

Barratt David Wilson Southern
Compton House
The Guildway
Old Portsmouth Road
Guildford
GU3 1LR

Date: 15th December 2021

Please ask for: Mr S Davis
Tel: 01903 737874

Your Ref:

Our Ref: Y/156/21/DOC

Dear Mr Havis,

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 Y/92/17/OUT relating to conditions 4-phasing for construction of dwellings & associated highways & public areas, 9-surface water drainage, 16-Construction Management Plan, 21-Travel Plan, 22-energy conservation, on site energy renewable devices & 25-electric vehicle charging strategy.

Land East of Drove Lane Yapton BN18 0EB

Notification regarding the above application:

Condition Number 22

Before development commences on any phase 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 for that phase, 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 for that phase.

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 **APPROVE details reserved by this condition**

The submitted Energy Demand Study version 2 (22/10/21) details the use of building fabric improvements (section 2.4), Hi Therm Lintels (section 2.5), boiler/hot water tank & lighting improvements (section 2.3) and solar panels to heat hot water (section 3.7). These in combination are stated to achieve a 10.0% reduction over current building regulations.

This proposed approach is considered to meet the Council's policy requirements. The condition is therefore discharged on the basis of the submitted details and on the understanding that any physical measures as identified in the Strategy 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, cursive letters that appear to be 'NC' followed by a period.

Neil Crowther
Group Head of Planning