



18 June 2020

Our Ref: OJ/16.154

Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

FAO: Neil Crowther

Dear Mr Crowther

Land North of Hook Lane, Pagham P/30/19/OUT
Condition 6: Design Code Masterplan

I am writing on behalf of Hallam Land Management Limited and herewith enclose an application to discharge Condition 6 of planning permission P/30/19/OUT granted by Arun District Council on the 2nd September 2019.

Condition 6 is as follows:

Prior to the submission of any reserved matters application for the housing phases identified by Condition 4 a design code masterplan shall be submitted to, and approved in writing, by the Local Planning Authority. This document shall demonstrate how the detailed proposals will reflect the objectives of the:

- *Development Framework - 167/P/006 Rev E*
- *Landscape Masterplan - 167/P/003 Rev D*
- *Design and Access Statement - January 2017*

The design code masterplan will provide further details on matters such as character areas, street hierarchy, building typologies, key buildings, the approach to car parking, structural planting, street furniture, lighting and treatment of the public realm. The development shall be carried out in accordance with the approved design code masterplan.

The Reason for imposing this condition is given as follows: 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.

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The Design Code Masterplan is part of a design hierarchy which builds upon information in the outline planning application and sets out illustrated design requirements that the subsequent reserved matters applications will accord with. The level of detail is therefore proportionate to this stage of the design process. It is evident that the information provided builds upon the Development Framework (167/P/006 Rev E) and the Landscape Masterplan (167/P/003 Rev D), submitted at the outline stage. Details in relation to topic areas identified in the Condition are clearly set out as shown in the accompanying Annexure.

You will be aware that we first provided a Skeleton version of the Design Code Masterplan to your colleagues and Mr Cole kindly provided informal feedback on the 18th May 2020. You will see that the submitted Document provides the information required by the Condition in the context of the National Design Guide which was published on the 1st October 2019; this reflects Mr Cole's advice.

Although not adopted formally as a Supplementary Planning Document, the authors of the Design Code Masterplan have also had regard to and have referenced the Draft Arun Design Guide as appropriate. This also follows Mr Cole's advice.

Lastly, we have discussed previously with Mr Cole the possibility of presenting the Design Code Masterplan to the Pagham and Aldwick Advisory Group, having previously attended this during the determination of outline planning application P/16/17/OUT. We recognise that in the current circumstances arising from Covid-19 and associated restrictions this may not be possible, but we would be pleased to explore how an online presentation could be provided if this was considered beneficial.

Lastly, I can confirm that the fee associated with this application to Discharge Condition 6 has been paid separately.

Should you have any queries, please do not hesitate to contact me on either [REDACTED]
[REDACTED]

Your sincerely,
[REDACTED]

Owen Jones
Director



Annexure: Hook Lane Design Code Masterplan

Condition 6: Subject Matter	Section	Page reference
Character Areas	Section 4	Pages 24-29
Street Hierarchy	Section 4	Pages 22-23
Building Typologies	Embedded within Section 4 and Character Areas	
Key Buildings	Section 4	Pages 30-31
Approach to Car Parking	Embedded within Section 4 and Character Areas	
Structural Planting	Embedded within Section 5: Public Open Space	
Street Furniture	Embedded within Section 5: Public Open Space	
Lighting	Embedded within Section 5: Public Open Space	
Treatment of Public Realm	Section 5	Pages 32-43

