

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 17 February 2025 17:07:40 UTC+00:00
To: "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Consultee Comments for Planning Application
DM/25/0306

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 17/02/2025 5:07 PM from Oliver Benson on behalf of Contaminated Land.

Application Summary

Reference:	DM/25/0306
Address:	Land To The West Of Freeks Lane Burgess Hill West Sussex
Proposal:	Discharge of condition nos 8, 11, 12 and 18 relating to planning application DM/18/0509.
Case Officer:	Joseph Swift

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Comments Details

In terms of Condition 11, I have reviewed the travel plan, which includes but is not limited to:

- Cycle storage for each resident.
- A £150 voucher for subsidised public transport for the first occupier of each property.
- A £150 voucher for a bicycle or scooter for the first occupier of each property.

Comments:

I can also see that they will be installing the Potterton Assure 30kW Combi Gas Boiler, which achieves 24 mg NOx/KWh, more than meeting the requirements under Condition 11. Additionally, charging points will be provided for each residential space connected to a dwelling. However, only 44 rapid chargers for the site will be provided, whereas the condition requires 1 per 10 residential dwellings, which would work out to 46. Can they explain why this discrepancy exists?

In terms of Condition 12, I have read the noise assessment by Tetra Tech, dated February 2011, ref: 784-B027195. The assessment indicates that all properties can achieve the BS8233 standard, but some properties can only achieve these levels with windows closed. The report recommends that acoustic trickle vents be provided to those properties. However, Condition 12 clearly states that where internal noise levels will be exceeded with windows open, a ventilation scheme for thermal comfort must be provided. Acoustic trickle vents do not provide adequate cooling for thermal comfort. Therefore, based on the current information, I cannot recommend that Condition 12 be approved.

There is no information related to Condition 18, and therefore I can only conclude that no plant or machinery has been included within the development. Please can this be confirmed?

Kind regards