath

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**From:** Saskia Lower <slower@eceplanning.com>  
**Sent:** 15 September 2026 16:02  
**To:** Anna Tidey <anna.tidey@midsussex.gov.uk>  
**Cc:** Sam Sykes <ssykes@eceplanning.com>  
**Subject:** RE: Your ref P2289i - Planning application DM/26/1067 - 57 The Broadway, Haywards Heath

Hi Anna,

Further to our recent correspondence, please find in the link below the updated planning drawing package for the above application.

The scheme has now been comprehensively reviewed and amended in response to the outstanding matters raised by yourself and consultees. As previously discussed, this has included a fairly significant reworking of the proposals, most notably the removal of one residential unit to enable the refuse storage to be relocated to the rear of the site. The revised scheme therefore now comprises four flats together with the commercial floorspace. This reflects the revised arrangement previously discussed with you and also reduces the overall waste demand arising from the residential element.

For ease of reference, I have summarised below how the principal outstanding matters have been addressed:

| Officer comment / requested amendment                                                                                                                                                                                 | Applicant response                                                                                                                                                                                                                                                                                   |
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| Rear bin storage appearance / enclosure – confirmation requested of the appearance and enclosure of the rear bin storage area, which would be visible from the side access path and overlooked by neighbouring flats. | The amended plans clarify the location and arrangement of the rear residential bin storage area and its relationship with the side access. The proposed elevations/sections have been updated to show the form of the enclosure and how this area will appear in context.                            |
| Frontage bin collection zone – confirmation requested that this will be an open paved area for temporary presentation only, with bins returned to the rear store.                                                     | We confirm that the frontage bin collection area is intended as an open paved presentation point only for collection day, with bins stored to the rear at other times. This is intended to minimise street clutter and maintain a stronger frontage to the commercial unit and residential entrance. |

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| Flat 1 floorspace – noted as approx. 106sqm and compliant.                                                                                                                                                                             | We confirm that Flat 1 remains approximately 106sqm, consistent with the space standards for a 3-bedroom, 6-person dwelling over two storeys.                                                                                                                                                                                                                                                                                                   |
| Flat 1 stair window – request that the enlarged window facing the former Côtes restaurant be a high-level window.                                                                                                                      | The amended drawings revise/clarify this opening as a high-level stair window.                                                                                                                                                                                                                                                                                                                                                                  |
| Basement bedroom / rear basement opening – recommendation that the bedroom in the basement benefits from a larger window set within the former rear doorway opening, with openings for ventilation.                                    | The amended proposals revise the former basement rear doorway opening to provide a larger glazed opening/window arrangement, improving both daylight and ventilation to the basement accommodation. This has been reflected on the plans/elevations/sections. The two 2 windows on the ground floor serving the commercial unit have decreased in height due to the bin stores being outside, they will also be non-opening to help with smell. |
| Side elevation windows – two existing side windows could be retained at current size: (i) ground floor kitchen window serving commercial unit, and (ii) first floor side window to Bedroom 1 in Flat 4; these could be obscure glazed. | As discussed at the site visit, these two windows are shown as being retained at their existing size, and the amended elevation plans annotate them as obscure glazed in the interests of privacy for neighbouring occupiers at No. 53.                                                                                                                                                                                                         |
| Rear balconies / terraces – concern that first and second floor terraces were overlarge; request to reduce to width of patio doors and include privacy screens to each side.                                                           | The amended proposals reduce the rear terrace/balcony areas so that they are limited to the width of the patio doors, and privacy screens have been incorporated to the sides of these spaces.                                                                                                                                                                                                                                                  |
| Green roof / wider flat roof area – concern that residents could use wider roof area as extended terrace; no-access condition suggested.                                                                                               | The wider flat roof area remains designated as a green roof only, with no general amenity use proposed beyond the defined terrace areas. We would be content for a condition to control access/use of the remaining roof area if helpful.                                                                                                                                                                                                       |
| Basement flat windows / venting to all flats – query raised following Housing Standards comments regarding controllable ventilation and whether openings could be tilt-and-turn.                                                       | The amended drawings respond to the ventilation comments by improving glazed openings and ventilation arrangements. Where required, the final window/door design can incorporate tilt-and-turn / secure ventilation functionality.                                                                                                                                                                                                              |
| Light and air to basement flat – request that the existing rear basement doorway opening be replaced with a larger glazed window including smaller venting elements.                                                                   | This has been addressed through the amended design, with the former rear basement doorway opening revised to provide a larger glazed opening with ventilation elements to improve light, air, and controllable ventilation to Flat 2.                                                                                                                                                                                                           |
| Commercial use restrictions – E(a), E(c), E(e) and E(g).                                                                                                                                                                               | The applicant is content with a condition restricting the commercial use to Class E(a), E(c), E(e) and E(g), consistent with the amended description of development.                                                                                                                                                                                                                                                                            |

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|--------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Soundproofing condition – between commercial and residential uses.                                     | The applicant is content with a sound insulation / soundproofing condition between the commercial and residential accommodation. Detailed build-up/specification can be provided at the appropriate stage or secured by condition if preferred.                                                                                       |
| Operational hours – 09:00 to 18:00 Monday to Sunday.                                                   | The applicant confirms agreement to a condition restricting commercial operating hours to 09:00–18:00 Monday to Sunday.                                                                                                                                                                                                               |
| Noise from plant – request for agreement to condition to protect neighbouring and future occupiers.    | The applicant confirms agreement to a condition requiring that noise from plant does not adversely affect the amenity of existing and future residents.                                                                                                                                                                               |
| ASHP locations and details – locations to be marked on proposed plans/elevations and details provided. | The amended drawing set identifies the proposed ASHP locations. We have used NIBE units (no external unit required), which work with radiators. Link here: <a href="https://www.nibe.eu/en-gb/products/heat-pumps/exhaust-air-heat-pumps">https://www.nibe.eu/en-gb/products/heat-pumps/exhaust-air-heat-pumps</a>                    |
| Ecology comments / BNG – note ecologist comments and recommended conditions.                           | Thank you for forwarding the ecologist's comments. We note the recommended ecological conditions and understand that these, together with any BNG requirements, will be considered as part of the officer recommendation. The applicant would be content for appropriate ecology measures to be secured by condition where necessary. |

Link to amended drawing pack:

<https://www.dropbox.com/scl/fo/7e0pyfa4hewdusua3hnma/AGnuhnWscckBBdQX2ec9XPo?rlkey=8szudwvz6volgaf7tnt7cee42&st=zth6rxu1&dl=0>

We therefore consider that the principal outstanding issues have now been satisfactorily addressed and would be grateful if you could review the enclosed package on that basis. We hope that the amendments will enable the application to proceed through the necessary reconsultation process and towards a positive determination.

We are, of course, happy to agree an appropriate extension of time to accommodate the readvertisement and consultation process and look forward to progressing the application with you.

I look forward to hearing from you.

Kind Regards,

**Saskia Lower**

Senior Planner, AssocRTPI

T 01903 248777

Planning committee decision-making is about to change significantly. [Find out how the National Scheme of Delegation](#) could affect the way planning applications are determined from October 2026.



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