

From: Anna Kramarczyk <Anna.Kramarczyk@midsussex.gov.uk>
Sent: 19 June 2025 14:29:48 UTC+01:00
To: "Francesca Winslow" <francesca@prhomesdirect.com>; "Nicholas Edmonston" <nicholas@ckaa.co.uk>; "Rachel Richardson" <Rachel.Richardson@midsussex.gov.uk>
Cc: "Joanne Fisher" <Joanne.Fisher@midsussex.gov.uk>; "Gary Winslow" <prhomesdirectltd@gmail.com>; "Jane Cooper" <Jane.Cooper@midsussex.gov.uk>; "Emma Rivett" <Emma.Rivett@midsussex.gov.uk>
Subject: RE: 1-3 Barclay Court - DM/25/1107

Hi Rachel and Francesca.

Please see my updated reply in **RED**, addressing relevant conditions below:

DM/25/1107 - Central Education Ltd Barclay Court Market Place Haywards Heath West Sussex RH16
Discharge of planning conditions 3, 4, 5, 6, 7, 8, 9, 10,11, 12, 16, 17, and 18 relating to planning reference DM/23/3230.

DM/25/1108 - Central Education Ltd Barclay Court Market Place Haywards Heath West Sussex RH16
Variation of condition nos 2 and 8 - To replace approved drawings with new drawings, to amend the materials, layout of stair cores and fenestration detail at third floor.

2. Approved Plans

The development hereby permitted shall be carried out in accordance with the plans listed below under the heading 'Plans Referred to in Consideration of this Application'.

The original design was a well-thought-through scheme that had addressed most of the concerns raised at the previous consultations and it especially benefitted from the attractive design which elements echoed pattern of the original building.

The approved finishes and patterns for the add-on elements on the second and third floors, combined with the carefully resolved roof forms and finishes, have given the building its distinctive character and identity.

Design and Access Statement (LRA-R Architects) forming part of the approved submission described the proposed materials palette very clearly: *"The second floor elevation, which is an infill between the three feature gables, has a diagonal pattern that follows the angle of the gables. These are vertical elevations and will be finished in a standing seam zinc or similar, with a dark grey tone similar to slate. This metal cladding is horizontally consistent as it 'wraps' around the elevations, to clearly define the second floor of the building. The second and third floor are subtly connected by virtue of the diagonal pattern and scale of materials. At third floor this pattern is disrupted to allow openings within the glazing for access to the terraces. The third floor facade is a similar*

metal cladding system with variations in solid, opaque and clear sections, allowing for light, views and privacy where necessary. A glass balustrade projects above the parapet and the third floor has a projecting canopy providing solar shading during the summer months whilst allowing solar gain during the winter.

Also “the stair cores have a vertical metal cladding finish, to clearly define a different purpose and separate old from new.”

As much as some variations are not as intrusive – such as some changes to the layout; to go against the details previously agreed would create a situation in which suggested changes remove all points of interest and strip the scheme of its already achieved architectural integrity and sense of place.

Generally presented changes are not in line with the previously approved scheme, and the overall look of the buildings would change too much.

As presented the scheme does not currently accord with design principle DG38 of the Design Guide nor with District Plan policy DP26.

Subject to comments: See point 7 for details.

6. No development shall be carried out unless and until samples of materials and finishes to be used for external walls and roofs of the proposed building(s)/extension(s) have been submitted to and approved by the Local Planning Authority.

Not received. See point 7 for details.

7. No development shall be carried out unless and until there has been submitted to and approved in writing by the Local Planning Authority a schedule of existing and replacement windows and doors. (schedule to include style, material, colour and finish, opening type of direction). The detail shall include 1:50 sections to show the new and replaced windows/reveals and all building entrances.

The submitted schedule is vague and lacks sufficient detail. Any revised submission should include information on retained doors, a clear description of the frame types, RAL colour specifications, and detailed technical specifications from the selected supplier.

Design and Access Statement (LRA-R Architects) forming part of the approved submission described windows to be as following: *all new windows and doors will be powder coated aluminium (colour to be confirmed) with the exception of the three front entrances which will be retained as existing (timber).*

Use of standard uPVC windows would weaken the front elevation and it would undermine approved crisp contemporary detailing that worked well with a traditional building shape and proposed roof form.

Should any UPVC be suggested: the right type should be specified at this stage to secure the crisp, modern look presented for the application.

Suitable replacements would include Flush Casement uPVC Windows or similar, slimline heritage profile uPVC sash window with integrated sash horns (and not ‘stuck on’ horns as currently presented).

For reference see Approved elevations below.



Artist's impression - proposed east elevation

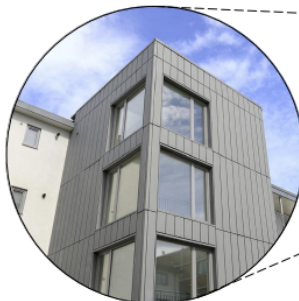




Metal cladding and screening
Continues the zinc pattern on the second floor facade at half the scale to provide a subtle connection between the two levels. Windows and doors to include diagonal etching



Diagonal zinc cladding
Standing seam zinc finish to second floor timber frame set at the same angle as the retained 3 no gables



Vertical metal cladding to cores
The proposed cores have a vertical standing seam, to differentiate them from the existing building, since these are a new building element



The northern, eastern, and western elevations are particularly important, as they are highly visible. Notably, the main elevation is prominently seen upon arrival to the town by train, making its appearance a key aspect of the building's visual impact and identity.

I had a look at the information provided up to this point; please see my reply below:

Summary:

1. Powdercoated aluminium cladding: Prefa Rhomboid Facade Tiles, although not as sophisticated and rich in detailing as the approved metal cladding system seems to be an acceptable replacement in principle.
2. Similarly, Fibre Cement Cedral Click vertical cladding seems to be an acceptable replacement in principle.
3. Legacy' uPVC sliding sash windows are acceptable in principle.
4. Colour choices still need to be agreed (cladding, brick, window/door frames).
5. New windows and doors: more detailed information is still needed about the type (typical spec?etc.).
6. Some other elements of the scheme still need to be clarified, see below.

The approved window frames colours were carefully designed to correspond well with the stone openings and brick colour of the existing building (please refer to the images shown above). Classic White is not a right choice for any of the new windows or new doors and should only be used on the internal side if necessary.

Furthermore, the existing roof is covered in a subtle brown-tone clay and approved design took this into consideration. I have doubts about the chosen replacement dark-grey colour which might appear too industrial if used on that scale.

Therefore, in order to provide a final reply, please provide following samples and other information for an approval:

- a. **PROVIDE SAMPLE:** Prefa Rhomboid Facade Tiles in P.10 prefa bronze, Ral 7048
- b. **PROVIDE SAMPLE:** Prefa Rhomboid Facade Tile in P.10 Ral 7013 Anthracite, RAL 7016
- c. **PROVIDE SAMPLE:** Fibre Cement Cedral Click in Slate Grey C18
- d. **PROVIDE SAMPLE:** Fibre Cement Cedral Click in Pewter Grey C54
- e. **PROVIDE SAMPLE:** the matching brick for the rear elevation.
- f. **CONFIRM:** that RWP and other rainwater goods to be black: correct the drawings and annotate.
- g. **CONFIRM:** that existing front door facing the street will be refurbished as per approved. Annotate the drawings.
- h. **PROVIDE:** typical 1/50 section showing the depth of the reveal for new or exchanged windows/doors.
- i. **PROVIDE:** Specification for the ASHPs.
- j. **PROVIDE:** more explanation on the new windows and doors that are not sashes (typical spec?etc.).
- k. **PROVIDE:** details of the glass balustrade.
- l. **PROVIDE:** new RAL colour, which is more in line with the approved application, for all the windows and doors currently marked as Classic White.
- m. **CONFIRM:** that fascias will be painted in a matching colour to the window frames, as per approved elevations. Correct the provided drawings and annotate.
- n. **PROVIDE dwg:** It is recommended that alternative locations be explored for the proposed Air Source Heat Pumps (ASHPs) currently shown on the 1st and 2nd

floor elevations. Their current placement detracts from the visual quality of the façade

Please note: Once physical samples will be provided and colour of cladding will be agreed, the schedule of windows and doors currently marked as Anthracite Grey RAL7016, might have to be updated.

8. No development shall be carried out unless and until there has been submitted to and approved in writing by the Local Planning Authority 1:20 scale sections and elevations (vignettes) of the following shown in context:

- (a) new stair cores*
- (b) the proposed second floor facade that sits 400mm lower than the existing ridge,*
- (c) a perimeter upstand to the terraces at third floor with projecting glass balustrade,*
- (d) the proposed third floor metal cladding plus screening and windows/doors that include diagonal etching,*
- (e) series of details of all 4 elevations set-backs where new roof meets the existing fabric.*

As per reply to condition 2.

Not provided.

Please PROVIDE following drawings (still outstanding):

1:20 scale sections and elevations (vignettes) of the following shown in context:

- (b) the proposed second floor facade that sits 400mm lower than the existing ridge,**
- (c) a perimeter upstand to the terraces at third floor with projecting glass balustrade,**
- (e) series of details of all 4 elevations set-backs where new roof meets the existing fabric.**

9. No development shall be carried out unless and until there has been submitted to and approved in writing by the Local Planning Authority details of the rainwater discharge arrangements. This is in relation to drainage plans for the flats and the rainwater collections strategies from roofs and balconies. The works shall be carried out in accordance with the approved details.

As per reply to condition 2.

Look: Point 2.f).

11. No development shall be carried out unless and until there has been submitted to and approved in writing by the Local Planning Authority full details of a hard and soft landscaping scheme, including details of boundary treatments and landscape lighting

solutions.

Not received.

Please introduce more soft landscaping (low level shrubs or ornamental). Please mark entrance zones better with use of different surface materials.
Please explain lighting strategy to the rear for the residents.

Thank you
Anna

Anna Kramarczyk-Dillon
Architect / Urban Designer
Major Development
Mid Sussex District Council

My working days are Monday, Wednesday and Thursday

From: Francesca Winslow <francesca@prhomedirect.com>
Sent: 19 June 2025 10:58
To: Anna Kramarczyk <Anna.Kramarczyk@midsussex.gov.uk>; Nicholas Edmonston <nicholas@ckaa.co.uk>; Rachel Richardson <Rachel.Richardson@midsussex.gov.uk>
Cc: Joanne Fisher <Joanne.Fisher@midsussex.gov.uk>; Gary Winslow <prhomedirectltd@gmail.com>; Jane Cooper <Jane.Cooper@midsussex.gov.uk>; Emma Rivett <Emma.Rivett@midsussex.gov.uk>
Subject: Re: 1-3 Barclay Court - DM/25/1107

Hi Anna,

I hope you're well.

Just following up on your email from yesterday regarding the latest elevations and the raised points. Please let us know when you have an update, as we're keen to review the information as soon as possible.

Many thanks in advance.

Kind regards,

Francesca Winslow
PR Homes Direct

Mobile: 07860608933
Website: newhomessussex.com

From: Anna Kramarczyk <Anna.Kramarczyk@midsussex.gov.uk>
Sent: Wednesday, June 18, 2025 3:00:48 PM
To: Nicholas Edmonston <nicholas@ckaa.co.uk>; Rachel Richardson <Rachel.Richardson@midsussex.gov.uk>
Cc: Francesca Winslow <francesca@prhomesdirect.com>; Joanne Fisher <Joanne.Fisher@midsussex.gov.uk>; Gary Winslow <prhomesdirectltd@gmail.com>; Jane Cooper <Jane.Cooper@midsussex.gov.uk>; Emma Rivett <Emma.Rivett@midsussex.gov.uk>
Subject: RE: 1-3 Barclay Court - DM/25/1107

Hi all

I will get back to you on the latest elevations, and raised points by the end of today, or tomorrow morning the latest ,

Thank you
Anna

Anna Kramarczyk-Dillon
Architect / Urban Designer
Major Development
Mid Sussex District Council

My working days are Monday, Wednesday and Thursday

From: Nicholas Edmonston <nicholas@ckaa.co.uk>
Sent: 18 June 2025 14:13
To: Rachel Richardson <Rachel.Richardson@midsussex.gov.uk>
Cc: Francesca Winslow <francesca@prhomesdirect.com>; Joanne Fisher <Joanne.Fisher@midsussex.gov.uk>; Gary Winslow <prhomesdirectltd@gmail.com>; Anna Kramarczyk <Anna.Kramarczyk@midsussex.gov.uk>; Jane Cooper <Jane.Cooper@midsussex.gov.uk>; Emma Rivett <Emma.Rivett@midsussex.gov.uk>
Subject: Re: 1-3 Barclay Court - DM/25/1107

Dear Rachel

Point 6: Can you clarify which elements you require samples for?

Point 8: Materials, RAL colour etc are clearly stated on the elevation drawings. Please confirm what further details are required.

Point 9. Drainage details have been provided by BPS, and rwp positions shown on CKA plans and elevations. Please clarify what else is required.

Point 10: The ASHPs are shown on the rear elevations, and two at the top floor set back.

Point 11. Updated site layout attached removing tree from key.

Point 18. Note from noise assessor was forwarded to you 12th June. Not aware of anything else being requested. Please confirm.

*Table B1 presents the full dataset and includes $L_{Aeq,15min}$, $L_{A90,15min}$ and the highest single $L_{Amax,F}$ value during the 15-minute measurement period.

The full dataset (as presented in B1 of Appendix B) has been processed for daytime (07:00hrs to 23:00hrs) and night-time periods (23:00hrs to 07:00hrs) and is summarised in Table 4.3 on Page 7. As stated, where it's deemed that the weather conditions may have influenced the measured noise levels, the data has been removed from the analysis presented in the final row of Table 4.3.

The analysis indicates that average $L_{Amax,F}$ values during the night-time period are 10 dB lower than the daytime average $L_{Amax,F}$ values. The average $L_{Aeq,T}$ and $L_{A90,T}$ values are 9 dB and 8 dB lower during the night-time period than during the day, respectively. This analysis therefore indicates that the noise levels during the night are significantly lower. In addition, the derived night-time background $L_{A90,T}$ sound assessment level of 35 dB is 12 dB lower than the derived daytime background $L_{A90,T}$ sound assessment level of 47 dB. These background $L_{A90,T}$ sound levels form the basis of the assessment.

Figure A12 of Appendix A displays the time history of the measured dataset. Despite periods where it has been identified that the weather may have influenced the dataset, of which has been excluded from the analysis for assessment purposes, the trace is stable during the daytime and night-time periods, and is a typical trace for this kind of area. If there was an unusual sources present, you would expect to see the $L_{A90,T}$ values flatlining or the $L_{A90,T}$ values would be closer to the $L_{Aeq,T}$ or $L_{Amax,F}$ values, which is not seen here.

The results of the noise survey presented in the noise report for planning is also comparable to our analysis, with small differences in the average $L_{Aeq,T}$ daytime and night-time datasets (c.4 dB day and 2 dB night). Average $L_{Amax,F}$ and $L_{A90,T}$ levels are not presented in the report at planning stage.

Despite the periods of adverse weather, the measured dataset and analysis is considered to provide a robust measure of the acoustic environment at the rear of the development, appropriate for deriving background $L_{A90,T}$ sound assessment levels in accordance with BS 4142:2014+A1:2019."

Kind regards

Nicholas Edmonston

CKA Architectural

www.ckaa.co.uk

nicholas@ckaa.co.uk

01323 729516

On 18 Jun 2025, at 13:47, Rachel Richardson
<Rachel.Richardson@midsussex.gov.uk> wrote:

Dear Francesca,

In relation to the above application for discharging the planning conditions I can confirm the following:

1. Drainage

Comments awaited.

4. Air Quality

Awaiting Environmental Protection comments. Chased on this today.

5. CEMP

Can be discharged.

6. Samples of external materials

No samples received. Please see the urban designers' original comments attached.

7. Schedule of existing and replacement windows/doors

The Urban Designer has confirmed by email to me on 09.06.2025 that the Legacy' uPVC sliding sash windows, as shown in the attached brochure (downloaded from the supplier's website, based on the specification referenced in your previous email) are an acceptable choice in principle. Nicholas Edmonston provided the revised proposed elevation drawing 18 E on 16.06.2025 to show these (and new cladding to the second and third floors). I am waiting for the urban designer to confirm in writing that these details are acceptable.

8. Sections and elevations

See urban designer comments attached. The changes proposed are not acceptable.

9. Rainwater discharge arrangements

As above for 8.

10. Air source heat pump details

Your application form states that the details of the ASHP's are shown on drawings no's.

3428 14C, 15C, 16C, 17E, 18C. 18C is now superseded and replaced with Rev E.

Your agent is awaiting feedback from us. I have looked at the drawings stated above and cannot see any details provided for the ASHP's. Please clarify?

11. Landscaping

The urban designers comments attached states that these have not been provided. However, your application form lists that they are provided on drawing no. 12 A.

On 22.05.25 the Tree Assistant Officer wrote:

"I note that the key suggests that a Prunus avium will be planted but the plan is not clearly showing where this will be planted. If it is to be planted with the other ornamental shrubs, then I would question whether this is an appropriate selection. Please could you request further information to clarify?"

Please can this be provided?

12. Bin storage details

Can be discharged.

16. Cycle parking details

Can be discharged.

17. EVC points

Can be discharged.

18. Scheme for noise rating levels

Please see Urban Designers comments attached.

Also awaiting Environmental Protection comments. Chased on this today.

I hope the above clarifies the latest position and I look forward to hearing from you. As you have mentioned this application is due to be determined on 23rd June (Monday week). I very much doubt the outstanding matters will be resolved by then and I would appreciate your confirmation to an extension of time please, giving a

realistic date of when you think the above highlighted (red) can be addressed and turned around.

Kind regards,

Rachel.

Rachel Richardson Bsc (Hons) DIP TP MRTPI
Senior Planning Officer
Development Management
www.midsussex.gov.uk
01444 477 224

Please note I work part-time (usually over Monday to Thursday) and from home Monday to Wednesday.

From: Francesca Winslow <francesca@prhomedirect.com>
Sent: 18 June 2025 09:57
To: Joanne Fisher <joanne.fisher@midsussex.gov.uk>; Gary Winslow <prhomedirectltd@gmail.com>
Cc: Rachel Richardson <Rachel.Richardson@midsussex.gov.uk>
Subject: Re: 1-3 Barclay Court - DM/25/1107

Hi Joanne,

Thank you very much for your swift response and for passing along our emails - we really appreciate your assistance on this matter and look forward to hearing from Rachel directly.

Thank you.

Kind regards,

<image002.jpg>

From: Joanne Fisher <joanne.fisher@midsussex.gov.uk>
Sent: Wednesday, June 18, 2025 9:54:37 AM
To: Francesca Winslow <francesca@prhomedirect.com>; Gary Winslow <prhomedirectltd@gmail.com>
Cc: Rachel Richardson <Rachel.Richardson@midsussex.gov.uk>
Subject: RE: 1-3 Barclay Court - DM/25/1107

Hi Francesca,

Rachel is not needed in court today for Jury Service and so I have passed her your emails and Gary's voicemail and asked her to respond to you today as she is the case officer.

Hope this helps.

Kind regards

Joanne

Joanne Fisher BSc (Hons), MATP, MRTPI
Team Leader Applications
Development Management
Tel: 01444 477330
joanne.fisher@midsussex.gov.uk
www.midsussex.gov.uk

Working together for a Better Mid Sussex.

<image003.png>

<image004.png>

From: Francesca Winslow <francesca@prhomedirect.com>
Sent: 18 June 2025 09:45
To: Joanne Fisher <joanne.fisher@midsussex.gov.uk>; Gary Winslow <prhomedirectltd@gmail.com>
Subject: 1-3 Barclay Court

You don't often get email from francesca@prhomedirect.com. [Learn why this is important](#)

Hi Joanne,

I hope you're keeping well.

Gary Winslow gave your office a call this morning regarding the discharge of conditions for 1-3 Barclay Court, Market Place, Haywards Heath, RH16 1DB, which we've been progressing with Rachel Richardson.

We were advised that the target date for discharge would be 23rd June, and have made key financial decisions around this timeline—including the completion of a loan which is now accruing interest.

After chasing for an update, we received an automatic response confirming that Rachel is on annual leave until 4th July. We've also contacted the general Mid Sussex planning inbox to try to establish who might be covering her caseload in the interim, but haven't had any response or clarity, and progress seems to have stalled.

We'd be grateful if you could advise who is now handling this application so that we can resume momentum and bring this to a conclusion in line with the agreed timescales.

Many thanks in advance for any assistance you can provide on this matter.

Kind regards,

<image002.jpg>

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