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1 Grosvenor Square  
Southampton  
Hampshire  
SO15 2JU

Date: 12th August 2026

Please ask for: Jessica Riches  
Tel: 01903 737852

Your Ref:

Our Ref: P/173/25/DOC

Dear Higginbotham,

**Town & Country Planning Act 1990 (as amended)**

**Town and Country Planning (Development Management Procedure) (England) Order 2015**

**Approval of details reserved by condition imposed under P/25/17/OUT relating to conditions 4-detailed phasing for dwellings, highways and public areas, 5-schedule of materials and finishes, 20-Employment and Skills Plan and 22-energy conservation.**

**Church Barton House Horns Lane Pagham PO21 4NZ**

Notification regarding the above application:

### **Condition Number 22**

Before development commences a scheme identifying the principles to be incorporated into detailed building design as the means of energy conservation, together with on-site energy renewable devices, shall be submitted to and agreed with the Local Planning Authority. Such scheme as is submitted shall seek as a target the provision of on-site renewable energy which will generate an estimated 10% of annual energy requirements of the buildings granted planning permission. In determining the provision of on-site energy generation account will be taken of the impact on the viability of the development. Such scheme as is approved will be implemented in accordance with the scheme.

Reason: In accordance with Policy ECC SP2 of the Arun Local Plan. It is considered necessary for this be a pre-commencement condition as sustainability goes to the heart of the approval.

### **Decision:**

Arun District Council have decided to **REFUSE details reserved by condition for the following reasons:**

Outline planning permission P/25/17/OUT was granted by Arun District Council on 5 September 2019, with the reserved matters application (P/139/22/RES) subsequently approved on 19 January 2024. In accordance with the statutory timeframe imposed by the condition, the permission required commencement within two years of the approval of reserved matters, which therefore required commencement to have occurred by 19 January 2026.

The Council have reviewed evidence submitted by the developer, but have concluded that the development permitted under P/25/17/OUT has not commenced prior to the expiry of the planning permission (19 January 2026). As the time limit for commencement has passed, the permission has lapsed, and it is not possible to approve the details required by the conditions.

The application is therefore refused because the planning permission P/25/17/OUT, to which these conditions relate, has expired and it is not possible to discharge the condition.

Please do not hesitate to contact the above officer if you require any further assistance.

Yours sincerely

A handwritten signature in black ink, appearing to be 'NC' followed by a flourish and a period.

Neil Crowther  
Group Head of Planning