

Barton Willmore
The Observatory
Castle Hill Drive
Castle Hill
Ebbsfleet Valley
DA10 1EE

Date: 30th June 2020

Please ask for: Raymond Cole

Tel: 01903 737598

Your Ref:

Our Ref: P/40/20/DOC

Dear Miss Hunjan,

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 ref P/134/16/OUT relating to Condition Nos 9 - arboricultural method statement, 15 - ecology, 20 - employment & skills plan, 28 - energy conservation, 30 - archaeological, 32 - noise, 33 - electric vehicle charging and 34 - retention of WW2 Infantry section post

Land North of Sefter Road & 80 Rose Green Road Pagham Bognor Regis

Notification regarding the above application:

Condition Number 28

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:**

The Energy Report by rps, dated 7 April 2020, is based upon a housing mix and a Planning Layout (CB_84_139_001) that are considered unacceptable to the local planning authority and have been refused on an application for approval of reserved matters (P/24/20/RES).

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

Yours sincerely

A handwritten signature in black ink, consisting of stylized, cursive letters that appear to be 'NC' followed by a small dot.

Neil Crowther
Group Head of Planning