

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

Your Ref: OWPC26380
Our Ref: P/24/20/RES 06-03-2020
Please ask for:
Raymond Cole

15th 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 14th April 2020 which has been recorded as '**an objection**' with the comments as follows:

Sir,

P/24/20/RES - LAND NORTH OF SEFTER ROAD

Now that the Planning Portal is up and running again after the Easter Weekend, I have been able to review the applicants DESIGN CODE and PLANNING STATEMENT. I find them both lamentable. Despite the nationally recognised Climate Change Emergency, I can find not a single word proposing methods of mitigation of this emergency; no renewable energy systems; no positive reference to carbon neutrality or even reduction. Here we have ANOTHER large-scale development which, along with many already approved across our county, will add huge volumes of CO2 to the environment for many years to come, and which can only be mitigated at the expense of future owners. The Applicant should be thoroughly ashamed.

In the Planning Statement, the applicant notes that:

"The NPPF places a strong 'presumption in favour of sustainable development' in all planning related matters and places a responsibility on Local Planning Authorities to encourage and support sustainable growth and to plan positively for new development. There are three dimensions to sustainable development in relation to the planning system as outlined in the NPPF. These include:

- An economic role - - - - ..*
- A social role - supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of the present and future generations; - - - - .*
- An environmental role - contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use of natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy."*

The Planning Statement goes on to include the only reference to Climate Change/Renewable Energy in Para 5.7 :

"Policy ECC SP2 (of ADC Local Plan) Energy and Climate Change Mitigation states that all new residential and commercial development - - - . will be expected to be energy efficient using a range of measures set out within the policy. Major developments must

produce 10% of the total predicted energy requirements from renewable or low carbon energy generation on site, unless it can be demonstrated that it is unviable. Energy efficiency measures will be taken into consideration when the total predicted requirements are calculated. The Council will consider 'allowable solutions' where it is clearly demonstrated that the provision of on site renewable or low carbon energy generation is unviable or not feasible."

Two things are clear;

- The Applicant is not in compliance with the NPPF by virtue of failure to mitigate and adapt to climate change including moving to a low carbon economy.

- The Council's Local Plan is NOT FIT FOR PURPOSE. It reveals dismal expectations of the building industry. Demanding only 10% renewable systems on site IF VIABLE (i.e if it does not reduce the profit margin by too much), when the Government target is carbon neutrality by 2050, is shameful.

I recommend that the Council rejects this application for failing to comply with the NPPF and that all Councillors demand an immediate amendment to the Local Plan before the Development Control Committee is forced to approve any more of these severely harmful applications which are being forced through by the planning officers. It is undeniable that today's Planning Authorities can be accused of causing even more severe damage to the environment. Would ADC please step up to the plate and be seen as perhaps the first council to take on a building industry which is hell bent on putting profit over the environment.

Yours sincerely

Colin Hamilton

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