

COLIN HAMILTON
Flint Barn
LOWER BOGNOR ROAD, LAGNESS
chichester
PO20 1AZ

Your Ref: OWPC26250
Our Ref: P/23/20/DOC 05-03-2020
Please ask for:
Mr S Davis

2nd April 2020

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Approval of details reserved by condition imposed under ref P/58/15/OUT relating to Condition Nos 8 - ecological, 16 - Construction Management Plan, 17 - archaeological, 21 - Public Open Space, 22 - broadband strategy and 23 renewable and low carbon energy

Land at Summer Lane Pagham

Thank you for your internet representation made on 1st April 2020 which has been recorded as **'an objection'** with the comments as follows:

Sir,

P/23/20/DOC - SUMMER LANE

I do not intend to rehearse the various reasons why this development should not have been granted planning permission. Despite the approval of nearly all statutory authorities it is blindingly obvious that this volume of housing, in concert with the other nearby strategic sites, will have severe effects on the presently dreadful traffic congestion on Pagham Road and that the proposals by Highways England to mitigate by tinkering with roundabouts is simply laughable. The effects on GP surgeries, schools, sewage and surface water disposal etc have all been well rehearsed by Pagham, Aldwick and Bersted residents. Further there is no established need for houses in this parish. Nor will they be affordable to our residents.

The purpose of this objection is to highlight the dismal demands of Condition 23 and the disgraceful failure of the developer to include any serious effort to mitigate damage to the climate.

Condition 23 does no more than demand that at least 10% of total energy demand of the development should be achieved by renewable or low carbon energy generation on site.

This does not even recognise the need for carbon neutrality. It flies in the face of government mandated carbon reduction of 80% by 2050. How is the 10% measured?

The developer goes on to state that this will be achieved by a three-point strategy based on fabric first, which I take to be quality materials:

BE LEAN - building orientation to achieve best sunlight in windows etc, building placement to control shades and wind sheltering, landscaping to control daylight and mitigate heat island effects and building design to minimise energy demand by fabric specification.

These proposals represent minimal benefits.

BE CLEAN - High efficiency heating and cooling systems. Ventilation systems, low energy lighting and high efficiency appliances and ancillary equipment (WHO DECIDES WHICH BEST EQUIPMENT TO FIT. MUCH WILL BE FITTED BY THE OWNER).

How does ADC measure these steps? More smoke and mirrors.

BE GREEN - I QUOTE: Low carbon and renewable energy systems form the final stage of the energy hierarchy and CAN be used to directly supply energy to buildings, or offset energy carbon emissions arising from unavoidable demand. This MAY be in the form of:

Low carbon fuel sources - e.g. biomass

Heat pump technologies

Building scale renewable energy systems (Solar panels??)

Small-scale heat networks

Development scale heat networks

This last stage of the strategy is outrageous. It says, in effect, " We could fit solar panels, ground source heat pumps, under floor heating plus much more, but we are not obliged to do so and almost certainly will not."

CONDITION 23 is absolutely worthless and toothless. These houses will contribute huge levels of carbon to the environment for years to come.

On these grounds I demand that this application is refused or that ADC impose very much better defined and tougher conditions to reflect the fact that the council has recognised formally the CLIMATE CHANGE EMERGENCY.

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Neil Crowther
Group Head of Planning