

Dear Mr Watt,

Re: Land east of Wineham Lane, Wineham, West Sussex BN5 9AY

Representation on the discharge of Planning Conditions No. 4, No. 5, No.8, No.'s 9,10,11 relating to Planning Application DM/21/2276.

Representations concerning DM/26/1906, DM/26/2007, DM/26/2158 and DM/26/2159.

We are writing in relation to the applications as mentioned above, looking to discharge several pre-commencement and other conditions as part of planning permission DM/26/2276. Due to the fact that these applications all concern the implementation of the same proposed BESS development and have important overlapping and related matters, we ask that this representation is placed on the public planning register under **DM/26/1906, DM/26/2007, DM/26/2158 and DM/26/2159.**

Given the scale and environmental impact of this development and its rural location, we believe that addressing these conditions is particularly important prior to any approval of construction in order to safeguard and protect the environment as a whole.

As DM/26/1671 has been refused, we ask respectfully that MSDC does not include any previous refused changes to mitigate any discrepancies.

We respectfully ask that MSDC do not approve these conditions/discharges and that a new Planning Application be submitted for the whole site so that it represents a comprehensive overview of the proposal in one document taking into account all safeguards and all parties involved to gain a full understanding.

DM/26/1906 - Condition 4 Great Crested Newts:

We ask MSDC to clarify with Nature Space that all works and activities have formal authorisation under its District Licence before commencement of relevant works and to satisfy all matters before Condition 4 is discharged.

DM/26/2158 - Condition 5 Biodiversity relating to the site:

We are concerned that not enough evidence has been submitted to MSDC before works commence: important ecological matters are delayed until just before works commence and into the finalised construction programme. We believe this is an important factor and rigorous safeguards should be in place to protect wildlife on and surrounding the proposed BESS site.

The Biodiversity CEMP refers to earlier baseline ecological information and does not involve the opinions of professional ecologists, we are concerned about differences in interpretation that could lead to variable standards. We wonder which person will monitor the ecological impact on the natural habitat on and around the site before, during and after the works commence? We ask that MSDC carefully considers the impact on protected species, nesting birds, clearance of vegetation and Great Crested Newts before any works commence.

DM/26/2159 - Condition 8 relating to CEMP:

We have concerns regarding the CEMP as it has a number of matters that remain to be considered and determined at a later stage. The mentioned matters are considerably important such as construction traffic management, including a pre-defined HGV route which is clearly absent currently. Considering the country lane and surrounding local rural network is particularly important and we ask that MSDC satisfy with itself, all information required by the relevant planning condition is contained within the document being approved and is not left until after discharge. HGV movements will increase substantially in months 7 – 10, there is nothing to suggest that this will stay within this figure in Table 1 but may increase. The type and nature of associated vehicles moving in and out of the site, are not commensurate with the small country lanes that surround this site.

4.0 Working Hours - Another concerning factor are the working hours of the site which although amended do not reflect the residential nature of the area and its recreational use; groups of cyclists, horses and their riders, walkers. School buses also use the lane, and we are concerned that these groups will be impacted by the working hours of vehicles accessing to and from the site and fear it may be dangerous for them with heavy duty vehicles up and down the lane.

The condition of the lane road surface is currently very poor with large potholes, very uneven surfaces, cracks and imperfections that will undoubtedly be exacerbated by HGV's and the use of other vehicles. We ask that the whole road surface quality be reviewed by MSDC and reconsidered if suitable for heavy vehicle use. We feel that it is only a matter of time before a serious accident might happen if this planning application were approved. The lane is a country lane and does not have the infrastructure to cope with this level of traffic.

How will these working hours impact the resident's peace and tranquillity in Wineham? How will the increased heavy-duty vehicles impact our local pub, The Royal Oak? How will the dust and noise of the site, affect the residents of the Royal Oak Country Park?

We fear that they will be heavily impacted during the construction period, estimated to last for 15 months but invariably, these projects tend to go on longer than estimated. It is unclear as to the answers and reassurances for these questions in the CEMP.

8.3 Storage of hazardous plant materials. We question whether storage of hazardous fuels and chemicals are appropriate in a residential rural area. The risk and potential harm to the environment of the toxic compounds is apparent, particularly their safe disposal, we are concerned about the escape of toxic materials and need assurances that from the start of the construction, this will be monitored within COSHH guidelines. The local area is at risk from products held at the site, if there is an accident, what safeguards are there for local residents?

11.1 Emergencies and Monitoring: Local residents need reassurances from a thorough Fire Safety Management Plan and Emergency Access from the start of the construction work, not when it is operational. Residents and the Planning Authority should be wholly aware of the risks to the local area. All components of BESS units will be on site before and during the construction process therefore creating a fire risk. How will potential risks of spillages and fire risks be contained on the site to prevent fires spreading into nearby dry and scorched fields like we have seen this summer and have been told to expect every summer as climate change continues to warm up the planet? We need to know that safety is in the forefront of the BESS site developers and owner's minds.

1.3 indicates that a person will be employed as a local community liaison. Communication with local residents should be paramount and a person that experiences the construction site first hand for themselves in order to be aware of the residents' concerns, an empathetic ear, not just a person on the end of a phone. Effective communication with residents and keeping us informed is very helpful.

DM/26/2007 Conditions 9, 10 and 11 relating to Fire Safety, Fire Fighting Water and Emergency Access:

West Sussex Fire and Rescue Service have indicated that the Fire Service site access and supply of water for firefighting requirements need to be in place and ready for use prior to the installation of the BESS units. [REDACTED] (WSFRS) states that on too many occasions WSFRS are not informed water supplies are in place and ready for use and this increases the risk to the site in the event of a fire occurring.

We have serious concerns regarding this for the local residents and the local area. We need to be reassured that every safety condition is met regarding the supply of sufficient water for firefighting. Chemical fires need a different firefighting solution. What reassurances can we have for extinguishing different types of fires?

The suitability of emergency access to the site also raises safety questions. This needs to be in place prior to commencement of the construction and clarified in full before the condition is discharged. In the event of an emergency fire at the site, it is questionable whether a large number of fire engines would be able to access Wineham Lane and the site as we have seen from the similar fire near Toulouse, France, where 70 fire engines

where required to fight the fire. We need assurances from MSDC that the current National Framework provided by the National Fire Chiefs Council in relation to the proposed BESS site, is adhered to and strictly followed to provide safety guarantees to the local population. We ask that MSDC review these important safety procedures in the light of new planning conditions being made in conjunction with WSFRS and consequently the NYCC.

We request that MSDC do not approve the Condition for reasons as above until they are fully satisfied that the safety conditions have been met in full by the developers and owners of the proposed BESS site in Wineham.

To conclude, we request that a cohesive new planning application for the whole site be submitted rather than a collection of amendments and conditions. We respectfully ask that MSDC **DO NOT** approve the Conditions for reasons set out above particularly with reference to safety as new firefighting guidance is now available and may render the original permission granted for DM21/2276 as not fit for purpose. A development of this scale in a rural area needs clarity and transparency for the residents, stakeholders, MSDC and the local community. Therefore, a new, cohesive approach from all parties must be adopted to optimise safety for residents and the local area to minimise ecological impacts to the surrounding natural environment. We need to protect our green spaces for generations to come in Wineham, before any condition or planning application is approved for the potentially unsafe toxic nature of the proposed BESS site.

Yours Sincerely

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Caeburn, Wineham Lane,

Wineham.

Henfield.

BN5 9AY