

Mr. A. Watt
Mid Sussex District Council
Planning Department
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

5th June 2025

Dear Mr. Watt,

Reference: Discharge of Condition 4 [part] and Condition 11 pursuant to Planning Permission DM/23/3210 (amendments to application DM/23/0421 for 'extension and alterations to the existing stables building to improve and expand the existing restaurant and café/tea house. partial change of use of stables from gym to new farm shop/delicatessen with storage above. change of use first floor from offices to 4 no. hotel rooms for visitor accommodation and associated parking and landscaping works'.

Site Address: Stables, Borde Hill, Borde Hill Lane, Haywards Heath, West Sussex, RH16 1XP

Introduction

The Site benefits from Planning Permission for the above detailed development, which was originally granted by Mid Sussex District Council (MSDC) on 29th November 2023 (reference DM/23/0421). Subsequently permission was granted by MSDC on 2nd May 2024 for variation of planning condition no. 2 to allow amendments to the approved plans to include revisions to the design of the extension, increased soft landscaping and reduction in hard landscaping, and modest increase in size of the external plant room (reference DM/23/3210).

Pre-commencement conditions have been formally discharged by the District Council, and works subsequently commenced on-site at the end of October 2024.

Most recently the partial discharge of the pre-commencement (slab level) conditions numbered 3 (materials) and 4 (detailed drawings/sections), were agreed by the District Council (see application reference DM/24/3091).

This application now seeks to:

1. Partially discharge part of the outstanding requirements of Condition 4 ('Detailed drawings of the services extract ducts etc to the rear elevation of the building'); and,
2. Discharge Pre-occupation Condition 11 (Plant Noise Assessment).

This further application has been submitted online via the Planning Portal under reference **PP-14038281** and it includes the Application Form, relevant supporting documentation, and this covering letter which acts as Planning Statement for the submission.

Please therefore find enclosed details submitted for the partial discharge of Planning Condition no.4, and full discharge of Pre-occupation Condition no.11, as listed below:

Condition 4 – detailed drawings / sections

No development above ground floor slab level shall commence until detailed drawings, at an appropriate large scale, including sections and annotated to show materials and finishes, of the following have been submitted to and approved in writing by the Local Planning Authority:

- ***Typical examples of new windows, including sectional detail of glazing bars as appropriate***
- ***Typical examples of new external doors***
- ***Typical eaves detail to extensions and new ancillary buildings***
- ***Typical detail of the glazing to the elevations and roof of the conservatory extension***
- ***Typical detail of the glazing to the elevations and roof of the teahouse extension***
- ***Detailed hard and soft landscaping scheme, to include details of materials for hard landscaping, and detailed drawings (plans, elevations and sections as appropriate) of new or altered boundary treatments including walls, fences and gates, and new structures within the garden or surrounding area. Such drawings should be annotated to show materials and finishes***
- ***Detailed drawings of the services extract ducts etc to the rear elevation of the building***
- ***New rainwater goods to be of painted metal.***

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

In respect of the highlighted section of the above planning condition, we herewith provide the Local Authority with an additional drawing titled 'Ventilation & Extraction Drawing' (drawing no. 241720-PUR-00-XX-M2-A-0500 Rev P01), which has been prepared by Purcell architects.

The drawing is fairly self-explanatory in that it provides details of the service extract duct that is to be installed at the rear of the building, as required by Condition 4. It is considered important to note that the rear elevation is screened from the south by the existing garden wall, and from the North & West by dense vegetation. It is not visible from any other part of the registered park and garden given its proximity to the boundary.

Condition 11 – Noise assessment of plant and machinery

The use hereby permitted shall not come into use until a scheme has been submitted to the LPA demonstrating that the noise rating level (L_Ar,Tr) of plant and machinery within the build shall be at least 5dB below the background noise level (L_A90,T) at the nearest residential facade. All measurements shall be defined and derived in accordance with BS4142: 2014+A1:2019. The assessment shall be carried out with the plant/machinery operating at its maximum setting. The approved measures shall be implemented before the development is brought into use and thereafter be maintained in accordance with the approved details.

With respect to the requirements of Condition 11, we herewith provide Officers with a 'Plant Noise Assessment', which has been prepared by Acoustics Central. The report confirms that "New

mechanical services plant items are proposed to be installed to serve the building. One of the planning conditions [no.11] attached to the consent relates to external noise emissions from the plant items. A noise survey has been undertaken at the site, the methodology and results of which are presented within this report. Based on the results of the survey conducted at the site and the requirements of the relevant planning condition, atmospheric noise limits for mechanical services plant have been defined, applicable outside nearby noise sensitive windows. An assessment of atmospheric noise emissions from the proposed plant installation has been carried out. Accounting for screening provided by the extended stables building and the recommended atmospheric-side silencers to the extract fans, noise from the proposed plant items is calculated to fall within the relevant noise limit and is therefore compliant with the requirements of planning condition 11.”

Conclusion:

On the basis of the enclosed information, we trust that MSDC can confirm that the relevant part of Planning Condition no. 4 and Pre-occupation Condition no. 11, as detailed above and pursuant to planning permission DM/23/3210 for the Stables at Borde Hill have successfully been met, and can be confirmed as formally discharged on this basis.

If you wish to discuss this submission, please do not hesitate to contact us on 01273 780463 or 07818 061220.

Yours sincerely,

Rodway Planning Consultancy Limited