

Mrs Jane Carrington
Foreman Homes Ltd
Yarmouth House
1300 Parkway
Whiteley
PO15 7AX

Date: 25th September 2025

Please ask for: Jessica Riches
Tel: 01903 737852

Your Ref:

Our Ref: P/46/25/DOC

Dear Mrs Carrington,

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 reference P/140/16/OUT relating to condition number 4 - detailed scheme of phasing, condition number 5 - schedule of materials and finishes, condition number 17 - Construction Management Plan and condition number 24 - energy.

Land South of Summer Lane and West of Pagham Road Pagham

Notification regarding the above application:

Condition Number 5

No development in any phase shall be carried out unless and until a schedule of materials and finishes to be used for that phase for external walls and roofs of the proposed buildings has been submitted to and approved by the Local Planning Authority. No development in any phase shall be carried out unless and until a 'statement of detail' for that phase has been submitted to and approved setting out details of proposed windows and doors, details of the depth of recess/reveal from the brickwork, sills and lintels, brick bonding, brick detailing, eaves detailing and rainwater goods. The materials and 'statement of details' so approved shall be used in the construction of the buildings.

Reason: To enable the Local Planning Authority to control the development in details in the interests of amenity by endeavouring to achieve buildings of visual quality in accordance with Policy D DM1 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition because the use of satisfactory external materials goes to the heart of the planning permission.

Decision:

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

The application has been reviewed with reference to the approved Design Code for the site, which sets out various character areas. The materials provide for distinct characters within the site, and provide sufficient blending around the edged to aid transitions. The materials themselves have been reviewed in person and are acceptable, providing a variety of muted reds, browns and buff bricks which are

complementary to this edge of settlement location. There is adequate texture in the bricks to ensure they do not appear overly engineered, and detailed tile hanging is proposed in line with the design code.

Therefore, the condition is discharged for the residential development areas located within P/153/21/RES and the below is approved:

Northern Materials Plan 24.012.118 Rev E
Southern Materials Plan 24.012.119 Rev E

Please note that the condition is part discharged only in so far as the remaining Local Centre Area and School site are yet to agree materials. Any changes to the materials need to be agreed in writing by the Local Planning Authority prior to the changes being undertaken.

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 flourish.

Neil Crowther
Group Head of Planning