

From: Jane Cooper <Jane.Cooper@midsussex.gov.uk>
Sent: 28 April 2026 11:45:53 UTC+01:00
To: "Joanne Fisher" <Joanne.Fisher@midsussex.gov.uk>
Subject: DM/26/0833

Hi Jo,

As discussed, I need to know exactly where the proposed substation will be located, together with details of the dimensions of this substation and the proposed enclosure. Without this I can't recommend a condition to ensure that noise from this installation won't affected any nearby residents. Alternatively, the following condition could be applied:

Substation: No development above ground floor slab level shall take place until a scheme of acoustic protection has been submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall consider and include where appropriate acoustic treatment around the electricity substation to meet the necessary noise levels in habitable rooms of nearby residents. The scheme shall be sufficient to ensure that the level of substation noise within habitable rooms does not exceed the following levels presented in the table below by more than 5 dB, which reflect the proposed low frequency noise assessment reference values presented in DEFRA report, "Procedure for the assessment of low frequency noise complaints" NANR45: 2005.

Frequency

Hz	10	12.5	16	20	25	31.5	40	50	63	80	100	125	160
Leq dB (5 min)	92	87	83	74	64	56	49	43	42	40	38	36	34

The development shall not be carried out otherwise than in accordance with the approved scheme.

Other details contained within the acoustic report submitted by Acoustic South East ref J4149 dated 27/03/26 are accepted, and I recommend conditions to ensure that the proposed gym, spa and external cocktail terrace are only operational between 07.00 and 22.00, Monday to Sunday and that they are constructed as specified in the report.

In addition, I recommend that a condition is applied to any permission granted that ensures the 6 proposed Mitsubishi CAHV- P500YAA-HPB(-BS) Air Source Heat Pumps to the development are installed in compliance with the acoustic report.

Standard conditions regarding hours of construction and hours for deliveries/collections during the construction phase are recommended along with the need for a CEMP:

Construction hours: Works of construction, including the use of plant and machinery, necessary for implementation of this consent shall be limited to the following times:

Monday to Friday: 08:00 - 18:00 Hours

Saturday: 09:00 - 13:00 Hours
Sundays and Bank/Public Holidays: No work permitted.

Deliveries: Deliveries or collection of plant, equipment or materials for use during the construction phase shall be limited to the following times:

Monday to Friday: 08:00 - 18:00 Hours
Saturday: 09:00 - 13:00 Hours
Sunday & Public/Bank holidays: None permitted

Construction Environmental Management Plan: Prior to the commencement of the development a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The Construction Environmental Management Plan shall include amongst other matters, details of: measures to control noise or vibration affecting nearby residents; artificial illumination; dust control measures; pollution incident control and site contact details in case of complaints. The construction works shall thereafter be carried out at all times in accordance with the approved Construction Environmental Management Plan unless any variations are otherwise first submitted to and approved in writing by the Local Planning Authority.

I would consider this development to be located in an E2 zone as detailed in the ILP guidance *The reduction of obtrusive light*, and recommend a condition to ensure that the proposed external lighting does not affect the amenity of nearby residents:

Lighting: Prior to the installation of any external lighting on the site, details of lux levels and times of use together with a report to demonstrate its effect on nearby residential properties shall be submitted to and approved in writing by the LPA. It is recommended that the information be provided in a format that demonstrates compliance with the ILP Guidance Notes for the Reduction of Obtrusive Light.

Air Quality: The calculated emissions cost of £8280 submitted in the Air Quality Assessment produced by phlorum dated March 2026 is accepted. Prior to the operation of any part of the development hereby permitted, the details of a scheme of mitigation measures to improve air quality relating to the development shall be submitted and approved in writing by the Local Planning Authority. All works which form part of the approved scheme shall be completed before any part of the development is occupied and shall thereafter be maintained in accordance with the approved details.

Informative – In order to ensure approval, we strongly recommend that the above scheme is agreed in advance with the Council's Air Quality Officer.

I hope the above matters are clear, happy to discuss if necessary.

Kind regards,

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