
From: planninginfo@midsussex.gov.uk
Sent: 25 October 2023 16:28
To: planninginfo
Subject: Mid Sussex DC - Online Register - Consultee Comments for Planning Application DM/23/2610

Consultee comments

Dear Sir/Madam,

A consultee has commented on a Planning Application. A summary of the comments is provided below.

Comments were submitted at 25/10/2023 4:27 PM from Mr Oliver Benson on behalf of Contaminated Land.

Application Summary

Reference:	DM/23/2610
Address:	Land South Of Hanlye Lane Longacre Crescent Cuckfield West Sussex
Proposal:	Residential development of 55 dwellings with vehicular and pedestrian access, car parking, open space, play space, landscaping and all other associated works
Case Officer:	Joseph Swift

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Comments Details

Noise

I have reviewed the Road Traffic Noise Survey and Assessment by Acoustic South East, dated the 5th of October 2023, ref: J3707. The report indicates that, for the majority of the properties, windows can be opened while still maintaining noise levels within the specified criteria for both daytime and nighttime Leq sound levels, as well as nighttime Lmax levels. However, a few properties (specifically 7, 8, 9, 19, 21, 22) are unable to rely on open windows.

Comments:

The most challenging situation in terms of sound reduction (SRI) of the building envelope is observed for Plot 19, specifically its Front Façade at the 1st-floor level, with a sound attenuation requirement of 17.5dB.

To address this concern, a rigorous calculation following BS8233 standards was performed for the worst-case property, which is Plot 19, Front 1st Floor. This calculation aimed to determine if trickle vents (with a free area of 8000mm², as required by Approved Document L) could provide sufficient sound reduction while in the open position. The results of this calculation show that even with such a ventilator in the open position, the 1st floor of Plot 19 facing Hanlye Lane would comfortably meet the criteria outlined in BS8233:2014 for Leq,T sound levels

during both daytime and nighttime, as well as the ProPG:2017 requirements for L_{max} during the nighttime.

Regarding overheating compliance, the report outlines that there are no issues with meeting the requirements of Approved Document O, as detailed in Sub Section 7.7.

Considering that standard double glazing and ventilation in accordance with Approved Document L are sufficient for this site, it appears that noise-related conditions are not necessary.

Air Quality

With regard to air quality, an assessment of the operational use has been conducted, and the overall impact on air quality is deemed negligible. However, no damage cost calculation has been performed in alignment with the Sussex Air Guidance and Defra's damage cost values. Consequently, a condition should be imposed requiring a cost calculation be performed and that a mitigation scheme be established in accordance with the calculated value. I would direct the applicant's attention to the Sussex Air Guidance for a list of potential mitigation measures. Our preferred options include the installation of electric vehicle (EV) charging points, utilisation of ultra-low NO_x boilers, and provision of secure cycle storage.

Recommendation: approve with the following conditions:

1. Air Quality - The applicant shall submit an emissions mitigation calculation, in accordance with the Air Quality & Emissions Mitigation Guidance for Sussex which is current at the time of the application, the purpose of which is to assess the emissions relating to the development and to determine the appropriate level of mitigation required to help reduce the potential effect on health and/or the local environment. The emissions mitigation assessment must use the most up to date emission factors. A Mitigation Scheme to the calculated value shall be submitted to and approved in writing by the Local Planning Authority. Upon development, work should be carried out in accordance with the approved scheme.

2. Construction hours: Works of construction or demolition, including the use of plant and machinery, as well as any delivery or collection of plant, equipment or materials for use during the demolition/construction phase necessary for implementation of this consent shall be limited to the following times:

Monday – Friday 08:00 - 18:00 Hours

Saturday 09:00 - 13:00 Hours

Sundays and Bank/Public Holidays no work permitted

3. Construction Environmental Management Plan (CEMP): No development shall take place until a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan shall address control of noise and vibration from demolition and construction work, dust control measures, policy for burning on site, and site contact details in case of complaints. The approved Plan shall be adhered to throughout the construction period.

Kind regards