

From: Kate Andrews <kate@klaarchitects.co.uk>
Sent: 23 September 2025 10:02:00 UTC+01:00
To: "Katherine Williams" <Katherine.Williams@midsussex.gov.uk>
Subject: Re: 45 The Broadway - DM/25/0196

Dear Katherine,

Please accept this email as confirmation the further extension of time request and determination date of 26th September is accepted.

Kind regards,
Kate

On Tue, Sep 23, 2025 at 9:23 AM Katherine Williams
<Katherine.Williams@midsussex.gov.uk> wrote:

Dear Kate,

Thank you for your email and my apologies for missing your call yesterday.

The application will now move forward to determination, to allow the decision to be made in time I would like to request an extension of time to 26th September. Please let me know if this is acceptable.

Kind Regards

Katherine Williams BSc (Hons) MSc

Senior Planning Officer

Mid Sussex District Council

01444 477214

www.midsussex.gov.uk



Working together for a better Mid Sussex

From: Kate Andrews <kate@klaarchitects.co.uk>
Sent: 12 September 2025 11:46
To: Katherine Williams <Katherine.Williams@midsussex.gov.uk>
Subject: Re: 45 The Broadway - DM/25/0196

Dear Katherine,

i have spoken with my clients.

We will accept the condition as worded by your consultee.

Please can you go ahead and issue the decision. Is there a possibility that this could be pushed through today, please?

thank you and

Kind regards,

Kate

On Thu, Sep 11, 2025 at 5:59 PM Katherine Williams
<Katherine.Williams@midsussex.gov.uk> wrote:

Dear Kate,

Thank you for your email.

I have received the attached response from the Environmental Health Officer to your suggested amendment to the second requested pre-commencement condition. However,

within a robust justification for the suggested alternate wording this is not an amendment which would be considered acceptable.

Can you discuss this with your client and let me know how you wish to proceed.

Kind regards

Katherine Williams BSc (Hons) MSc

Senior Planning Officer

Mid Sussex District Council

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From: Kate Andrews <kate@klaarchitects.co.uk>

Sent: 09 September 2025 16:55

To: Katherine Williams <Katherine.Williams@midsussex.gov.uk>

Cc: Tracy Mitchell <tracy@klaarchitects.co.uk>

Subject: Re: 45 The Broadway - DM/25/0196

dear Katherine,

I have now had chance to review the conditions and have added comments in blue text below as follows;

As per my previous email to Tracy the Flood Risk and Drainage Team requested further comments from Network Rail prior to them providing further comments. Both these comments have now been received and raise no objection.

Following this, please see the below list of pre-commencement conditions, please let me know if these are acceptable.

- The development hereby permitted shall not commence unless and until details of the proposed foul and surface water drainage and means of disposal have been submitted to and approved in writing by the local planning authority. No building shall be occupied until all the approved drainage works have been carried out in accordance with the approved details. The details shall include a timetable for its implementation and a management and maintenance plan for the lifetime of the development which shall include arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime. Maintenance and management during the lifetime of the development should be in accordance with the approved details. [GTA civils have reviewed this and we can confirm this is acceptable.](#)

Reason: To ensure that the proposal is satisfactorily drained and to accord with Policy DP41 of the Mid Sussex District Plan 2014 - 2031.

- No development shall commence until a scheme that addresses the issues of acoustics, ventilation and overheating (AVO) has been submitted to and agreed in writing by the Local Planning Authority.

Good acoustic design shall be fully integrated into the scheme. The hierarchy of good acoustic design (GAD) shall be applied in descending order and the methods utilised shall be clearly outlined in an Acoustic Design Statement (ADS).

The scheme shall a) outline the level of noise exposure for each property and how the noise level within any domestic living room or bedroom, with windows open for normal ventilation, shall comply with the desirable internal noise levels as outlined in Table 2.1 of BS8233:2014 and b) outline how the noise level within any domestic bedroom, with windows open, shall not normally exceed 42 dB(A) LAFmax between 23:00 and 07:00, in line with WHO NNGL 2007. [Having spoken to one of the M+E consultant engineers I work with we would request that the "42 dB\(A\) LAFmax" requirement is revisited to be LAeq rather than LAFmax.](#)

Where the standards in (a) or (b) above cannot be achieved following GAD and with windows open, only then shall the scheme show how those standards will be met with windows closed and how adequate ventilation and cooling will be provided.

And, unless otherwise agreed in writing by the Local Planning Authority, where windows must remain closed to achieve acceptable internal noise levels, an overheating assessment must be undertaken with accordance with CIBSE. The cooling hierarchy shall be applied to the scheme.

The methods integrated into the design to prevent overheating shall be fully outlined in the AVO scheme and no dwelling hereby permitted shall be occupied until the approved scheme has been implemented in full for that dwelling.

If as a last resort mechanical ventilation is to be used, it must be demonstrated that it still complies with internal noise levels while providing sufficient ventilation.

- No development shall be carried out unless and until details of materials and finishes to be used for external facing and roofing have been submitted to and approved by the Local Planning Authority. The works shall then be carried out in accordance with the approved details. [This condition is acceptable](#)

Reason: To protect the appearance of the building and the area and to accord with Policies DP16 and DP26 of the Mid Sussex District Plan.

To allow the application to be determined in time I would like to request an extension of time to 12th September, please let me know if this is acceptable. [this is acceptable](#).

Many thanks

Kate

On Fri, Aug 29, 2025 at 9:58 AM Katherine Williams
<Katherine.Williams@midsussex.gov.uk> wrote:

Dear Kate,

Thank you for your email.

As per my previous email to Tracy the Flood Risk and Drainage Team requested further comments from Network Rail prior to them providing further comments. Both these comments have now been received and raise no objection.

Following this, please see the below list of pre-commencement conditions, please let me know if these are acceptable.

- The development hereby permitted shall not commence unless and until details of the proposed foul and surface water drainage and means of disposal have been submitted to and approved in writing by the local planning authority. No building shall be occupied until all the approved drainage works have been carried out in accordance with the approved details. The details shall include a timetable for its implementation and a management and maintenance plan for the lifetime of the development which shall include arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime. Maintenance and management during the lifetime of the development should be in accordance with the approved details.

Reason: To ensure that the proposal is satisfactorily drained and to accord with Policy DP41 of the Mid Sussex District Plan 2014 - 2031.

- No development shall commence until a scheme that addresses the issues of acoustics, ventilation and overheating (AVO) has been submitted to and agreed in writing by the Local Planning Authority.

Good acoustic design shall be fully integrated into the scheme. The hierarchy of good acoustic design (GAD) shall be applied in descending order and the methods utilised shall be clearly outlined in an Acoustic Design Statement (ADS).

The scheme shall a) outline the level of noise exposure for each property and how the noise level within any domestic living room or bedroom, with windows open for normal ventilation, shall comply with the desirable internal noise levels as outlined in Table 2.1 of BS8233:2014 and b) outline how the noise level within any domestic bedroom, with windows open, shall not normally exceed 42 dB(A) LAFmax between 23:00 and 07:00, in line with WHO NNGL 2007.

Where the standards in (a) or (b) above cannot be achieved following GAD and with windows open, only then shall the scheme show how those standards will be met with windows closed and how adequate ventilation and cooling will be provided.

And, unless otherwise agreed in writing by the Local Planning Authority, where windows must remain closed to achieve acceptable internal noise levels, an overheating assessment must be undertaken with accordance with CIBSE. The cooling hierarchy shall be applied to the scheme.

The methods integrated into the design to prevent overheating shall be fully outlined in the AVO scheme and no dwelling hereby permitted shall be occupied until the approved scheme has been implemented in full for that dwelling.

If as a last resort mechanical ventilation is to be used, it must be demonstrated that it still complies with internal noise levels while providing sufficient ventilation.

- No development shall be carried out unless and until details of materials and finishes to be used for external facing and roofing have been submitted to and approved by the Local Planning Authority. The works shall then be carried out in accordance with the approved details.

Reason: To protect the appearance of the building and the area and to accord with Policies DP16 and DP26 of the Mid Sussex District Plan.

To allow the application to be determined in time I would like to request an extension of time to 12th September, please let me know if this is acceptable.

Kind Regards

Katherine Williams BSc (Hons) MSc

Senior Planning Officer

Mid Sussex District Council

01444 477214

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From: Kate Andrews <kate@klaarchitects.co.uk>

Sent: 28 August 2025 11:59

To: Katherine Williams <Katherine.Williams@midsussex.gov.uk>

Cc: Tracy Mitchell <tracy@klaarchitects.co.uk>

Subject: Re: 45 The Broadway - DM/25/0298

Dear Katherine,

Further to my colleague's email below, do you have any indication of a timeframe for a response from MSDC's drainage consultants. Our clients are requesting an update please.

Kind regards

Kate

On Wed, Aug 13, 2025 at 4:22 PM Tracy Mitchell <tracy@klaarchitects.co.uk> wrote:

Dear Katherine,

Further to my email below, may I enquire whether MSDC's drainage consultants have provided any indication of a timeframe for their response?

We would like to update our client accordingly and help manage their expectations.

Many thanks

Kind regards

Tracy

On Tue, Aug 5, 2025 at 12:42 PM Tracy Mitchell <tracy@klaarchitects.co.uk> wrote:

Dear Katherine,

Kate has asked me to forward the attached documents to you relating to drainage for the above.

Kind regards

Tracy

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Tracy Mitchell

Practice Support & Finance

for and on behalf of

KLA Architects Ltd

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