

Bellway Homes Ltd (Wessex)
Bellway House
Embankment Way
Ringwood
BH24 1EU

Date: 16th March 2022

Please ask for: Mr D Easton
Tel: 01903 737500 ex37361

Your Ref:

Our Ref: P/177/21/DOC

Dear Murray,

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/30/19/OUT relating to conditions 9-
Arboricultural Method Statement and Tree Protection Plan, 25-Travel Plan, 26-Energy efficiency & 32-
Ecology Protection and Enhancement Plan.**

Hook Lane Pagham Road PO21 3PD

Notification regarding the above application:

Condition Number 26

At least 10% of the total predicted energy requirements for the development (taking into account energy efficiency measures) will be generated through renewable or low carbon energy generation on site. The Local Planning Authority will consider 'allowable solutions' where it is clearly demonstrated that the provision of on-site renewable or low carbon energy generation is unviable or not feasible and where equivalent energy savings can be demonstrated.

Details and a timetable of how this is to be achieved for the development hereby approved, including details of physical works on site, shall be submitted to and approved in writing by the Local Planning Authority before development of the dwellings hereby approved commences. The development shall be implemented in accordance with the approved details and timetable and will be retained as operational thereafter, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to secure on site renewable energy in accordance with national planning policy, in accordance with policy ECC SP2 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition to ensure that the requisite infrastructure is designed into the housing development.

Decision:

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

Condition 26 requires that 'At least 10% of the total predicted energy requirements for the development

(taking into account energy efficiency measures) will be generated through renewable or low carbon energy generation on site.'

The Energy Statement in this case has misinterpreted the requirements of Condition 26 as well as policy ECC SP2 and section K.01 of the Arun Design Guide. Paragraph 1.5 of the energy statement concludes that the statement will provide a response to ECC SP2 to reduce carbon dioxide emissions from the development by at least 10% per annum.

However, Condition 26 requires that 10% of total predicted energy requirements for the development be generated through renewable or low carbon energy generation on site, not a reduction of CO2 emissions.

Therefore, the information provided fails to meet the requirements of Condition 26 or policy ECC SP2 and as such the condition cannot be discharged.

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