

From: Russ Drage <russ@russdrage-architects.com>
Sent: 03 June 2025 17:00:11 UTC+01:00
To: "Katherine Williams" <katherine.williams@midsussex.gov.uk>
Cc: "Sanj Rajput" <sanjkrajput@yahoo.co.uk>; "Greg Blaquiére" <greg@eagleplanning.co.uk>
Subject: RE: DM/25/0582 Cyprus Road Burgess, Hill
Attachments: planning obligation instruction form 3.6.25.pdf, BERS - RH15 8DX.pdf, AP266_P106-Accessible Studio.pdf

You don't often get email from russ@russdrage-architects.com. [Learn why this is important](#)
Dear Katherine,

I attach the completed Planning Obligation form and the Bat Emergence and Re-entry Survey that was undertaken on 28 May, and which confirms that no roosting bats were observed.

I also attach an explanatory sketch plan for the accessible studio and have made comments below in blue in relation to the points raised by the urban designer.

I believe that this covers all outstanding points, and I would be grateful if you could confirm that you now have everything you need in order to determine the application.

Best regards

Russ

Russ Drage
for and on behalf of
russdragearchitects
architecture masterplanning urban design
t 01273 667993
m 07764 986928
russ@russdrage-architects.com
www.russdrage-architects.com

3 the offices
10 fleet street
brighton
east sussex
bn1 4ze

this transmission contains information which may be confidential and privileged. unless you are the main addressee, or authorized to receive it for the addressee, you may not copy or use it, or disclose it to anyone else. if you have received this transmission in error, please contact mail@russdrage-architects.com.

From: Katherine Williams <katherine.williams@midsussex.gov.uk>
Sent: 21 May 2025 12:09
To: Russ Drage Architects <mail@russdrage-architects.com>
Subject: RE: DM/25/0582 Cyprus Road Burgess, Hill

Dear Russ,

Thank you for your email and my apologies for the delay in my response.

There has been a delay in consultee comments, with comments still outstanding from the Leisure Team, which have been chased.

Attached are the comments from the Council's Ecologist who requires further information.

I have also discussed the proposal with the Urban Designer, who raises the following queries:

- Can further information be provided on the specific needs of the occupiers and how the proposal has been designed to reflect this.

In terms of design, the living accommodation takes the form of small 'studios' that are part self-contained in respect of living, sleeping and food preparation, but are intrinsically linked to overall personal development objectives. As noted in the Planning Statement, the studios are designed to reflect independent living accommodation, but with the benefit of on-site care, support and shared facilities.

The Planning Statement includes the following explanation of the type of care provided.

The proposed development will provide essential care, training and counselling to residents under Jiva Healthcare's Supported Living Care Home (SLCH) model. The SLCH enables people to be placed within a supported living facility that offers an improved quality of life and privacy, where they may remain safe and comfortable, while regaining or learning new skills.

The SLCH objective is to support clients' recovery from ill health, developing individual goals, restoring dignity and sufficient confidence and competence to avoid long term reliance on institutional care and to plan for alternative long-term support and independent living arrangements.

Staffing and care will be provided on-site 24 hours a day, 7 days per week, within a service and a daily programme of care and support tailored to each client's needs. Care is provided across 12 hours per day on site, with time split between individuals' needs for person specific care and group activities in the wellbeing communal space. There will be a waking night staff on site from 8pm to 8am. There will be on call system from the management team to provide support and guidance as and when required.

The proposed SLCH will provide semi-independent living accommodation and communal facilities, and a daily programme of care and wellbeing events. It has a focus on positive decision making and risk taking within a safe environment which is otherwise reflective of fully independent accommodation.

The supported living care provision includes:

- Life skill development and relearning with care provided by support staff;
- Approximate 14-21 hours of personal care a week (2-3 hours per day);
- Access to communal facilities (internal and external wellbeing, laundry);
- A staff/management area to provide day to day assistance for residents and to coordinate and organise the provision of care service; including liaison with the Care Quality Commission and Local Authority;
- Provision of learning employment skills within on-site commercial unit (Class E b).
- 24 hour monitored emergency call system;

- Security measures, including controlled access to common areas and private areas through the use of lock systems and managed spaces, and communal areas;
- Regular cleaning and management of communal areas;
- Concerns regarding the depth of the proposed units and distance from the windows, including a unit on each of the 1-3 floors which are served by one north facing window and would have reliance on artificial light
- The DAS (page 20) confirms that the depth of studios has been reduced, and window sizes increased in post pre-app design development. The result is that the main living/activity zone within each studio will achieve an Average Daylight Factor of 2.75%. Studios served by north facing windows will receive the same level of daylight as those facing south.
-
- Enquire why the units do not include Juliette balconies and why the units on the top floor do not include roof terraces.
- The SLCH model does not include private outside space, balconies or Juliettes as these can present an increased level of risk for vulnerable residents. Instead, a communal roof terrace is provided with direct access to the residents' social space and staff room to facilitate supervision.
-
- Request that the staff room and welfare rooms are switched round for residents to benefit from the larger dual aspect room.
- The staff room is larger because it contains a WC, shower and kitchenette. The Wellbeing and Social Space has a larger usable floor area of the two at 31m², whereas the usable area of the Staff Room is 25m².
-
- Can details be provided to demonstrate that the accessible units is wheelchair accessible and meets the relevant requirements contained in Part M4(3)
- The accessible studio is highlighted within Section 6.7 Accessibility of the DAS at page 28 which shows a Part M compliant wet room. An additional plan of the accessible room is appended which includes Part M4(3) activity zones.
-
- Confirmation of the location of the bike store/parking
- No carparking is proposed and there are two cycle parking spaces with wall mounted brackets in a recess within the LGF corridor.
-
- Details of the ventilation for the units and kitchens
- Current proposals assume MVHR which will require two airbricks (65 x 215mm) to serve each studio, one for intake and one for exhaust air. These would match the main brickwork.
-
- Confirmation that the proposed tree pits would not be impacted by existing services
- The Southern Water asset plans on page 81 of the FRA and Drainage Strategy show that there are no Foul or Surface Water sewers in the vicinity of the proposed tree pits.
-
- Confirmation that waste water pipes would not prejudice the adjacent property and any potential future development.

- There are no rainwater, wastewater or other service runs/pipework proposed on the western elevation that adjoins the western boundary of the site with the adjacent building. New FW and SW connections will be made to the existing public sewers within the public carpark to the north of the site.

My apologies again for the delay in my response.

Kind Regards

Katherine Williams BSc (Hons) MSc
Senior Planning Officer
Development Management
Mid Sussex District Council
01444 477214
www.midsussex.gov.uk



Working together for a better Mid Sussex



- **SAVE A TREE** Only print this email if absolutely necessary.

From: Russ Drage Architects <mail@russdrage-architects.com>
Sent: 12 May 2025 12:48
To: Katherine Williams <katherine.williams@midsussex.gov.uk>
Subject: DM/25/0582 Cyprus Road Burgess, Hill

You don't often get email from mail@russdrage-architects.com. [Learn why this is important](#)

Dear Katherine,

I note that the determination deadline of Tuesday 06 May has now passed, and I would be grateful if you could provide an update regarding this application?

Many thanks

Russ

Russ Drage
for and on behalf of
russdragearchitects
architecture masterplanning urban design

t 01273 667993
m 07764 986928
[russ@russdrage-architects.com](mailto: russ@russdrage-architects.com)
www.russdrage-architects.com

3 the offices
10 fleet street
brighton
east sussex
bn1 4ze

this transmission contains information which may be confidential and privileged. unless you are the main addressee, or authorized to receive it for the addressee, you may not copy or use it, or disclose it to anyone else. if you have received this transmission in error, please contact [mail@russdrage-architects.com](mailto: mail@russdrage-architects.com).

The information contained in this email may be subject to public disclosure under the Freedom of Information Act 2000. Unless the information contained in this email is legally exempt from disclosure, we cannot guarantee that we will not provide the whole or part of this email to a third party making a request for information about the subject matter of this email. This email and any attachments may contain confidential information and is intended only to be seen and used by the named addressees. If you are not the named addressee, any use, disclosure, copying, alteration or forwarding of this email and its attachments is unauthorised. If you have received this email in error please notify the sender immediately by email or by calling +44 (0) 1444 458 166 and remove this email and its attachments from your system. The views expressed within this email and any attachments are not necessarily the views or policies of Mid Sussex District Council. We have taken precautions to minimise the risk of transmitting software viruses, but we advise you to carry out your own virus checks before accessing this email and any attachments. Except where required by law, we shall not be responsible for any damage, loss or liability of any kind suffered in connection with this email and any attachments, or which may result from reliance on the contents of this email and any attachments.