

Acoustic South East



New Planning Application

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Date: 27/03/2026

Project: J4149

Issue 1

Site: **Chownes Mead, Haywards Heath. RH16 4BS**

Client: **RCM Partnership LLP**

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1 Introduction and Executive Summary

Acoustic South East have been appointed to undertake an acoustic assessment to support a new detailed planning application being made to Mid Sussex District Council. The lawful use of the site is a 12-bedroom hotel.

Standards and guidance referenced for this assessment include:

- BS8233 (Sound insulation and noise reduction for buildings) 2014
- National Planning Policy Framework (NPPF), 2024
- BSEN ISO9921:2003- *Ergonomics – Assessment of Speech Communication*
- BS4142:2014-A1:2019 – Methods for Rating and Assessing Industrial and Commercial Sound
- Planning Noise Advice Document Sussex, Nov 2023

The site soundscape was measured between the 20th and 26th January 2026 with a class 1 sound level meter at a position representative of the nearest residential receptor to the East of the site. This is 1 Crabtree Cottages.

The survey position is dominated by fast flowing road traffic noise primarily from the A272

Pre-Application advice has been sought with specialist comments received from the Mid Sussex District Council Environmental Protection department. The comments have been noted with the assessment covering multiple aspects of the site including the newly proposed car parking area, the relocated vehicle access, proposed external Air Source Heat Pumps (x6), Weight drops from within the gym as well as gym noise breakout generally. The use of the cocktail terrace has also been considered.

The spa and newly generated vehicle access are only for the use in the daytime period and with a limited membership capacity. A transport assessment has used vehicle numbers from a same size membership at Bailiffscourt Spa to determine how the visitors to the site might impact the residential neighbours at 1 Crabtree Cottages.

The report concludes that for all of the aspects considered, the impact is not likely to be a concern for neighbouring residents.

On the basis of the information presented, planning permission should not be withheld on noise grounds.

2 Works, Context, Noise Criteria & Noise Assessment Methodology

2.1 Description of Works

“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.

2.2 Context and Scope of Works

A new planning application is proposed and seeks amendments to the previous hotel permission and proposes a new build members pool/spa/treatment rooms facility with a relocated dedicated vehicle access off of Chownes Mead to the East of the hotel adjacent to Crabtree Cottages

This acoustic report seeks to address the following areas. These were developed as a result of discussions with the architect as well as the importance of addressing pre-application comments from the Environmental Health Officer at Mid Sussex District Council.

1. Impact of newly created car parking area adjacent to boundary of 1 Crabtree Cottages
2. Noise Impact of relocated vehicle access
3. Plant associated with gym/spa – BS4142:2014-A1:2019 Assessment
4. Noise Breakout from gym/spa Building/Area
5. Use of External Amenity Area-Tables for cocktail terrace
6. Weight Drops in the Gym Space
7. Assessment of the proposed new electricity substation

2.3 Site Location

The site can be seen in Figure 1 below.



Figure 1. Site Location

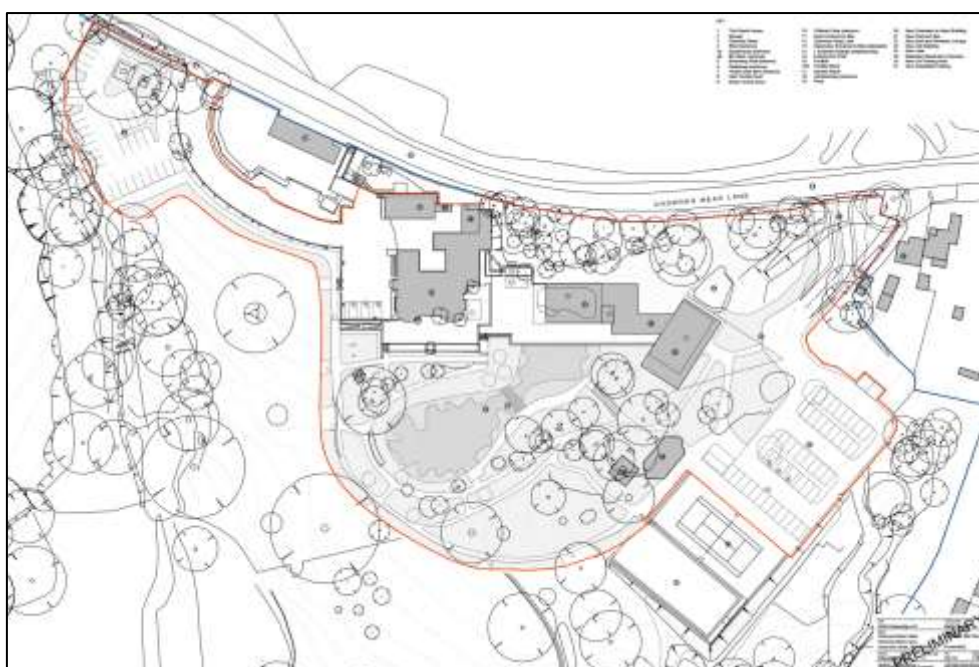


Figure 2. Proposed Site Plan

2.4 New Build Premises

As stated, the conversion to a hotel has already been consented. The planning application being proposed seeks a new build spa building and a relocated access road for proposed members.

The spa building is constructed over two levels with the pool, wet rooms (sauna, steam room), gym and yoga studio at lower ground floor and treatment rooms and members lounges at upper ground floor. These are seen in Figures 3 and 4 below.



Figure 3. Lower Ground Floor (New Build)



Figure 4. Lower Ground Floor (New Build)

2.5 Hours of Operation

The hours of operation for the new build gym and spa will be 07:00-22:00 hours. These are considered to be daytime hours.

2.6 Transport Assessment

A transport assessment by Motion for pre-application discussion(s) with West Sussex County Council as the highway authority considered the newly created second access. The relocated access serves only the spa/members club facility. Hotel guests would access via the existing driveway located to the West of the main building.

The spa/gym membership is identified at being capped at 500 members, comparable with other facilities reviewed (Bailiffscourt Spa-Climping and Ockenden Manor-Cuckfield).

The assessment indicates that per day, 50-55 members would attend the proposed spa facility with visits spread across the day and 20 staff movements. With return visits, this would equate to 150 vehicle movements spread over the daytime period.

Using Bailiffscourt Spa real time measurements, the worst-case hour sees 8 vehicle movements to utilise the new access.

2.7 Soundscape

The soundscape noted from visits to the site was that of passing road traffic noise and birdsong.

2.8 Closest Residential Property/Window

The closest residential receptor for use within the assessment is 1 Crab Tree Cottages located to the South East of the site.

2.9 Assessment Criteria

2.9.1 National Planning Policy Framework (NPPF), Dec 2024

It is noted that there is a current consultation document dated Dec 2025, however, until such time that it is published, the relevant 2024 guidance is reproduced below.

The National Planning Policy Framework (Dec 2024) defines the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so.

The following paragraphs are relevant within NPPF Section 15 (Conserving and enhancing the natural environment) states the following:

Paragraph 187(e) - Preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability, and

Paragraph 198 - Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:

- a) mitigate and reduce to a minimum potential adverse impact resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life;
- b) identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason; and

Paragraph 200– Planning policies and decisions should ensure that new development can be integrated effectively with existing businesses and community facilities (such as places of worship, pubs, music venues and sports clubs). Existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established. Where the operation of an existing business or community facility could have a significant adverse effect on new development (including changes of use) in its vicinity, the applicant (or 'agent of change') should be required to provide suitable mitigation before the development has been completed.

2.9.2 BS4142:2014-A1:2019 - Methods for rating and assessing industrial and commercial sound

This document provides a means of assessing the impact of industrial or commercial sound upon nearby noise-sensitive receptors, including residential properties.

It does this by comparing the Rating Level of the noise from the industrial or commercial source with the pre-existent L_{90} background noise level affecting the same noise-sensitive premises. The Standard provides guidance that:

- a) Typically, the greater the difference, the greater the magnitude of the impact.
- b) A difference of around +10dB or more is likely to be an indication of a significant adverse impact, depending on the context.
- c) A difference of around +5dB is likely to be an indication of an adverse impact, depending on the context.

- d) The lower the rating level is relative to the measured background sound level, the less likely it is that the specific sound source will have an adverse impact or a significant adverse impact. Where the rating level does not exceed the background noise level, this is an indication of the specific sound source having a low impact, depending on the context.

2.9.3 BS8233:2014 Guidance on Sound Insulation and Noise Reduction for Buildings

Table 4 of BS8233:2014 provides the following guideline values:

Activity	Location	Time period of day	
		07:00-23:00	23:00-07:00
Resting	Living Rooms	35dB $L_{Aeq,16hour}$	-
Dining	Dining Room/Area	40dB $L_{Aeq,16hour}$	-
Sleeping (daytime resting)	Bedroom	35dB $L_{Aeq,16hour}$	30dB $L_{Aeq,8hour}$

Table 1. BS8233:2014 Criteria

It is relevant to note that Table 4 criteria in BS8233:2014 relates to continuous and anonymous sound.

2.9.4 BSEN ISO9921:2003- Ergonomics – Assessment of Speech Communication

The relevant standard for consideration of speech levels is BSEN ISO9921:2003 “*Ergonomics – Assessment of Speech Communication*”. The document suggests that where an individual is talking at a normal level, this is equivalent to 60dB $L_{Aeq,T}$ at 1m and where a raised voice is noted, this is 66dB $L_{Aeq,T}$ at 1m.

When considering speech, it is relevant to note that not every person speaks at once, it is typical to have a speaker and a listener.

2.9.5 Planning Noise Advice Document Sussex, November 2023

This particular document is signed up to by all Sussex local authorities and provides a benchmark standard in terms of noise. For this particular assessment, which utilises numerous components, the relevant section will be a BS4142:20140A1:2019 section. The document is designed to ensure that all local authorities are requesting the same parameters and design criteria.

3 Methodology

A long-term class 1 sound level meter was set up close to the neighbouring noise sensitive receptor at 1 Crab Tree Cottages to the eastern site boundary. This can be seen in Figure 5 below. The survey was battery operated and located in a locked peli case to deter theft and/or tampering.

The measurements were made in 15minute resolution periods and were set to A weighting and Fast time weightings. A weather station was also located at the site to accurately record the weather impacts for the duration of the survey. This was cross checked with weather wunderground website for a site 600m to the East of the survey location.



Figure 5. Long Term Survey Location

4 Measured Data

4.1 Measured Ambient Noise Levels ($L_{Aeq,T}$)

The measured sound pressure levels from the survey are as follows. Please note that these are for the complete daytime and night time periods. Figure 7 shows the $L_{Aeq,T}$ specific to the hours of use.

Logarithmically Averaged Day and Night time Periods (External - Freefield)-dB(A)			
L _{Aeq} , 16 hour- 07:00-23:00		L _{Aeq} , 8 hour 23:00-07:00	
Day 1*	53.2	Night 1	44.5
Day 2	55.6	Night 2	45.7
Day 3	52.8	Night 3	42.0
Day 4	53.3	Night 4	42.2
Day 5	54.6	Night 5	44.9
Day 6	52.8	Night 6	39.2
Day 7*	52.6	Night 7	n/a
Arithmetic Average	53.6	Arithmetic Average	43.1
*Denotes incomplete data periods			

Figure 6. Measured Daytime and Night Time Sound Pressure Levels

(Gym/Spa Opening Hours) L _{Aeq} , 07:00-22:00 hours	
Day	Measured External Sound Pressure Level
Tues	52.9
Wed	55.8
Thu	53.0
Fri	53.5
Sat	54.9
Sun	53.1
Mon	52.6
Arithmetic Average	53.7
Logarithmic Average	53.8

Figure 7. Measured L_{Aeq,T} Data for Proposed Hours of Use

4.2 Measured Background Sound Pressure Levels ($L_{A90,15\text{minutes}}$)

4.2.1 Daytime (07:00-23:00 hours)

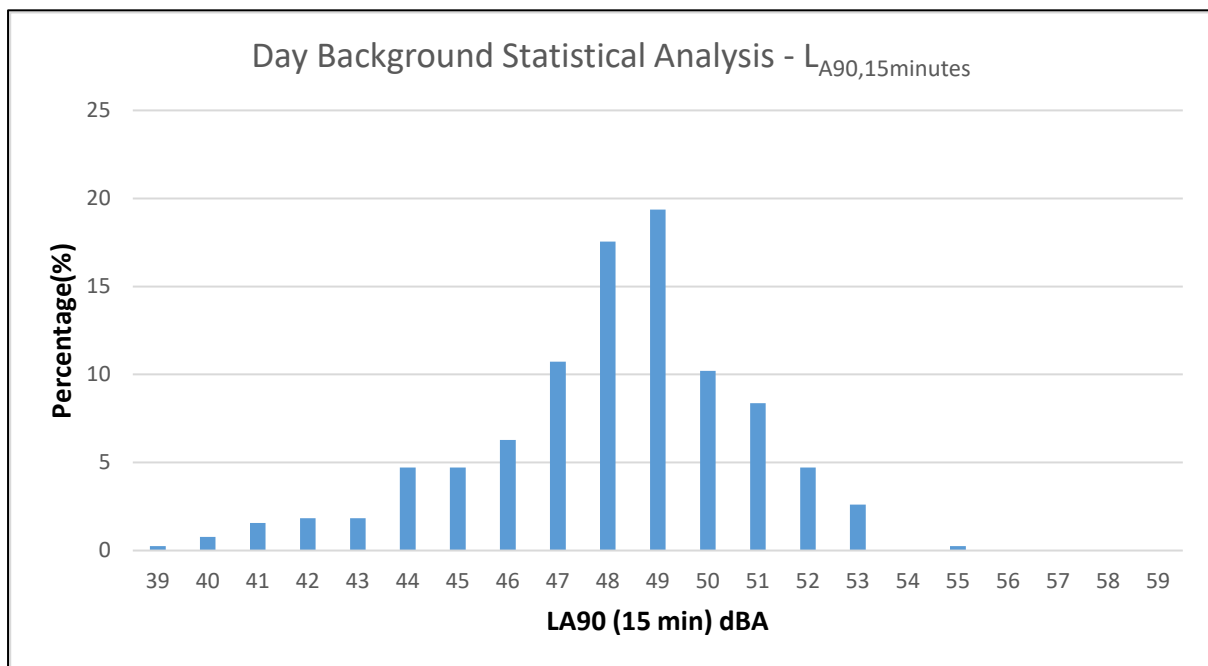


Figure 8. Measured Daytime Background Sound Pressure Level – $L_{A90,15\text{minutes}}$

4.2.2 Night Time (23:00-07:00 hours)

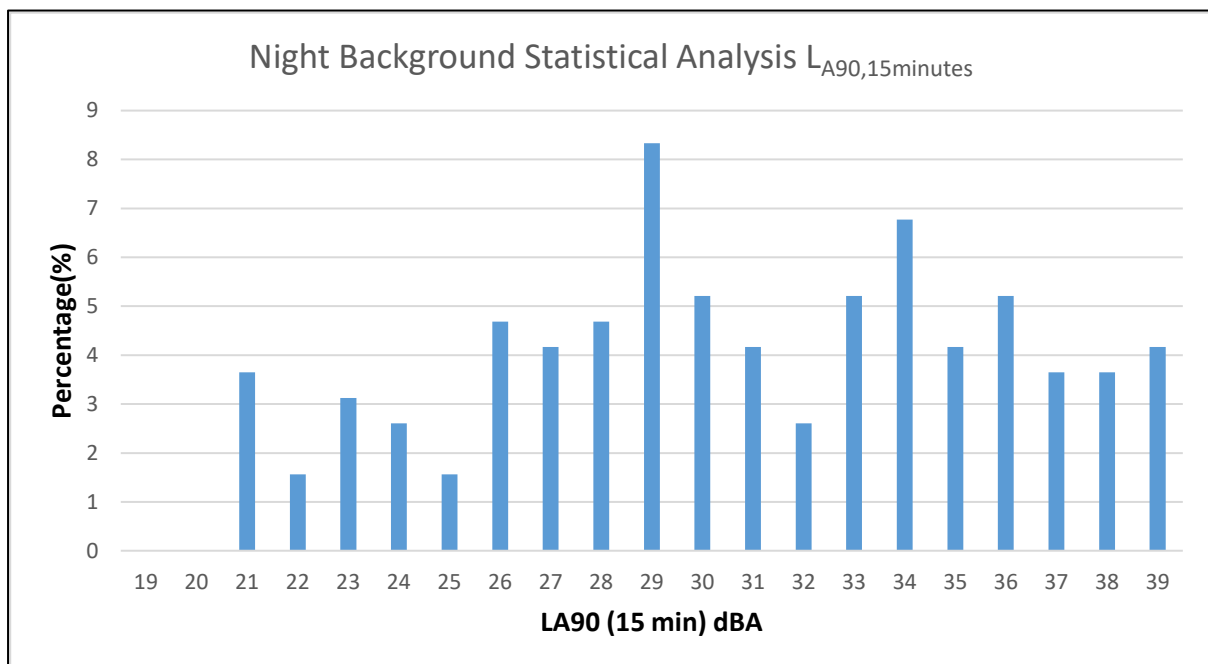


Figure 9. Measured Night Time Background Sound Pressure Level – $L_{A90,15\text{minutes}}$

4.3 Measured Soundscape Summary

In terms of ambient noise levels ($L_{Aeq,T}$), these were measured as 54dB rounded for the daytime period and 43dB for the night time period.

For the measured background sound pressure levels, the modal assessment for the daytime $L_{A90,15minutes}$ was 49dB and for the night time period, 29dB.

For the hours of operation of the spa/gym, ie 07:00-22:00 hours, this has been calculated as 54dB $L_{Aeq,T}$

4.4 Weather Conditions

As stated, a weather station was co-located with the sound level meter. The conditions below indicate the windspeeds were suitable for environmental monitoring and it was not necessary to remove data from the measured dataset.

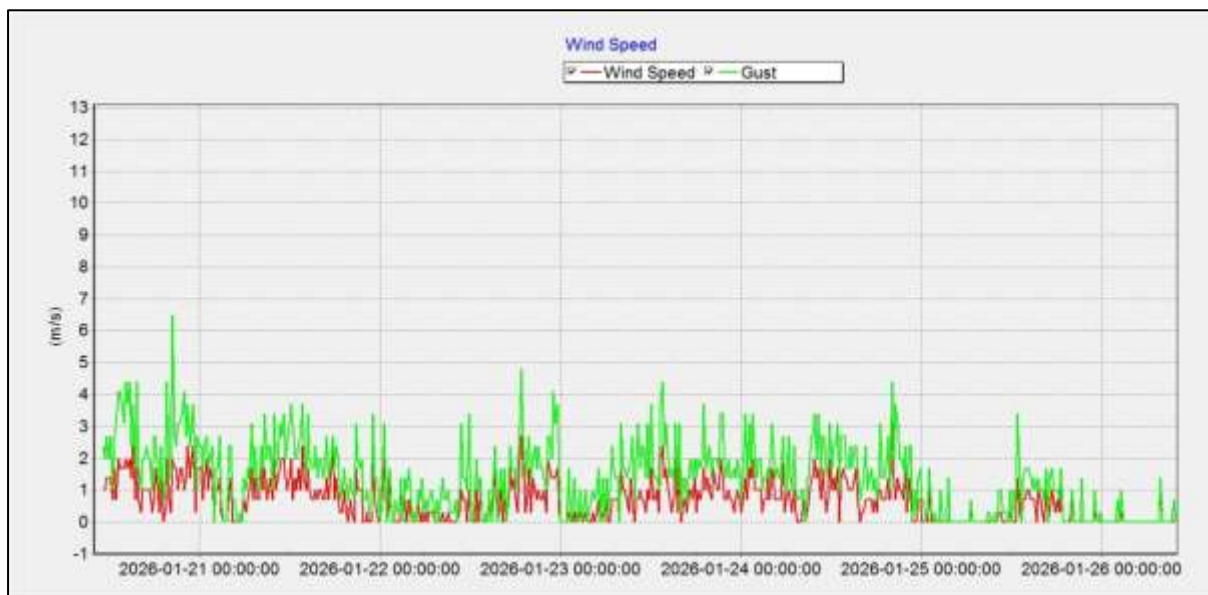


Figure 10. Measured Weather Conditions

5 Discussion

5.1 New Car Parking Area

The newly created car parking area is presented with a blue dashed line in Figure 11 below.



Figure 11. New Car Parking Area

It is relevant to note that the car parking would be used in the daytime only. The only likely sound to generated is that of a door slam which generates a short but louder event referred to as an L_{Amax} event. Such L_{Amax} events are more closely associated with sleeping and protecting residents sleep motility.

The Acoustic South East library was used to consider 10 repeated door slams measured at 3m. These provided an L_{Amax} of 80.3dB. Using the noise model to place a receptor position at 3m, allows a sound power level of 98dB to be added into the model. The sound source was entered with a localised receptor position added at 3m in distance. The Sound Power Level of the door slam source was then adjusted until such time that it was measured at the calibration position of 3m at 80.3dB L_{Amax} .

A sound source representing 98dB was placed at the closest car parking position, some 44m from the property façade of 1 Crabtree Cottages.

This produces an L_{Amax} of 55dB at the receptor position. To place this into context, an account of the L_{Amax} events is presented below for the operating hours of the spa. This shows that the car parking area would not likely be a cause for concern.

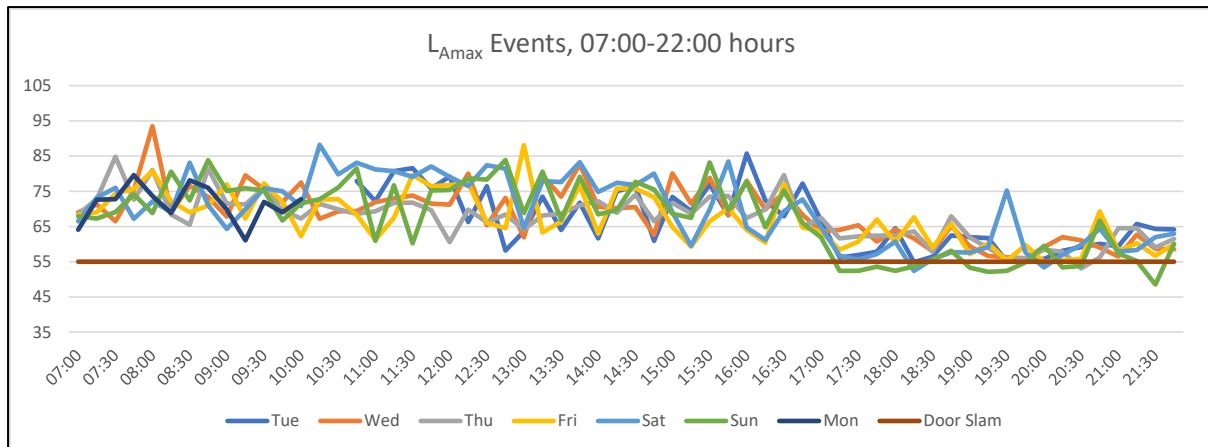


Figure 12. Measured L_{Amax} Events, Opening Hours of the Spa

5.2 Noise Impact of Relocated Vehicle Access

There is already a tarmac secondary entrance located to the East of the site, close to 1 Crabtree Cottage. This does not appear to be currently frequently used and plans are proposed to move the new access, further from the residential boundary.

The proposed new access can be seen below and the distance from the roadside to the nearest car parking space is approximately 66m. Using the Acoustic South East library data of SELs of vehicle passes, library data is held for repeated passes of a Skoda Octavia estate with an SEL of 67.4dB.

The hourly assessment (3600 seconds) is calculated as follows with 8 vehicle movements (as per section 2.4 above based on the Baliffcourt premises):

$$67.4 - 10 \cdot \log(3600) + 10 \cdot \log(8) = 40.9 \text{ dB}$$

A line source is then capable of being drawn onto the noise model to replicate the tracking of the vehicle entry/exit and is calibrated at the distance where the SELs were measured. In this instance, the SELs were measured at 3.3m from the centre of the vehicle pass.

Having constructed a noise model, complete with a 1.8m fence for the neighbouring property, receptor positions were added at ground floor (1.5m) and first floor (4.5m) to replicate the closest windows overlooking the site on the Western elevation.

With a worst-case hour of 8 vehicle passes, the computer noise model predicted 27dB at the ground floor window and 33dB at the first-floor window. It should be recognised that if the vehicle passes were to double (ie, 8-16 movements), this would only have the effect of adding 3dB to the predicted noise impacts.

The noise model predictions of worst case 33dB compared against the measured ambient noise level of 54dB are comfortably below the existing site soundscape, so much so that the movements would not likely be audible, as more than 10dB below the ambient noise level.

5.3 Plant Noise Associated With Gym/Spa

Six Air Source Heat Pumps are proposed, located in between the swimming pool section and the gym/members club, as detailed below. These would be measured against the background sound pressure levels or $L_{A90,T}$



Figure 13. Location of Air Source Heat Pumps

These six units are Mitsubishi CAHV – P500YAA-HPB(-BS). These measure approximately 1.7m in height and are reported to have a Sound Power Level (L_{WA}) of 70.7dB.

A brief calculation of 6x ASHP would be as follows:

$70.7 + 10\log(6) = 78.5$ (used for identical addition, assuming all are operating at once).

The distance from the pumps to the house façade is approximately 76m.

$78.5 - 20\log(76) - 8 = 32\text{dB}$. However, this does not take account of any barriers or obstacles.

The ASHP's were also added into the noise model and to ensure robust reporting, a six dB correction has been applied to each of the six ASHP to account for the two surfaces on the flat roof. The outcome of the noise model is the predicted noise impact is 27dB $L_{Aeq,T}$ at the receiving position at 1 Crabtree Cottages.

The propagation is shown in Figure 14 below and it is recognised that this represents a worst case with all 6 units in simultaneous operation.

For the night time period, it is confirmed that only 2 ASHP will run and this has also been modelled. This is presented in Figure 15 below and is 23dB $L_{Aeq,T}$.

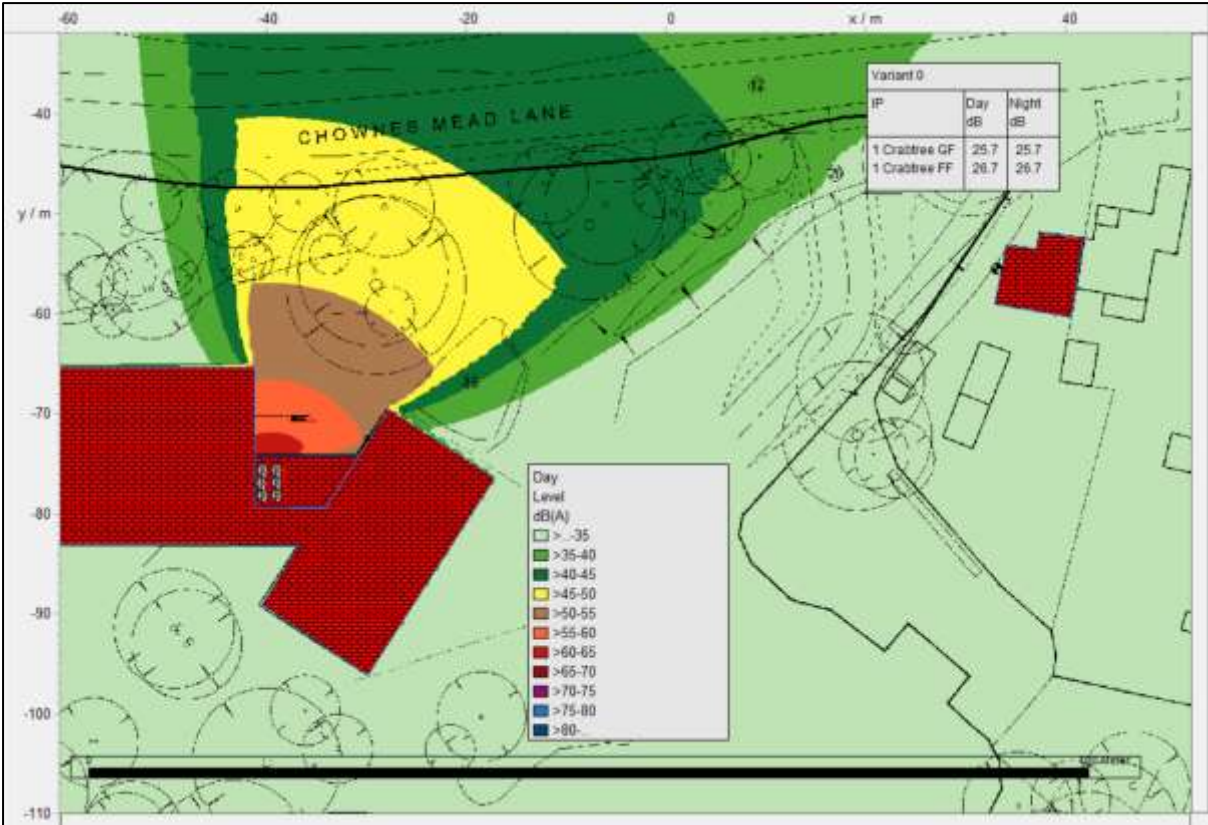


Figure 14. 2D Noise Contour Day with all 6 ASHP operating.

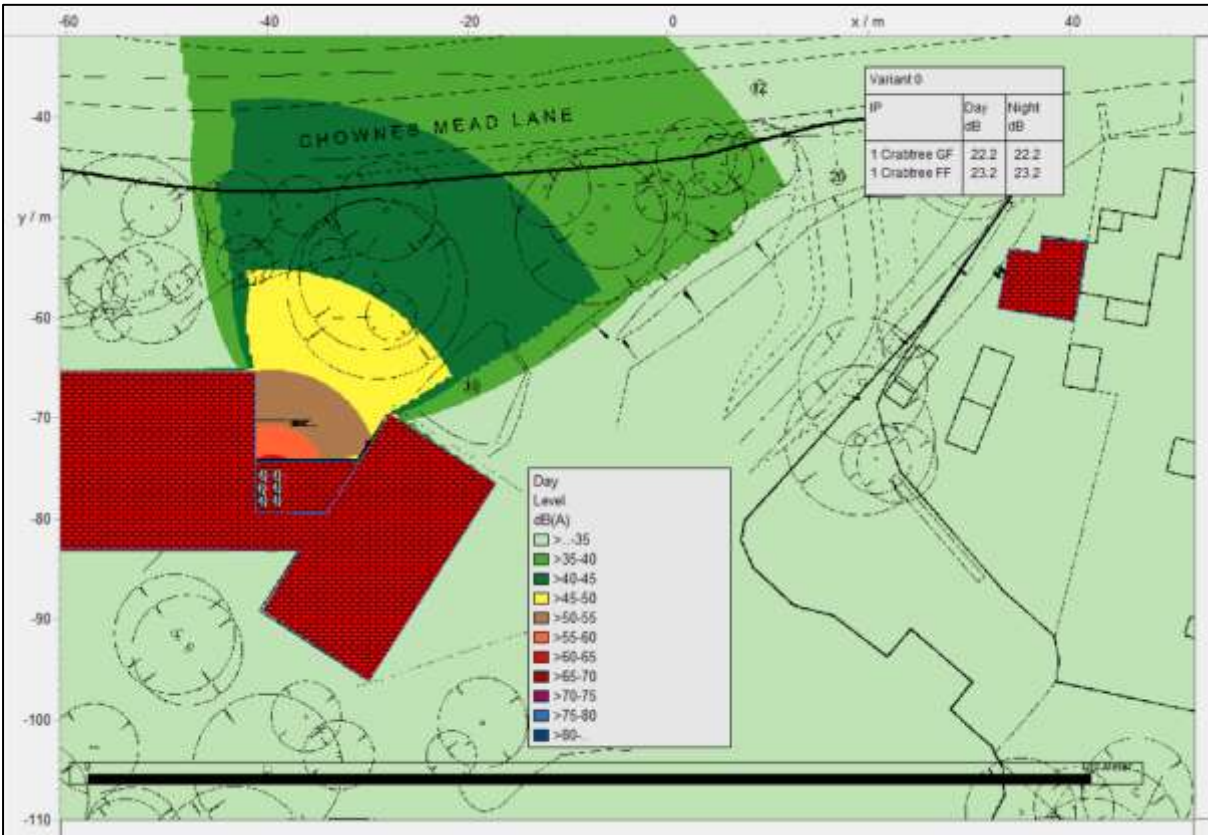


Figure 15. 2D Noise Contour Night with only 2 ASHP operating.

Daytime			
Results	Measurement Parameter		Relevant Clause
Specific sound level	$L_{Aeq(T)}$	27	7.3.4
On time corrected value	Assume 30mins in single hour	-3	
Acoustic feature correction	Intermittent operation	3	9.2
Rating level	$L_{Ar,Tr}$	27	9.2
Background sound level	$L_{A90(T)}$	49	8
Excess of rating level over background sound level		-22	11
Assessment indicates a	Comfortably below measured background and no/low impact		11
Uncertainty of the assessment	Discussed		10
Night Time			
Results	Measurement Parameter		Relevant Clause
Specific sound level	$L_{Aeq(T)}$	23	7.3.4
On time corrected value	Not applicable, assume all of 15minute operation	0	
Acoustic feature correction	Intermittent Operation	3	9.2
Rating level	$L_{Ar,Tr}$	26	9.2
Background sound level	$L_{A90(T)}$	29	8
Excess of rating level over background sound level		-3	11
Assessment indicates a	Marginally above measured background, context will be relevant		11
Uncertainty of the assessment	Discussed		10

Figure 16. BS4142:2014 Assessment of 6x ASHP Units

For the daytime period, the Rating Level or $L_{Ar,Tr}$ is comfortably below the measured background (22dB below) of 49dB $L_{A90,15minutes}$. For the night time period, when the soundscape is reduced, the Rating Level or $L_{Ar,Tr}$ is 3dB below background and includes a character correction for intermittency, albeit the Rating Level was already below the measured background. It is noted that without this, the Rating Level would be 6dB below background.

Such Rating Levels are consistent with BS4142:2014-A1:2019 as well as the Planning Noise Advice Document Sussex dated November 2023, the latter of which Mid Sussex are signatories to.

It is also relevant to note that the type of unit was placed into the noise model as having an omni directional propagation, when in reality the sound energy is discharged vertically from the six units.

5.4 Weight Drops From Inside the Gym Space

The proposed new building which contains the members gym is 54m from 1 Crabtree Cottages.

5.4.1 Weight Drop Data

Using Acoustic South East library data, a 60kg weight drop was measured and produced a 2 second L_{Aeq} of 89.9dB and an L_{Amax} of 102.1dB. These are considered to represent a worst case as the gym layout in Figure 17 does identify the potential for 4 free-weight benches as well as smaller dumbbell racks to the south west corner.

5.4.2 New Building Layout and Construction

It is relevant to note that the gym, the yoga studio and the pool/wet areas (steam rooms/sauna etc) area are located at the lower ground floor. At ground floor is the members lounges and treatment areas of the spa. The lower ground floors is seen in Figure 17 below.



Figure 17. Lower Ground Floor Layout

The client provided the proposed wall and roof build ups for the proposed new spa area. As discussed, for weight drop break outs from the gym area, these will be confined to the lower ground floor and only the building walls/envelope will need to be considered.

The predicted wall attenuation was modelled based on information provided by the client, as seen in Figure 18 below. Whilst this provides a full build up, it is recognised that large parts of the walls are glazed.

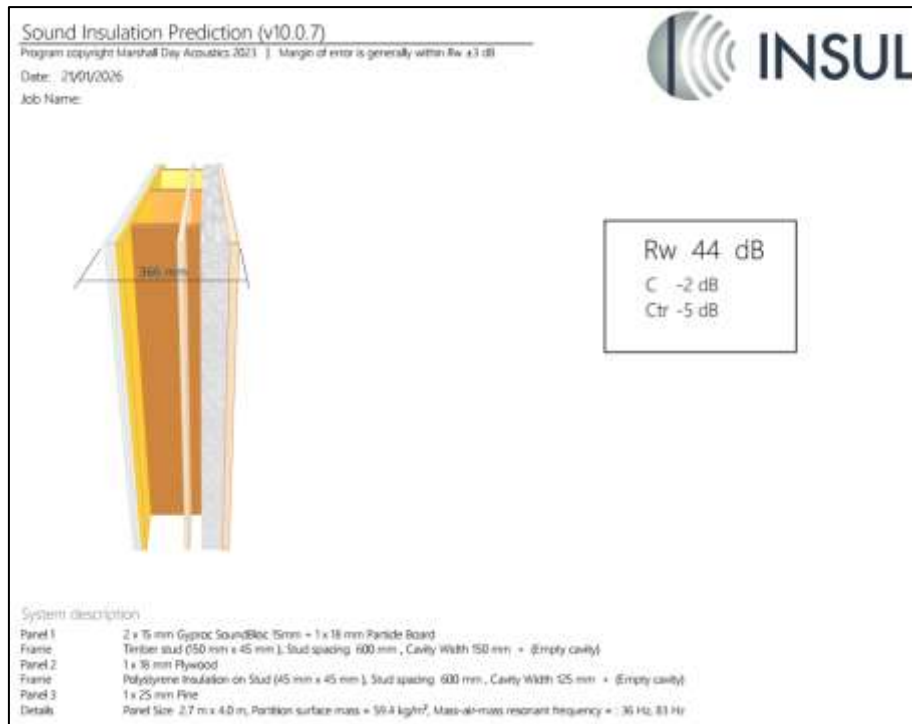


Figure 18. Proposed Gym Wall Build Up

5.4.3 Noise Model Data Inputs – Internal Gym (Weight Drop)

In completing the noise model as accurately as possible, only the gym area was plotted as a building with windows. This ensured that the propagation away from the sound source was relevant. An adjacent building was added to replicate the yoga suite adjacent. In terms of noise model data entry, the following was added:

- The internal weight drop data was entered with the associated spectral frequency.
- The walls were added as modelled in INSUL, based on client data and again with spectral performance added.
- The walls and window sizes were included in the noise model to ensure an accurate representation of the building and how the internal sound energy is likely to propagate away from the site.
- Standard thermal double glazing was applied for the windows, albeit in reality with larger windows, these would likely warrant a protective layer applied (ie PVB) on safety grounds. The use of 4\12\4 represents a worst-case scenario.

5.4.4 Noise Model Outputs



Figure 19. Noise Model Outputs - Gym Weights Being Dropped Internally

The predictions from weight drops alone are 18dB rounded at the receptor location.

Clearly, free weights will not be dropped on a finished floor surface and the client will ensure an appropriate absorbent finish for the free weights area. The client will be keen to avoid vibration through the floor surfaces into the lounges above, so floor treatments will be necessary.

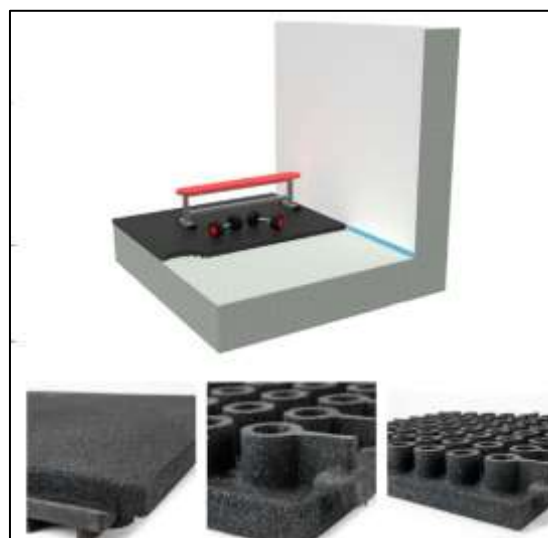


Figure 20. Proposed Surface for Weight Drops

A level of 18dB is significantly below the measured 54dB $L_{Aeq,T}$ for the opening hours of the gym.

5.5 Gym Noise Breakout

From the Acoustic South East library of data from visits to gyms, a spinning class with an instructor and music, this has been measured as 81dB $L_{Aeq,T}$ internally.

It is noted that section 5.4 above has already covered off the impact of weights being dropped in the gym and how these might be perceived outside.

It is possible to logarithmically add the measured spinning session of 81dB $L_{Aeq,T}$ to the weight drop of 89.9dB $L_{Aeq,T}$ to determine a new internal sound pressure level inside the gym.

$$10\log(10^{8.99}+10^{8.1})=90.4\text{dB}$$

It is known that 89.9dB breaking out of the building only generates 18dB at the receptor location. An additional 0.5dB to make this 18.5dB or rounding to 19dB will not make any difference to the outcome being significantly below the measured L_{Aeq} of 54dB for the site opening hours.

5.6 Use of External Amenity Areas/Tables for Cocktail Terrace

The proposed cocktail terrace area exists to the West of the new spa treatment building and is approximately 110m in distance to 1 Crabtree Cottages. It was formerly the chicken coop and greenhouse.



Figure 21. Proposed Terrace Layout

It can be seen that there are 5 tables to the South of the main house and an additional 8 tables to the West of the ground floor spa treatment space.

It is not normal for all patrons sat at a table to talk at once and for such a relaxed setting, if it was assumed that these are at maximum capacity, then 1 person would likely speak with three listening on the same table.

Therefore, it is appropriate to model one speaker at each of the 13 tables. To ensure a robust assessment, of the 13 speakers, 7 will be considered at normal speech and 6 with elevated speech profiles. As per section 3.10.5. it is reasonable to consider a sound pressure level of 60dB at 1m for normal speech and 66dB at 1m for elevated speech.

The 13 point sources, set at 1.5m above ground level were entered into a noise model, with a receptor location placed at ground floor (1.5m above ground level) and first floor (4.5m above ground level).

5.6.1 Model Outcomes

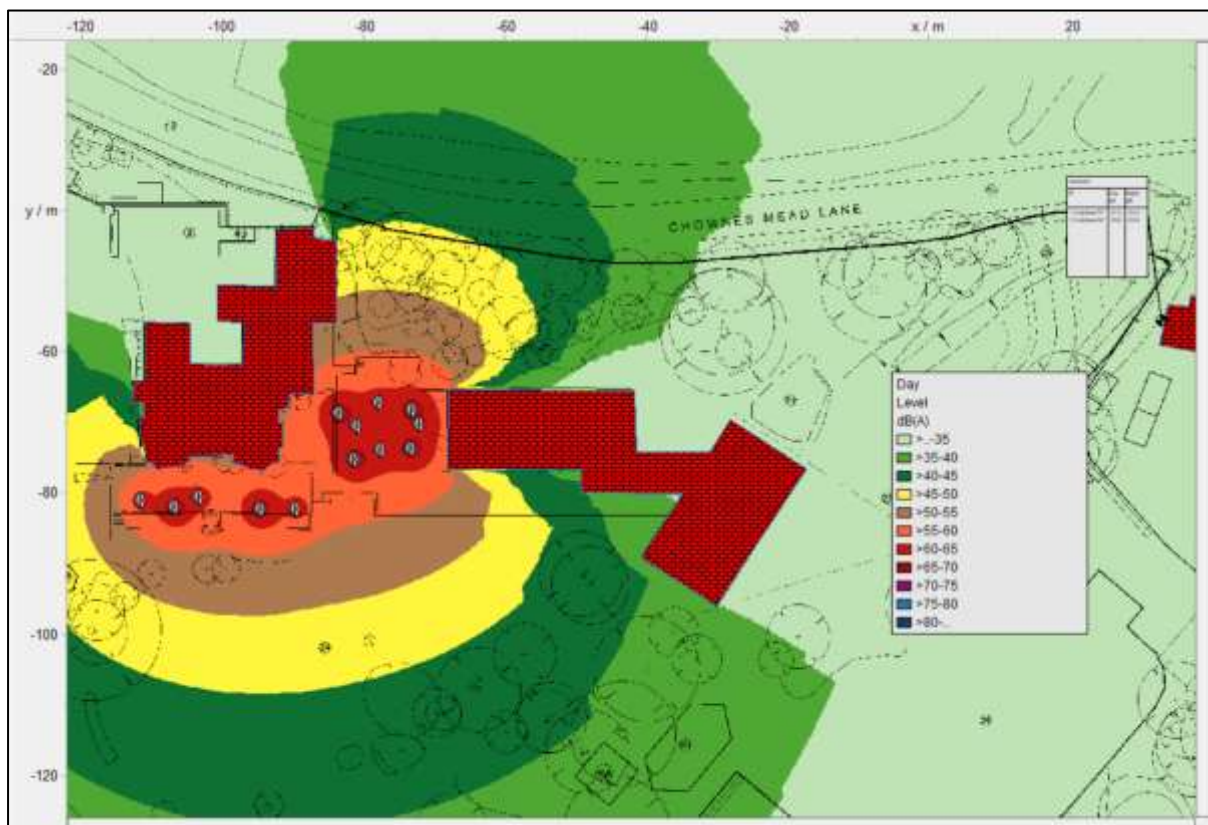


Figure 22. Impact of the Cocktail Terrace

The result of the terrace with all tables at maximum capacity is 21dB rounded at the nearest receptor location at 1 Crab Tree Cottages.

This is 33dB below the measured $L_{Aeq,T}$ of 54dB.

5.7 Assessment of the Proposed New Electricity Sub Station

A new electrical substation is proposed as part of the works. To ensure that this is consistent with the site surroundings, this is proposed to be enclosed in a dedicated brick build structure.

The location of the substation is considered to be the same distance as the door slams were measured for the closest car parking space, circa 44m from the nearest residential receptor. At such a distance, and being within a dedicated brick-built enclosure, it is not considered to be a concern.

A 1000 Watt USS transformer (from EDF Energy) datasheet shows a corrected sound pressure level of 44.4dB $L_{Aeq,T}$. A standard single brick course is likely to provide 40dB Rw using INSUL noise modelling. Therefore, break out from the enclosure will be minimal and as a point source, there is an estimated 32dB of distance attenuation before reaching 1 Crabtree Cottages.

The substation is not therefore considered to be a noise concern.

6 Summary of Outcomes

A summary of the individual components assessed is presented below in Figure 23

Summary of Outcomes of Site Assessments				
Report Section	Activity	Predicted Impact at Receptor Location	Measured $L_{Aeq,T}$ for Operating Hours	Difference
5.1	New Car Parking Area	54dB L_{Amax}	68dB	Below Soundscape
5.2	Newly Generated Vehicle Access	33dB	54dB	21 Below
5.3	New ASHP Plant Associated with Gym/Spa	27dB Day/23dB Night	49/29dB $L_{A90,15minutes}$	22 below (Day), 3dB below (Night)
5.4	Weight Drops	18dB	54dB	36 Below
5.5	Noise Break out from Gym/Spa Area	19dB	54dB	35 below
5.6	Use of External Cocktail Terrace	21dB	54dB	33 below

Figure 23. Summary of Assessment Outcomes

7 Conclusion

The site soundscape was measured between the 20th and 26th January 2026 with a class 1 sound level meter at a position representative of the nearest residential receptor to the East of the site. This is 1 Crabtree Cottages.

The survey position is dominated by fast flowing road traffic noise primarily from the A272

Pre-Application advice has been sought with specialist comments received from the Mid Sussex District Council Environmental Protection department. The comments have been noted with the assessment covering multiple aspects of the site including the newly proposed car parking area, the relocated vehicle access, proposed external Air Source Heat Pumps (x6), Weight drops from within the gym as well as gym noise breakout generally. The use of the cocktail terrace has also been considered.

The spa and newly generated vehicle access are only for the use in the daytime period and with a limited membership capacity. A transport assessment has used vehicle numbers from a same size membership at Bailiffscourt Spa to determine how the visitors to the site might impact the residential neighbours at 1 Crabtree Cottages.

The report concludes that for all of the aspects considered, the impact is not likely to be a concern for neighbouring residents.

On the basis of the information presented, planning permission should not be withheld on noise grounds.