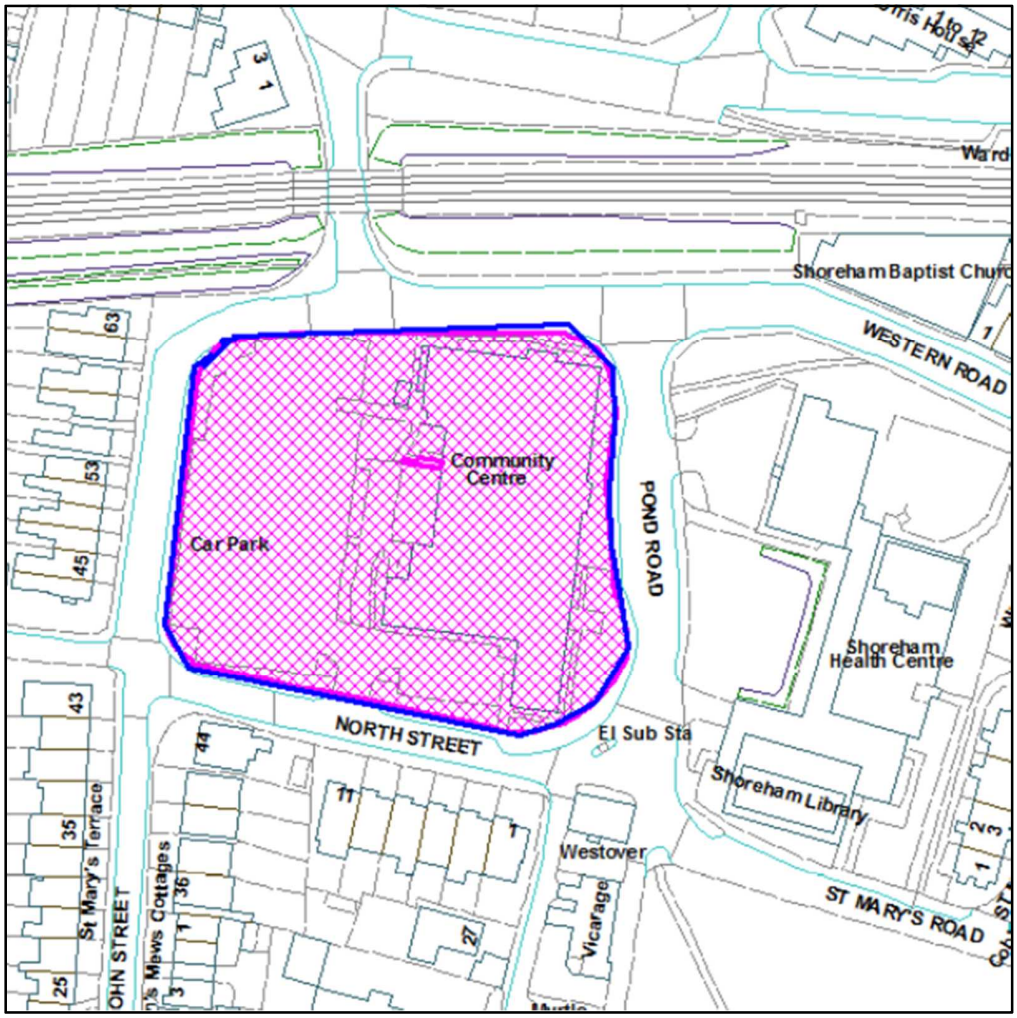
Application Number:	**AWDM/0790/21**	**Recommendation - Approve**
Site:	**The Shoreham Centre, Pond Road, Shoreham-By-Sea**	
Proposal:	**Installation of 8no. air source heat pumps on roof**	
Applicant:	Adur District Council	Ward: St Mary's
Agent:	Mr Dan Goodchild	
Case Officer:	Peter Barnett	



Not to Scale

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Proposal, Site and Surroundings

This application seeks permission to install eight 43kw monobloc air to water heat pumps to the flat roof of the Shoreham Centre, on the upper section of flat roof behind the monopitch roof on the east elevation. The pumps will be positioned in two blocks of four, one at the north end of the roof and one at the south end. They will stand 1.8m high above the flat roof.

The application has been submitted by Adur District Council as part of the commitment to reduce carbon emissions from their properties. Grant funding has been secured to provide and install Air Source Heat Pumps which will serve a significant proportion of the Shoreham Centre's energy demand for heating and hot water, instead of solely being served by the existing gas-fired boilers.

The site lies within the Shoreham Conservation Area.

Relevant Planning History

None of direct relevance

Consultations

Adur & Worthing Councils: The ***Environmental Health*** officer advises that, given the location and distance of the proposed air source heat pumps from the nearest residential dwelling, she does not believe that noise generated by these units will negatively affect amenity.

She understands that these air source heat pumps will only operate during daytime hours and recommends a condition restricting the hours of use to between 07:00hrs - 23:00hrs on any day.

Adur District Conservation Advisory Group: Although members have recommended approval of this Application they wish to record their concern re the possible noise level of this equipment which, if it is felt to be intrusive to the neighbouring residential properties, appropriate measures should be taken to negate such intrusion.

Representations

None received

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15, 17, 18, 19, 34
Sustainable Energy SPD (August 2019)
CarbonNeutralPlan (Adur & Worthing Dec 2019))
Carbon Neutral Study for Adur & Worthing June 2020

Shoreham by Sea Conservation Area Character Appraisal & Management Strategy (ADC 2008)

National Planning Policy Framework (February 2019)

Relevant Legislation

The Committee should consider the planning application in accordance with:

Section 70 of the Town and Country Planning Act 1990 (as amended) that provides the application may be granted either unconditionally or subject to relevant conditions, or refused. Regard shall be given to relevant development plan policies, any relevant local finance considerations, and other material considerations; and

Section 38(6) Planning and Compulsory Purchase Act 2004 that requires the decision to be made in accordance with the development plan unless material considerations indicate otherwise.

Planning Assessment

Principle

One of the main visions and objectives of the Adur Local Plan is to make progress "*towards a low carbon, sustainable community through sustainable construction, energy efficiency, the use of renewable energy, water efficiency measures, waste reduction measures and appropriate location of development and transport infrastructure to reduce air pollution and noise; and to make a significant contribution to low and zero carbon energy production*."

Policy 19 encourages the use of "*low carbon energy, renewable energy and residual heat/ cooling for both domestic and non-domestic developments.*"

At a local level, Adur District Council has declared a Climate Emergency and committed to being carbon neutral as a council by 2030. The council has also made the UK100 Cities Pledge to achieve 100% clean energy by 2050. The council has committed to work with partners to ensure all energy use be delivered through zero carbon sources. To help meet these objectives, the development of renewable, low carbon, or decentralised energy schemes should be supported through the planning system and those based on fossil fuel combustion should not be supported.

The Council has produced its own Carbon Neutral Plan for the council decarbonisation. This has a strong focus on moving away from gas fired heating systems towards renewable and low carbon alternatives, in particular heat pumps. This approach is aligned with national policy approaches to move away from gas based systems towards non-fossil fuel alternatives as set out in the Clean Growth Strategy.

The proposed air source heat pumps are therefore supported in principle.

Visual amenity and impact on Conservation Area

The proposed pumps are to be sited on a section of flat roof behind the monopitch roof at the front of the building. They will therefore be screened by the monopitch roof in views from the east (front). The four units at the northern end are likely to be visible from John Street/Western Road which runs around the north side of the building, and form the railway line. From street level any views of the units is likely to be restricted by the angle of sight up towards the roof and it is not considered that they will be unduly intrusive. They should also be far enough away from the pavement in North Street to the south to not intrude into views from that road.

However, from the west more open views of the units will be possible from across the car park at the rear of the building. They will be clearly visible on the flat roof but will be seen against the backdrop of the vertical wall of the monopitch roof behind. On balance, it is not considered that they will cause visual harm and the character and appearance of the Conservation Area will be preserved.

Residential amenity

The nearest dwellings are 75m away to the west and 40m to the south. With regard to noise, the Design & Access Statement explains that:

"*The heat pumps are inverter driven which means that the noise levels vary dependant on the building's heating demand. By calculation, the sound pressure level at 20m from the source will reduce to approx. 33dB and at 40m it will be approx. 27dB which is anticipated to be far below the background noise level at roadside*."

On this basis it is not expected that the units will cause harm to residential amenity. The EHO has no objection subject to a restriction on the hours of use.

Recommendation

Approve

Subject to conditions:

1. Approved Plans
2. Standard time limit
3. Hours of use restricted to between 07:00hrs - 23:00hrs on any day.