

From: Katherine Andrews <kla.architects@gmail.com>
Sent: 30 July 2025 14:34:39 UTC+01:00
To: "Katherine Williams" <Katherine.Williams@midsussex.gov.uk>
Subject: Re: DM/25/0196 - Thai Crystal 45 The Broadway Haywards Heath

Dear Katherine,

Just writing with an update to let you know the drainage engineers should have the reports and information requested either by the end of this week or early next.

Conscious that we are close to the determination date of the 8th August - please don't hesitate to contact me if you want to discuss.

Kind regards,

Kate

Katherine Andrews RIBA
Chartered Architect & Director

klaarchitects

57 Penland Road

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tel: 07712 649562

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On Fri, 18 Jul 2025 at 19:23, Katherine Andrews <kla.architects@gmail.com> wrote:

Dear Katherine,

Thank you for your response and update.

Behind the scenes and running concurrently to you consulting with the drainage engineers, the applicants have already instructed civil engineers to expedite the requests so this shouldn't be too much longer now until we have a report and the strategy information requested for their assessment. Unfortunately with the volume of applications requesting such reports I think many firms have longer lead in times so we had hoped that a condition could have been attached to the decision, even as pre start condition to alleviate further delays. However, as

you have stated your position, please be assured we will send you the information requested as soon as possible.

Kind regards,
Kate

Katherine Andrews RIBA
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On Fri, 18 Jul 2025 at 16:44, Katherine Williams <Katherine.Williams@midsussex.gov.uk> wrote:

Dear Kate,

Following your previous email.

I have forwarded your email to the Flood Risk and Drainage Team, however the additional information requested within their previous comments is still required and this cannot be addressed at discharge of conditions stage.

Should this not be provided the Flood Risk and Drainage Team will object to the application on a lack of information which will result in the refusal of the application.

Kind Regards

Katherine Williams BSc (Hons) MSc

Senior Planning Officer

Development Management

Mid Sussex District Council

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From: Katherine Andrews <kla.architects@gmail.com>

Sent: 07 July 2025 15:59

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

Subject: Re: DM/25/0196 - Thai Crystal 45 The Broadway Haywards Heath

Dear Katherine,

Further to your recent voicemail please find below the proposals for a SuDS & Foul Assessment for 45 The Broadway as outlined below;

A detailed Suds & FW Strategy Layout/SuDS Calculation/ Exceedance Flows would follow on after a planning decision.

In the meantime the current assessment has been made for the site;

- A Sustainable Surface Water and Foul Drainage Assessment (layout and statement) in respect of the 45 The Broadway has taken account of the following considerations;
- As the proposals is an extension and reconfiguration project to convert the existing commercial use to create a mixed use (commercial unit on the ground floor plus 4 flats above and to the rear), the existing outbuildings and previous rear section of the main building are to be demolished. The main building is to be extended over the demolition footprint.
- The applicants have submitted the CCTV survey showing the existing surface water network and it all appears to run into a public storm sewer in The Broadway.
- The British Geological survey online geology map shows the site's geology is Tunbridge Wells Sand. The civil engineers who are working closely with us state that this has a reputation for being unduly calcified (cemented) which results in a low soakage rate.
- Although there is limited external space but the engineering team are keen to explore the possibility of designing the cycle lockers and bins area as a porous paved area with sub-base that acts as an infiltration blanket - is a widely distributed soakaway.
- Soakage testing to BRE 365 would be prepared and managed for a day of testing in order for a SuDs Strategy layout and brief SuDs Assessment statement to be prepared together with a draft drainage maintenance plan (DMP) and exceedance flow routes.

Whilst we understand you may need to request an extension of time to determine this application, having spoken with my clients, we are keen to help expedite the decision making process along, even if it meant a pre start condition with exact pre requisites so that further information can be provided from your consultees and then allow us to respond accordingly.

Given, the above, on balance drainage survey and topographical survey information, together with the appraisal of the existing drainage condition and the very similar, in not slightly improved, proposed condition I just wonder if this is something you can coordinate from your side?

Thank you for your consideration

kind regards,

Kate

Katherine Andrews RIBA

Chartered Architect & Director

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On Fri, 6 Jun 2025 at 17:47, Katherine Williams <Katherine.Williams@midsussex.gov.uk> wrote:

Dear Kate,

Thank you for your email and the amended plans.

Given the objection raised by the neighbour and the extent of the changes, the application is required to be re-advertised before it is determined. The Service Support Team are now in the process of re-advertising the application.

The information requested by the Flood Risk and Drainage Team must be provide before the application is determined and cannot be conditions, as the principle of the flood risk and drainage system must be ascertained at this point.

Kind regards

Katherine Williams BSc (Hons) MSc

Senior Planning Officer

Development Management

Mid Sussex District Council

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

From: Katherine Andrews <kla.architects@gmail.com>

Sent: 06 June 2025 10:42

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

Subject: Re: DM/25/0196 - Thai Crystal 45 The Broadway Haywards Heath

Dear Katherine,

Thank you for your comments. We are happy to reduce the 1st floor roof terrace to the scale you suggested and attached revised drawings suitable for re-advertisement. Is re-advertising necessary given the reduction in massing/impact? I presume it is, therefore may we politely request that a decision report is issued promptly at the end of that period?

Additionally, we are happy with the use restrictions you wish to impose.

Could we ask that the necessary flood/drainage strategy be a pre-commencement condition?

Thank you and kind regards,

Kate

Katherine Andrews RIBA

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On Tue, 3 Jun 2025 at 09:45, Katherine Williams
<Katherine.Williams@midsussex.gov.uk> wrote:

Dear Kate,

Thank you for your email and the amended plans.

I consider that the reduction of the proposal has largely overcome the concerns raised, however I do have concerns regarding the extent of the roof terrace of the first floor flat. I note that the balustrade would be set away from The Old Bakehouse, however this would still be visible from this neighbour and would have an overbearing impact. The roof terrace is also considered to be of a significant size and would provide amenity space which could lead to noise and disturbance to the neighbouring property and the other proposed flats. I would therefore recommend that this area is reduced to be of a similar size to the terrace on the lower ground floor.

As discussed when concerns were originally raised, concerns were raised by Environmental Health regarding the extent of the uses that falls under Use Class E which include a number of uses which could cause noise and disturbance. Due to this I would recommend that the use is restricted and that the description of the application reads as the following, please let me know if this is acceptable.

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.

Further information is still required by the Flood Risk and Drainage Team.

Kind Regards

Katherine Williams BSc (Hons) MSc

Senior Planning Officer

Development Management

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

From: Katherine Andrews <kla.architects@gmail.com>

Sent: 30 May 2025 17:31

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

Subject: Re: DM/25/0196 - Thai Crystal 45 The Broadway Haywards Heath

Dear Katherine,

Thank you for your time earlier on the phone this afternoon.

Further to our conversation please find attached the preliminary plans that follow up with a design now pulled right back, reducing the total number of flats from 5 to 4.

The depth shown is as discussed in our conversation that explains about the viability of the scheme and internal staircase required that allows for just a bedroom to the rear beyond the main communal stair enclosure.

Whilst these flats are no longer large enough to create a 2 bedroom, 4 person flat; the development shows

1 No. 1 bedroom flat for 2 people

and

3 No. 2 bedroom flats for 3 people.

This is also because the duplex space standard dwelling is larger for a two storey dwelling.

In addition, as discussed, please see an increased distance from the boundary to the privacy screen on the first floor roof terrace has also been allowed for to ensure privacy and protection for the bake house resident.

Furthermore, to minimise overlooking a further concession has been made to omit any roof terrace or projecting balcony from the second floor flat as this now simply has a juliette balcony.

Anyhow, please take a look through and I'd be happy to hear your informal comments before we make a decision on next steps. If you think these are able to meet with your support, in principle, I will follow up with updated location and block plans; amended sections and elevations aligned to these floor plans on Monday.

In the meantime, I hope you have a good weekend.

kind regards,

Kate

Katherine Andrews RIBA

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On Mon, 19 May 2025 at 11:36, Katherine Williams
<Katherine.Williams@midsussex.gov.uk> wrote:

Dear Kate,

Thank you for your email and the information provided.

I have considered the information provided, however I do not consider that this has overcome the concern raised and the proposal would cause significant harm to the amenities of the Old Bakehouse.

The plans and the 3D images include a timber shed on the rear projection of No. 45. This shed had been erected without planning permission and has subsequently been removed and therefore not considered to be a justification for the current proposal. Notwithstanding this, the proposed extensions would be significantly larger than this previous structure.

I note the extension has been partly pulled away from the southern boundary with angled elevations to the full depth of the extension, however the full depth of the extension would still be visible from the Old Bakehouse and would have an overbearing impact and would visually enclose the neighbouring property along the boundary. This would also be compounded by the proposed screens for the rear balconies, which have not been included on the 3D images.

It is noted that the proposal would provide residential units, however this is not considered to outweigh or justify the impact on the amenities neighbouring property.

It is still considered that to overcome these concerns the top two storeys of the extension would need to be pulled back to be in line with the extension at No. 43. Should your clients wish the currently suggested amended plans to be added to the file the application will need to be re-advertised before the application is determined, however cannot be supported and will be refused.

Please let me know how you wish to proceed with the application.

Kind Regards

Katherine Williams BSc (Hons) MSc

Senior Planning Officer

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From: Katherine Andrews <kla.architects@gmail.com>
Sent: 12 May 2025 13:16
To: Katherine Williams <Katherine.Williams@midsussex.gov.uk>
Subject: DM/25/0196 - Thai Crystal 45 The Broadway Haywards Heath

Dear Katherine,

Please find attached a further revised and amended scheme for your consideration.

In addition, further to the email you forwarded from your drainage consultee, please can you confirm - do you deem it necessary to get a FRA completed prior to determination as we are in floodzone 1 and the site is under a hectare. The amount of existing surface area and roof area together with hardstanding makes up the entirety the site. If you could let me know on this matter fairly soon, in this regard, that would be appreciated.

I look forward to hearing from you soon, in regards to next steps and timelines.

Kind regards,

Kate

Katherine Andrews RIBA
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