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The Planning Inspectorate

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/Y3805/W/21/3274190

DETAILS OF THE CASE

Appeal Reference	APP/Y3805/W/21/3274190
Appeal By	AMP ENERGY SERVICES LTD
Site Address	Blenheim Power, 62 Marlborough Road Lancing Business Park Lancing BN15 8UQ Grid Ref Easting: 517565 Grid Ref Northing: 103736

SENDER DETAILS

Name	MR NICK STICKLAND
Address	Stickland Wright 4 Gloucester Passage BRIGHTON BN1 4AS

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☑ Agent
- ☐ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☑ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
- ☐ Interested Party/Person Correspondence
- ☐ Other

YOUR COMMENTS ON THE CASE

We write on behalf of our client, Chestnut Corporation LTD, freeholder of 'The Quadrant', 60 Marlborough Road, Lancing.

We note that the freeholder has also been contacted by leaseholders within The Quadrant building, urging their objection to this proposal. Tenants include the Sussex Community NHS Foundation Trust, who use the property for office working, including as a telephone co-ordination hub offering direct support services. Understandably, these tenants have a business which is highly sensitive to additional noise and changes in air quality. These matters are a material consideration when deciding upon the appropriateness of locating an energy generating facility, within the proposed location.

Broadly, we support the objections to the original planning application, reference AWDM/1966/20. These include objections raised by the Local Authority Planning Case Officer and Sustainability Manager. We have also noted that the planning assessment, of this application, was incomplete, with no specific commentary offered by the Environmental health team upon air quality impacts.

Our client's reasons for objecting to this scheme, are listed as follows:

• The impact of the loss of current parking and storage is unproven. Local demand exists for such parking and the displacement of current uses has not been considered or justified.

• Creating a new gas fired electricity generator, in this location, is contrary to the stated aims and objectives of the local authority, in respect of decarbonisation.

• The appropriateness, or need for the use of, this specific location, has not been sufficiently detailed or justified.

• Insufficient detail is provided with regards to the material consumption of the facility and its outputs.

• Impacts upon air quality are entirely unknown and have not been subject to the scrutiny of the local authority. This has the potential to impact upon nearby commercial premises, which include office workers.

• There is no commentary, in the planning assessment, upon the noise impacts of the facility upon nearby office workers. This must be scrutinised and justified.