

Bargate Homes
The New Barn
Vicarage Farm Business Park
Winchester Road
Eastleigh
SO50 7HD

Date: 28th April 2026

Please ask for: Mr S Davis
Tel: 01903 737874

Your Ref:

Our Ref: P/47/26/DOC

Dear Miss Hardy,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015
Approval of details reserved by condition under P/178/21/OUT (Appeal ref:
APP/C3810/W/22/3302023) relating to conditions 21- Renewable Energy and 23- Fire Hydrants.
Parcel Of Land 254 Pagham Road Pagham PO21 3PY

Notification regarding the above application:

Condition Number 21

At least 10% of the energy supply of the development shall be secured from decentralised and renewable or low carbon energy sources (as described in the glossary at Annex 2 of the NPPF) unless it can be demonstrated that a fabric-first approach would achieve an equivalent energy saving. Details and a timetable of how this is to be achieved for each phase or sub phase of development, including details of physical works on site, shall be submitted to, and approved in writing by the local planning authority prior to construction above damp-proof course (DPC) level in that phase or sub phase. The development shall be implemented in accordance with the approved details and timetable and retained as operational thereafter.

Decision:

Arun District Council have decided to **APPROVE details reserved by this condition**

The submitted Energy Statement by JSP Sustainability Ltd (April 2026) sets out that the site's forecasted emission rate represents a 78.74% saving over Part L of the Building Regulations. In addition, each home will be provided with air source heat pumps and solar panels on the roof.

This complies with the requirements of the condition and the condition is therefore discharged on the basis of the submitted details and on the understanding that any physical measures identified in the

statement will be installed and then maintained in good working condition throughout the development.

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 initials 'NC' followed by a period.

Neil Crowther
Group Head of Planning