

10th May 2022

Planning department
Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
BN17 5LF

Sent Electronically only via the planning portal.

**Discharge of condition 6 of outline planning application P/25/17/OUT (Design Code)
Church Barton House, Horns Lane, Pagham, PO21 4NZ**

Tetra Tech Planning have been instructed to submit a discharge of condition application relating to the above site. Outline planning permission was approved on 5th September 2019 (P/25/17/OUT) for the erection of up to 65no. dwellings, access roads, landscaping, open space and associated works.

Condition 6 of the decision requires a Design Code to be submitted to, and approved in writing, by the Council before a Reserved Matters application is submitted. The wording of the condition is shown in full below:

'Condition 6: Prior to the submission of any reserved matters application 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;

- Masterplan - FS06 - Rev. C - January 2017

- Planning Statement - 17028/PS01 - March 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.'

In compliance with the condition, a Design Code has been prepared by James Potter Associates. This will ensure that the Council will be able to ensure the development is of a high quality and will integrate into the surroundings. The parcel is relatively small for a design code but all of the required issues have been addressed and it demonstrates how a high quality development can be achieved on the site. The design code has been guided by the approved outline planning permission which sets out the parameters for the development of this site, the national design guide and the Arun District Design Guide. The Design Code provides details on character areas, street hierarchy and permeability, building typologies, the approach to car parking, lighting and public realm as required by condition 6.

The Design Code is to be approved and agreed in writing with the Council before the reserved matters application is submitted and so I look forward to receiving confirmation that the application has been received and registered at your earliest convenience. Should you have any questions or wish to discuss the design code, then please do not hesitate to contact me [REDACTED]

Yours sincerely,

[REDACTED]

Dr Chris Lyons

BSc (Hons); Dip. TP; MPhil; PhD (LSE); MRTPI

Head of Southampton Planning

Tetra Tech Limited.