

27 March 2026

Ann Biggs
Assistant Director Planning and Sustainable Economy
Mid-Sussex District Council
Oaklands
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

SH/7711/ C01

Managing Director
Stuart Eatock RIBA
Directors
Craig Boddington MCIAT
Adam King ARB
Paul Jacob RIBA
Paul Fender RIBA
Adam Staniforth FCCA
David Upton RIBA

ECE Architecture Ltd
Registered in England
No 2360025
VAT No 587 6025 10

Registered Office
Amelia House
Crescent Road,
Worthing BN11 1QR

Dear Sir/Madam

Submission to discharge Condition 5 of consent DM/25/0196 at 45 The Broadway, Haywards Heath RH16 3AS

An application has been submitted via the Planning Portal under reference PP-14815039 to discharge Condition 5 of consent DM/25/0196.

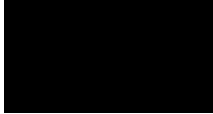
I attach a copy of the report prepared by Acoustic South-East submitted as part of the application but, in summary, the proposal to address the issues of acoustics, ventilation and overheating is as follows:

- as required under the current Approved Document F, all new dwellings must have mechanical ventilation, either by means of MEV (Mechanical Extract Ventilation) or MVHR (Mechanical Ventilation with Heat Recovery)
- due to high ambient external noise levels as a result of the proximity of the site to a busy road and railway line, all units are proposed to have MVHR units which has ducted intake and extract air, and with all ductwork acoustically lagged. This means that all rooms will have ventilation in compliance with AD F with the windows closed. Windows can be opened for purge ventilation if required, but acoustic levels will obviously not then be met.
- with glazed units in line with the recommendations in Section 5 of the report, noise levels within living rooms and bedrooms will be in accordance with WHO NNG (2009) guidelines
- the MVHR being fitted to all units will have the capacity to remove excess heat from within the apartments, which will be compliant with Approved Document O (Overheating) without the need to open any windows

We trust that the above explanatory note along with the technical details in the submitted acoustic report will meet with your approval, but should you need any more information then please let us know.

Yours sincerely

ECE Architecture



Stephen Hall RIBA
Associate Director