

Joanne Fisher
Team Leader Applications
Planning Services
Mid Sussex District Council
Oaklands
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Date 22 April 2026
Your ref DM/26/0833
Our ref 1902/408912.1

Dear Joanne.

Town and Country Planning Act 1990

Amendments to hotel layout approved under DM/18/2193 and DM/18/2201, new single storey extension to main building and erection of new detached two-storey spa building, provision of relocated secondary access to Chownes Mead Lane, new parking area and landscaping of the site.

Location: Chownesmead, Chownes Mead Lane, Cuckfield, Haywards Heath, West Sussex, RH16 4BS

I refer to the above referenced application for planning permission and your email dated 21 April attaching the comments from the Council's Environmental Health Officer.

It is noted that the officer has considered the submitted acoustic report prepared by Acoustic South-East, and whilst not raising any particular concerns, has requested further information which I am now able to provide on behalf of the applicant.

1. What are the proposed hours of use for the outside cocktail terrace. We have liaised with Acoustic South-East and they advise as follows: "Whilst we did not state the opening hours as it is early days, the hours of use used the noise levels measured at the receptor location for 07:00-22:00 hours. The resulting sound pressure levels assume all tables occupied and the received sound pressure levels are comfortably below the measured soundscape (33dB below).

2. Can the applicant confirm that the level of substation noise within neighbouring habitable rooms will not exceed the levels presented in table 1 of DEFRA report "Procedure for the assessment of low frequency noise complaints" NANR45: 2005.

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We have liaised with Acoustic South-East who respond as follows: "We have visited some UK PowerNetwork information which contained spectral third octave sound pressure levels relevant at low frequency (50 to 500Hz).

These were entered into the noise model without any enclosure present. The model information was uplifted until such time that the spectral data achieved a sound power level of 59dB, consistent with a 1000KW substation.

The noise model was then run with the receptor position at first floor at the nearest residential used.

This provided an external sound pressure level of 18dB (rounded)

The NANR45 curve, which applies only for internal purposes was uplifted by 5dB to account for an open window to provide an external spectra to assess against.

The noise model result is capable of being reviewed in spectral content also, so this was then considered against the outside revised NANR45 curve.

The bottom line being that the received substation noise when modelled at the receptor location achieves well below (12dB below at 50Hz, 22dB below at 160Hz) the NANR 45 curve outside, so it will likely also achieve internally. Plus of course, the substation will be enclosed in a purpose-built brick structure".

3. Regarding the proposed lighting to this development, please can the applicant confirm that this will comply with guidance produced by the Institution of Lighting Professionals "The reduction of obtrusive light"

We have liaised with both Nicholas Dexter Ltd Landscape Design and Tournay Godfrey who advise the following:

There lighting scheme has been designed to ensure that:

- There is no direct upward light, preserving the natural night sky
- Light spill beyond the site boundary is negligible, ensuring compliance with environmental zone requirements
- Glare is minimised through the use of low-intensity sources and appropriate shielding
- Lighting levels are kept to the minimum necessary for safety and functionality, in accordance with best practice for dark sky environments.



Full details can be provided in response to a suitably worded planning condition.

Can you please pass these comments on to the Environmental Health Officer and seek confirmation that they address the issues raised.

Yours sincerely

A handwritten signature in black ink, appearing to read 'N Abbott'.

Nigel Abbott
Director of Planning
For and on behalf of DMH Stallard LLP