

Pallant Homes
Peregrine House
Ford Lane
Arundel
BN18 0DF

Date: 13th May 2022

Please ask for: Obafemi Okusipe
Tel: 01903737645

Your Ref:

Our Ref: Y/37/22/DOC

Dear Mr Van der Wee,

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 Y/158/21/PL relating to Condition Nos 7 - mitigation method statement providing details of how existing hedgerows to be retained, protected & enhanced; 9 - decentralised & renewable or low carbon energy; 11 - foul drainage system; 12 - Construction & Environmental Management Plan; 13 - bat method statement/mitigation strategy; covered & secure cycle parking spaces; 22 - charging of electric vehicles and 25 - external lighting.

The Steddles North End Road Yapton BN18 0DT

Notification regarding the above application:

Condition Number 9

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 before any development in that phase or sub phase begins. The development shall be implemented in accordance with the approved details and timetable and retained as operational thereafter.

Reason: In order to secure a reduction in the use of energy at the site in accordance with national planning policy and policy ECC SP2 of the Arun Local Plan. This is required to be a pre-commencement condition because the approved measures may need to be built into the fabric of the buildings.

Decision:

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

This application was supported with Initial Specification and SAP Report Æ?? Part L1A of The Building Regulations (2013). The applicant confirmed that the development reaches the required 10% CO2

reduction. Attached is a multiple compliance SAP worksheet confirming this. The relevant information provided are listed below;

- Initial Specification and SAP Report Appendix Part L1A of The Building Regulations (2013).

As above, the LHA is satisfied in principle and these details are considered to meet the Council's policy requirements. The condition is therefore discharged on the basis of the submitted details provided.

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