

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

Your Ref: OWPC26245
Our Ref: P/24/20/RES 06-03-2020
Please ask for:
Raymond Cole

1st April 2020

Dear Sir/Madam

The Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 6

Approval of Reserved Matters pursuant to condition 1 (Reserved Matters details), condition 6 (Design Code Masterplan) and condition 7 (landscaping and layout details) following the approval of Outline planning permission P/134/16/OUT for the erection of 280 dwellings, (including affordable homes), replacement scout hut & Ambulance Community Response Post Facility; provision of a primary vehicular access from Sefter Road; demolition of No. 80 Rose Green Road & creation of a pedestrian & emergency only access; provision of Public Open Spaces including associated children's play areas, landscaping, drainage & earthworks. This application also lies within the parish of Aldwick. This site falls within the Pagham North SD2, CIL Zone 1 (Zero Rated).

Land North of Sefter Road & 80 Rose Green Road Pagham

Thank you for your internet representation made on 31st March 2020 which has been recorded as '**an objection**' with the comments as follows:

Dear Sir

Intrigued to find that Arun District Council was running a consultation on their Design Code, a document I take to be the means by which they mandate various aspects of the design and build of developments, I reviewed the draft from the point of view of climate change/carbon neutrality.

I was extremely disappointed.

I then reviewed the ADC's parent document, the Local Plan, which was forced through by the previous administration against thousands of resident's objections. While it talks the talk in flowing generalisations, it is very short on positive and specific expectations. I quote "Innovation can be incorporated- - via - .. new technologies e.g. solar panels and electric car recharging outlets". In the next review of the Local Plan, I hope 'can' will be replaced by 'shall'.

Similarly, the Design Code is conspicuous by the absence of firm direction to developers in this vitally important and urgent area. We should be demanding, as the norm for all new builds, that:

- Solar panels are fitted, both photovoltaic and solar hot water.*
- Under floor heating fitted to reduce gas consumption.*
- Ground source heat pumps fitted wherever possible.*
- Car recharging points fitted throughout.*
- Double glazing of A++ rating in all windows.*
- High quality cavity wall insulation.*
- Specific instructions for on and off site tree planting, maximising carbon capture.*

No doubt experts can add to this list.

Looking at recently built developments in the district, none of these measures is obvious. Further, at a chance meeting with builders now working on Summer Fields, Pagham, when asked what they were doing in this respect, the answer was 'what the Planning Authority asks'. When pressed they admitted that they were 'improving their insulation'. Full stop. This impression is confirmed by the devastating revelation in the Bognor Regis Observer (but surprisingly not the Chichester Edition) of 12 March, that 57,000 homes in

both Arun and Chichester districts failed to meet the minimum energy saving standards, thus contributing enormously to CO2 levels and adding considerably to owner's outgoings.

As for surface water flooding resilience, I fear this is possibly asking too much of ADC planners who continue to approve large developments on prime agricultural greenfield land which regularly floods, even in moderate periods of rainfall - 280 dwellings on Sefter Pond (P/134/16/OUT) spring to mind.

Our failure to get to grips with this national emergency is an absolute disgrace. It is high time our councils pulled their socks up, smelt the coffee and got ahead of the curve - and fast.

This application should be refused on the grounds that it will contribute huge levels of carbon dioxide to our environment because neither the council nor the developer has made any concerted effort to make it carbon neutral.

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