

From: Katherine Williams
Sent: 14 January 2025 16:45:00 UTC+00:00
To: "Lindsay Egner" <lindsay@theplanninglab.com>
Subject: RE: DM/24/2822 and 2780 - Wakehurst Place, Selsfield Road, Ardingly

Hi Lindsay,

Thank you for your email and Happy New Year.

I have discussed the matter with the Environmental Health Officer, however we consider that the condition should remain as suggested by the consultee.

I note that the flats are currently used as accommodation is ancillary to the RBGK Wakehurst Estate and used on an ad hoc basis, however as there is no planning history for these flats there are no planning restrictions on their use and could at any point become someone's permanent residents and do not require a connection to Wakehurst. The Council must therefore consider the impact of the proposal on these properties as any other residential property.

The EHO also notes reference to BS8233, however this standard relates to anonymous noise which is not relevant in this instance as the source of the noise is known.

No further consultee responses are awaited and a decision on the applications will be made shortly.

Kind Regards

Katherine Williams BSc (Hons) MSc
Senior Planning Officer
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From: Lindsay Egner <lindsay@theplanninglab.com>
Sent: 08 January 2025 15:19
To: Katherine Williams <Katherine.Williams@midsussex.gov.uk>
Subject: Re: DM/24/2822 and 2780 - Wakehurst Place, Selsfield Road, Ardingly

Hello Katherine,

Happy New Year to you! Hope you had an enjoyable Christmas break.

With reference to planning application ref. DM/24/2822 (new ASHPs at Wakehurst), I write in relation to the attached consultee response from Nick Bennett on behalf of Environmental Protection. We would like to clarify our reasoning for the suggested sound level limit of 40dB outside the Stables window:

- The Stable Block accommodation is ancillary to the RBGK Wakehurst Estate. It is used on an ad hoc basis by Kew / Wakehurst staff only. It is not a permanent residence nor is it public – it is entirely under RBGK's control. Our calculations as set out within the Noise Report are based on the noise data for the proposed new plant items running at full operational duty and the attenuation package indicates the proposals are capable of achieving the British Standard guidance internal ambient levels as set out in BS8233.
- Additionally, during the acoustic survey it was noted that the external refrigeration units to the external cold stores (associated with the Stable kitchen operation) currently dominate the background sound in this area. Furthermore, it is likely that the new plant items will ramp down during the nighttime as the heating load drops down and the kitchen area is not in use. As such, we anticipate that sound levels from the new plant items will be lower than our 'worst case' assessment, offering a further level of protection, plus the background sound character will be limited by that from the existing external refrigeration units.

On the basis of this information, please can we ask Mr Bennet to reconsider our original proposal for noise levels at the Stables block? We suggest the following amended condition wording:

Fixed Plant and Machinery - The use hereby permitted shall not come into use until a scheme has been submitted to, and approved by, the LPA demonstrating that the noise rating level (L_A,Tr) of fixed plant and machinery (mechanical and electrical) shall be no more than 30dB at 1m from the facade of the Farmhouse and no more than 40dB at 1m from the facade of the Stable Block used for residential purposes surrounding the installation. 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.

Reason for all conditions: To protect the amenity of neighbouring residents and to accord with Policy DP29 of Mid Sussex District Plan."

Please can you also advise if there are any further consultee comments that require a further response from us? Please let us know if you require any further information, and if you will be able to issue your decision by Friday 17th Jan.

Kind regards,

Lindsay

Lindsay Egner | Associate Director

The Planning Lab

South Wing, Somerset House, Strand, London WC2R 1LA

M. 07881 348881

Please note my working days are Monday – Wednesday



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From: Katherine Williams <Katherine.Williams@midsussex.gov.uk>
Date: Wednesday, 4 December 2024 at 13:55
To: Lindsay Egner <lindsay@theplanninglab.com>
Subject: RE: DM/24/2822 and 2780 - Wakehurst Place, Selsfield Road, Ardingly

Hi Lindsay,

Thank you for your email.

I note that the water pumps themselves would be positioned within the existing building, however as they would form part of system proposed but exceeds what would be considered to amount to associated works, and therefore should be specifically mentioned within the description for the planning application. In addition to this due to their position within the building they would require listed building consent and therefore included on the description for this application also.

Kind Regards

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From: Lindsay Egner <lindsay@theplanninglab.com>
Sent: 04 December 2024 12:43
To: Katherine Williams <Katherine.Williams@midsussex.gov.uk>
Subject: Re: DM/24/2822 and 2780 - Wakehurst Place, Selsfield Road, Ardingly

Hi Katherine,

Thanks for your email and hope the site visit went well yesterday.

The reason we did not include the WSHPs in the description of development is because they will be installed inside the existing boiler room and are therefore internal, therefore we did not think that planning permission would explicitly be required for this element of the proposals. However, should you consider PP to be required, then we are happy to accept your amended description.

I note from your website that there has been a response from the archaeological consultant but I can't seem to view it – are you able to forward this to me please? Have there been any other consultation responses?

Kind regards,

Lindsay

Lindsay Egner | Associate Director
The Planning Lab
South Wing, Somerset House, Strand, London WC2R 1LA

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From: Katherine Williams <Katherine.Williams@midsussex.gov.uk>
Date: Wednesday, 4 December 2024 at 12:26
To: Lindsay Egner <lindsay@theplanninglab.com>
Subject: DM/24/2822 and 2780 - Wakehurst Place, Selsfield Road, Ardingly

Dear Lindsay,

I am writing with regards to the above applications.

I was able to conduct my site visit to the proposal yesterday and noted that the proposed WSHPs do not form part of the description for the proposal. Due to this I would like to suggest the below amended description:

Replacement of the existing oil tank fired boilers with a new Air and Water Source Heat Pump system and associated works.

Please let me know if this is acceptable?

Kind Regards

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