[redacted]

19 March 2023

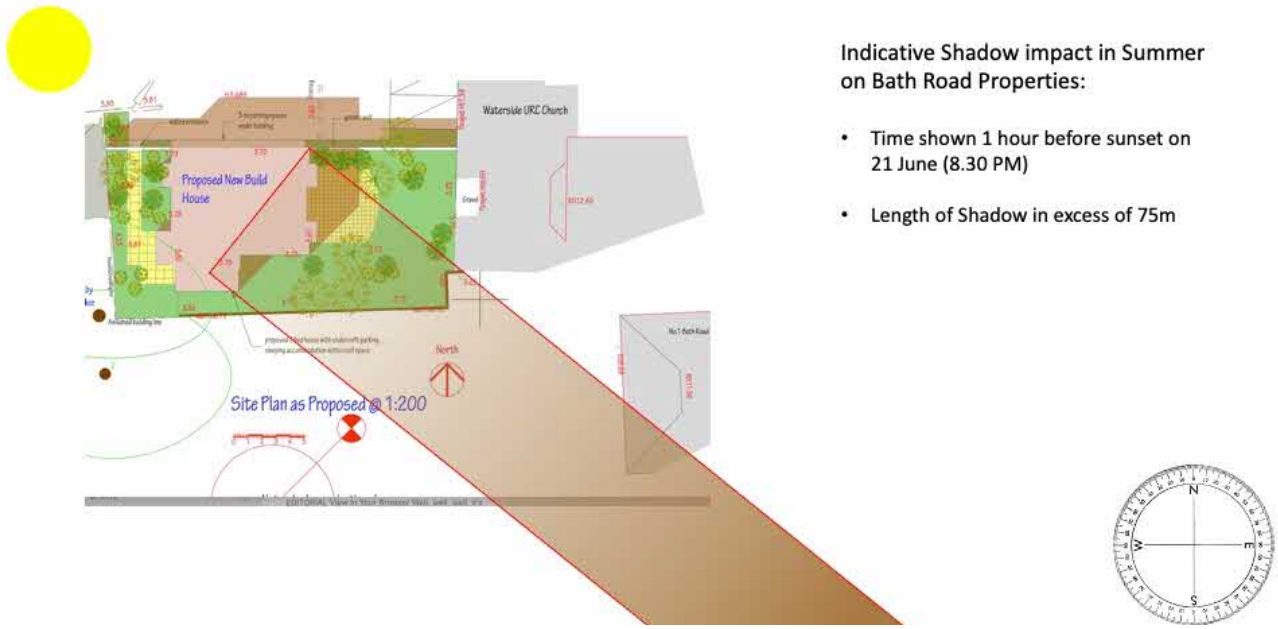
Dear Ms Wells

Amended Application - APP/22/01136 |Fiscal House, 2 Havant Road, Emsworth, PO10 7JE

We are writing to further challenge the statements being made in the amended planning application documents, noting that the new location and site plan draws attention to the shadow cast in the summer months.

Our primary objection is the significant loss of light that will occur because of the shadow cast against the gardens and rear of the properties of 1-3 Bath Road during summer evenings (Architect representation is based around a midday sun position). The representation below illustrates the impact as the sun tracks to the North-West in the evening ahead of sunset - a time when residents are most likely to be outdoors.

Light impact of amended site plan dated 13 Mar 23



The above representation uses sun data for 21 June at 8.30PM and is based on a sun azimuth of 301 deg casting a shadow of greater than 75m.

We have written separately to the planning consultant pointing out the impact of the proposed development given the sun's position in the summer evening sky. We requested that the Planning Statement dated 17 February 2023 should be withdrawn and revised.

We specifically questioned the statement that **'**no loss of light or outlook is considered to occur to any of the neighbouring properties from the proposed development**'**. We believe this to be factually incorrect. We received the following response on 14 March 2023.

> 'Any concerns you have in relation to the planning application and its impact upon you should be directed to Havant Borough Council through a formal letter of objection.'
>
> 'The planning assessment set out within the supporting documentation assesses the scheme against the relevant policies at a local and national level and **provided an opinion on the schemes merits.** There is nothing in the documentation that is factually incorrect or misleading but naturally you are at liberty to disagree with the findings of any of the submitted documents. You will simply have to make your case to the Council who will then consider all the relevant evidence in reaching a decision on the application.'
>
> 'There has been no professional negligence in the formulation of the evidence base of the submission, and whilst you feel it appropriate to make representations to the RTPI in this respect, I should remind you that we will vigorously defend any such allegations. Where necessary any costs incurred in defending any such allegations will be sought from you through legal redress.'

We therefore request that Havant Borough Council reviews the 'opinions**'** offered in the planning assessment against a more facts-based analysis of the loss of sunlight and amenity on neighbouring properties from the proposed development.

Yours sincerely

[redacted]