

David Innes
Dandara Ltd (Southern)
Wade Park Farm
Ower
SO51 6AG

Date: 7th May 2020

Please ask for: Raymond Cole
Tel: 01903 737598

Your Ref:

Our Ref: WA/41/19/DOC

Dear Mr Innes,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015
Application for approval of details reserved by condition imposed on planning reference
WA/22/15/OUT (following appeal) relating to condition 7 - Design Code
Land to the East of Fontwell Avenue Fontwell Avenue Fontwell

Notification regarding the above application:

Condition Number 7

Prior to the commencement of any residential development, a Design Code Masterplan shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved Design Code Masterplan.

Decision:

Arun District Council have decided to **REFUSE details reserved by condition for the following reasons:**

The submitted Design Code Masterplan contains relevant built character reference images from settlements within the Coastal Plains Landscape Character Area and the adjoining Sussex Downs Landscape Character Area. However, the document does not contain clear guidance on the architectural features that are to be carried forward to give the housing in each of the five framework character areas an attractive and distinct identity. There is a particular lack of guidance on facade design, such as the degree of symmetry, variety, the pattern and proportion of windows and doors and their details. The submitted Design Code Masterplan does not therefore accord with Policies D SP1 and D DM1 of the Arun Local Plan 2011-2031 or with the National Design Guide 2019.

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