From: Lee.Money <Lee.Money@horsham.gov.uk>
Sent: 11 December 2024 09:34:39 UTC+00:00
To: "Nicola.Pettifer" <Nicola.Pettifer@horsham.gov.uk>
Subject: FW: DISC/24/0244 Ransoms Station Road Pulborough EHL response 051224
Attachments: 104476A issue3.pdf

Hi Nic

As per my email of the 5 December I need to reconcile the findings of the Environmental Noise Assessment and the Overheating Assessment.

To be clear I have no issue with the recommendation in the acoustic report that:

A glazing system with mechanical ventilation provision (MVHR) with the appropriate acoustic performance (Table 4) would provide sufficient attenuation from noise levels generated from the adjacent highways, and office activities to reduce internal noise levels to meet the levels stated within ProPG, BS 8233:2014 and WHO guidelines for Community Noise.

The fact that windows should remain openable for purge (”burnt toast”) ventilation is also accepted. The Environmental Noise Assessment conclusions are what I would expect for a roadside location. The issue is that in the Overheating Assessment Table 7 states that natural ventilation is the main means of mitigating overheating.

To discharge the condition we need to confirm that that the use of MHVR as the main means of ventilation has been considered in the Overheating Assessment

Lee

Lee Money

Team Leader Environmental Protection

Telephone: 01403 215410 | 07879 481032
Email: Lee.Money@horsham.gov.uk





From: Pierre Lombaard <pierre@purplepepper.uk>
Sent: 10 December 2024 15:16

To: Nicola.Pettifer <Nicola.Pettifer@horsham.gov.uk>
Cc: Lee.Money <Lee.Money@horsham.gov.uk>; Stephan Lombard <stephan@purplepepper.uk>
Subject: Re: DISC/24/0244 Ransoms Station Road Pulborough EHL response 051224

Hi Nic
Following yesterday's email please see attached the acoustician's report amended to explicitly show in the conclusions that they do not recommend windows to be shut at all times, but that purge ventilation can be provided by opening windows.
Thanks
Pierre

****
Pierre Lombaard
Tel 075 250 46 174

On 9 Dec 2024, at 12:44, Pierre Lombaard - Purple Pepper Partnership <pierre@purplepepper.uk> wrote:

Hi Nic

This email deals with the following condition:

Condition 6 Noise and overheating response
The Environmental Noise Assessment concluded that :
"The required level of sound insulation needed to achieve this internal level is based on the building envelope make up and measured external noise levels with the windows closed. Alternative means of ventilation and the prevention of overheating have been proposed (without the need to open windows)."
It does not state that that the need to keep windows closed is limited to the ground floor Street facing windows.
The Dynamic Thermal Modelling of Overheating Risk still advises that the main ventilation strategy is natural ventilation as set out in table 7:
A further technical comment is required to reconcile the statements in these reports.

We have discussed this with the acoustician, the air quality consultant and the overheating/ventilation consultant, and concluded the following:

1. The Air Quality Report provides the need for **only the street level front facing windows to be kept shut** (See section 7.14 of Report 11963 attached), hence our comments on those windows being permanently shut (it is an air quality issue, not a sound issue)
2. The acoustic report (6104476A, attached) conclusion in section 7.1 refers to windows being kept shut to achieve the required noise levels. **However this will impact background ventilation only**, but purge ventilation assumes windows can be opened for a shorter space of time to allow fresh incoming

air into apartments. Occupants can deal with noise levels for a shorter period of time to allow air purges. The sentence you refer to above ("Alternative means of ventilation and the prevention of overheating have been proposed (without the need to open windows)") does not mean that windows can never be opened.

3. The key question therefore is whether background ventilation can be sufficiently provided by mechanical ventilation (in our case MVHR), which is achieved in Table 7 of "Ransoms_as designed Part O report.pdf" attached.

The alternative to this solution will be to install air conditioners in all the apartments, which is certainly counter-productive and difficult to justify.

Trust this will resolve this matter – but if required our acoustician can explicitly note in his report that purge ventilation can be achieved by opening windows for a short amount of time.

Best wishes

Pierre

****

Pierre Lombaard
Purple Pepper Partnership Ltd
Tel 07525046174
Tel 01273 741123
www.purplepepper.uk

From: "Lee.Money" <Lee.Money@horsham.gov.uk>
Date: Thursday 5 December 2024 at 14:46
To: "Nicola.Pettifer" <Nicola.Pettifer@horsham.gov.uk>
Subject: RE: DISC/24/0244 Ransoms Station Road Pulborough EHL response 051224

Hi Nic

Thanks for the planning consultation.

Apologies for the delay in responding.

Condition 4 Ground contamination

I appreciate the difficulty that has been caused by the error in the condition wording. However, as the NPPF makes clear, that responsibility for safe and secure occupancy of the site rests with the developer. The investigation report has identified concerns and these need to be addressed.

I have recommend that to resolve this issue that a site plan showing the areas of soil to be removed, details of the installation of the replacement clean cover and details of measures to protect water supply pipe work should be provided. I'm unclear what additional cost this imposes other than provision of a site drawing, details of the soils have been imported and the specification of the buried water supply pipework.

Condition 6 Noise and overheating response

The Environmental Noise Assessment concluded that :

"The required level of sound insulation needed to achieve this internal level is based on the building envelope make up and measured external noise levels with the windows closed. Alternative means of ventilation and the prevention of overheating have been proposed (without the need to open windows)."

It does not state that that the need to keep windows closed is limited to the ground floor Street facing windows.

The Dynamic Thermal Modelling of Overheating Risk still advises that the main ventilation strategy is natural ventilation as set out in table 7:

<image001.jpg>

A further technical comment is required to reconcile the statements in these reports.

Condition 7 Rainwater harvesting

I note that the applicant is happy to exclude grey water from use for sanitary purposes and this would resolve my concern on this point.

Condition 10. Management and maintenance plan for the rainwater harvesting system

The intent of this condition was to ensure that details relating to the management and maintenance of the both grey water and rainwater supplies were bought together in one document that could be made readily available to future owners and occupiers of the property. As I previously noted details of Freeflush System Details, Filter System and Water Management System referred to did not appear to be provided. This is important to minimise the risk of cross-contamination in the future.

Regards

Lee

Lee Money

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Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton
-----Original Message-----
From: Lee.Money <Lee.Money@horsham.gov.uk>
Sent: 04 October 2024 12:16
To: Lee.Money <Lee.Money@horsham.gov.uk>
Subject: FW: Planning Application Consultation - DISC/24/0244 Ransoms Station Road Pulborough

Approval of details reserved by conditions 4,6,7,9 and 10 to approved application

Lee

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Horsham District Council, Parkside, Chart Way, Horsham, West Sussex RH12 1RL
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton
-----Original Message-----
From: Planning <planning@horsham.gov.uk>
Sent: 01 October 2024 17:45

To: eh.planningconsultation <eh.planningconsultation@horsham.gov.uk>; Gareth.Jones <Gareth.Jones@horsham.gov.uk>
Subject: Planning Application Consultation - DISC/24/0244

Please see the attached consultation letter from Horsham District Council Re:DISC/24/0244

<11963 (AQ) V0 Final.pdf>
<6 104476A Ransoms Sound Attenuation.pdf>
<Ransoms_as designed Part O report.pdf>