Fwd: The Mannings, Surry Street - Energy Statement Condition 14 (Energy Statement) AWDM/2220/21

1 message

Stephen Cantwell <stephen.cantwell@adur-worthing.gov.uk> 7 July 2022 at 16:18
To: Bryan Imbery <bryan.imbery@adur-worthing.gov.uk>, Chris Jones <chris.jones@adur-worthing.gov.uk>
Cc: Graeme Felstead <graeme.felstead@adur-worthing.gov.uk>

Hi Bryan

This is one of the sites for discussion on 14th July regarding the district heating system i.e the proposed heating system for the Manning.

The proposal appears to be a combination of gas and ASHP. Dan Goodchild's response below refers to part L among other things.

When thinking about this proposal compared with those for Kingston Wharf (individual electric heating), it scores better in terms of being communal and therefore potentially adaptable to integrate with a future district system, however, it relies upon gas, which is less desirable in air quality terms. I'd welcome your thoughts in our discussion. I've cc'd Chris Jones who is also due to be on the meeting call, and Grame who is case officer for the Mannings.

Kind regards
Stephen

Stephen Cantwell

Principal Planning officer (Major Applications), Adur & Worthing Councils
Phone: 01903 221274
Email: stephen.cantwell@adur-worthing.gov.uk
Website: www.adur-worthing.gov.uk
Address: Planning and Development, Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS

---------- Forwarded message ---------
From: **Graeme Felstead** <graeme.felstead@adur-worthing.gov.uk>
Date: Tue, 14 Jun 2022 at 11:55
Subject: Fwd: The Mannings, Surry Street - Energy Statement Condition 14 (Energy Statement) AWDM/2220/21
To: Stephen Cantwell <stephen.cantwell@adur-worthing.gov.uk>

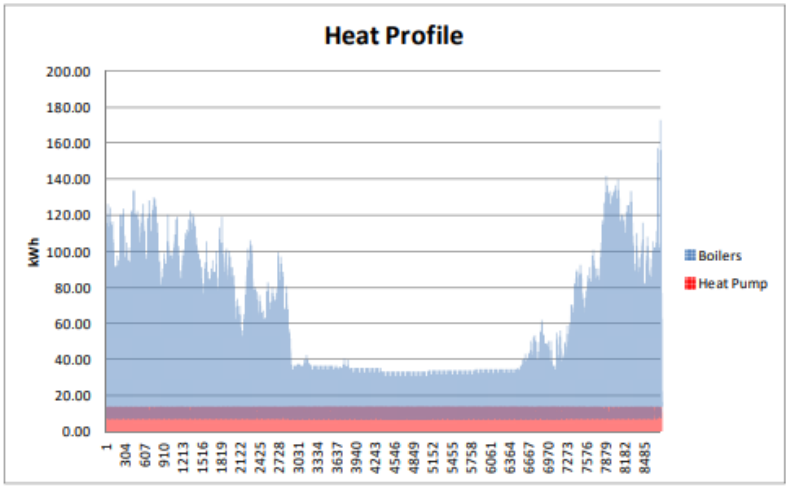
---------- Forwarded message ---------
From: **Dan Goodchild** <dan.goodchild@adur-worthing.gov.uk>
Date: Fri, 27 May 2022 at 15:06
Subject: Re: The Mannings, Surry Street - Energy Statement Condition 14 (Energy Statement) AWDM/2220/21
To: Graeme Felstead <graeme.felstead@adur-worthing.gov.uk>
Cc: Stephen Cantwell <stephen.cantwell@adur-worthing.gov.uk>, James Appleton <james.appleton@adur-worthing.gov.uk>, Becky Ritchie <becky.ritchie@adur-worthing.gov.uk>

Hi Graeme,

Commenting on/discharging Planning Conditions isn't within the team's remit - and in part this is the reason it's taken this long to get back to you, so apologies for that.

I can provide the following comments:

- This statement was first issued in July 2019. It doesn't seem like it's been submitted with a view to discharging any condition?
- **Only 37% of heat comes from the heat pumps -** and I'm not sure I believe even this figure. This is the annual heat profile from the site:



- doesn't look like 37% to me...

- there are two major risks with this 'bivalent' system in actually achieving its (pretty meagre) carbon reduction potential:
  - the system has to work as designed. If heat isn't consumed (i.e. the 'return' temperatures to the plant room are still quite hot), then the heat pumps won't work and the building will only ever run on gas. This is an issue we (AWC) have had at Splashpoint and is certainly not uncommon - the system should be designed with a lower flow temperature (55deg not 65 - see point below)
  - there is a considerable risk that the managing agent will just run its gas boilers 24/7 anyway, because usually gas is cheaper. This was/remains the issue with many of the biomass installations installed in the past ten years. Installed alongside a gas boiler but then immediately mothballed because it's less effort to just burn the gas. Not good for carbon (or air quality) though.
- The system is designed with a 65deg flow temp. This is no longer compliant with Part L building regs (precisely because it doesn't lend itself to low carbon technologies)
- More to the point, though, the energy strategy doesn't address all of the points listed in the original condition. Specifically there is nothing on any of the following:
  - b) Details which identify and safeguard plant room space for the future installation of heat interface equipment, and/or other plant, required for future connection to the future Shoreham Heat Network;
    c) Details of a safeguarded pipe run into, though, and out of the site to connect the plant room (s) with the proposed heat network;
    d) A strategy to facilitate the connection of the network to the development, including provisions to enable transition from the initial heating system to a system connected to the Shoreham Heating Network ; and
    e) A strategy to facilitate access to the site and plant rooms for the heat network developer to carry out works required to connect the site to the Shoreham Heat Network, lay underground infrastructure within the roads, footpaths, parking areas, open space and common or public areas of the development, and carry out repair and maintenance work to any heat network infrastructure.

So outstanding questions I have:

- What has changed since the original 2019 strategy development as a result of the Condition?
- Is there a way to mandate the use of ASHPs over gas boilers unless there are *technical* reasons why not?
- Where is the evidence the above comments in blue have been addressed?

Hope that helps - I'm now on leave until 15 June.

Best wishes,

Dan

On Thu, 12 May 2022 at 15:30, Graeme Felstead <graeme.felstead@adur-worthing.gov.uk> wrote:

> Hi Dan,
>
> I hope you`re well.
>
> We have this discharge of condition could you please advise on the details,
>
> From the report attached
> "The heat pumps serving the development will act as the lead heat source for the community heating system pre heating the return water to the boilers and generating 37% of the annual heat demand reducing the emissions by 20% or 15 tonnes. Including the energy efficiency measures the overall improvement over the baseline building is 18 tonnes or 25%."
>
> Regards

Graeme

---------- Forwarded message ---------
From: **Graeme Felstead** <graeme.felstead@adur-worthing.gov.uk>
Date: Mon, 28 Feb 2022 at 15:45
Subject: Re: The Mannings, Surry Street - Energy Statement Condition 14 (Energy Statement) AWDM/2220/21
To: Stephen Cantwell <stephen.cantwell@adur-worthing.gov.uk>
Cc: Chris Jones <chris.jones@adur-worthing.gov.uk>

Hi Chris,

Please note amended ref AWDM/2220/21 for condition 14 and energy statement attached as requested.

Regards

Graeme

On Mon, 28 Feb 2022 at 15:00, Stephen Cantwell <stephen.cantwell@adur-worthing.gov.uk> wrote:

> **Hi**
>
> **Chris,**
> Sorry for this, I missed you in the consultation for this one when it came in. Is there any possibility you could review the submitted Energy Statement and give comments please in the next 7 days to Graeme and I? If not, would it be the Sustainability team now?
>
> **Graeme,**
> Could you extract a copy of the statement and send it to Chris ? It may help at his end.
>
> Regards
> Stephen
>
> 14. Sustainable Energy
>
> With the exception of any demolition works, no development shall take place above ground until the following details have been submitted to and approved in writing by the Local Planning Authority, and all development pursuant to this permission shall be carried out in accordance with the details approved under this condition:
>
> a) Details which identify the supply of all initial space heating and hot water in the buildings by a centralised, communal wet system;
> b) Details which identify and safeguard plant room space for the future installation of heat interface equipment, and/or other plant, required for future connection to the future Shoreham Heat Network;
> c) Details of a safeguarded pipe run into, though, and out of the site to connect the plant room (s) with the proposed heat network;
> d) A strategy to facilitate the connection of the network to the development, including provisions to enable transition from the initial heating system to a system connected to the Shoreham Heating Network ; and
> e) A strategy to facilitate access to the site and plant rooms for the heat network developer to carry out works required to connect the site to the Shoreham Heat Network, lay underground infrastructure within the roads, footpaths, parking areas, open space and common or public areas of the development, and carry out repair and maintenance work to any heat network infrastructure.
>
> Reason}: To enable the delivery and operation of the planned Shoreham Heat Network having regard to Policy 19 of the Adur Local Plan and paragraph 154 and 157 of the National Planning Policy Framework, 2021.
>
> **Stephen Cantwell**
> Principal Planning officer (Major Applications), Adur & Worthing Councils
> Phone: 01903 221274
> Email: stephen.cantwell@adur-worthing.gov.uk
> Website: www.adur-worthing.gov.uk
> Address: Planning and Development, Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS



--

Graeme Felstead
Senior Planning Officer (Major Applications), Adur & Worthing Councils
Email: graeme.felstead@adur-worthing.gov.uk
Website: www.adur-worthing.gov.uk
Address: Planning & Development, Worthing Town Hall, Chapel Road, Worthing, West Sussex, BN11 1HA

--

Graeme Felstead
Senior Planning Officer (Major Applications), Adur & Worthing Councils
Email: graeme.felstead@adur-worthing.gov.uk
Website: www.adur-worthing.gov.uk
Address: Planning & Development, Worthing Town Hall, Chapel Road, Worthing, West Sussex, BN11 1HA

--

Dan Goodchild
Carbon Reduction Manager, Adur & Worthing Councils
Email: dan.goodchild@adur-worthing.gov.uk
Mobile: 07825 865210
Website: www.adur-worthing.gov.uk
Address: Strategic Sustainability, Worthing Town Hall, Chapel Road, Worthing, West Sussex, BN11 1HA

--

Graeme Felstead
Senior Planning Officer (Major Applications), Adur & Worthing Councils
Email: graeme.felstead@adur-worthing.gov.uk
Website: www.adur-worthing.gov.uk
Address: Planning & Development, Worthing Town Hall, Chapel Road, Worthing, West Sussex, BN11 1HA

--

Graeme Felstead
Senior Planning Officer (Major Applications), Adur & Worthing Councils
Email: graeme.felstead@adur-worthing.gov.uk
Website: www.adur-worthing.gov.uk
Address: Planning & Development, Worthing Town Hall, Chapel Road, Worthing, West Sussex, BN11 1HA

