

Barrett David Wilson Southern
BDW House
Walnut Tree Close
Guildford
GU1 4SW

Date: 15th December 2021

Please ask for: Mr S Davis
Tel: 01903 737874

Your Ref:

Our Ref: Y/153/21/DOC

Dear Mr Havis,

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/92/17/OUT relating to Condition Nos 5 - materials & finishes, 8 - Arboricultural Method Statement & Tree Protection Plan, 12 - foul drainage, 14 - Reptile Survey Report, 19 - Employment & Skills Plan, 23 - broadband, 27 - levels, 28 - contamination and 30 verification report.

Land East of Drove Lane Yapton BN18 0EB

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, 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 condition requires (a) a schedule of materials and finishes to be used for that phase for external walls and roofs; and (b) a 'statement of detail' setting out full details of proposed windows and doors.

You have provided drawing PLN-3-1108 Rev J "Planning Layouts DAR Materials Plan". It is noted that a Rev H version of this drawing was approved by Y/49/21/RES. The only difference between that and

the Rev J version is a change from Wienerberger Sienna Red facing bricks to Wienerberger Somersby Multi for the facing bricks to the plots shaded pink on the plan in the Drove Park Character Area. This change is appropriate and in accordance with the approved Design Code which specifies predominantly either red or multi bricks in this area.

Therefore, this aspect of the condition is discharged. However, a further submission will be required in respect of the 'statement of detail' part of the condition and so it is only possible to part discharge the condition at this time.

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