

[REDACTED]

From: Simon Davis
Sent: 08 July 2020 12:30
To: Planning Scanning
Subject: FW: Yapton - Drove Lane Design Code - Update

Please upload as Application Correspondence "Further Comments on Design Code"

Please upload to both Y/40/20/DOC and Y/41/20/DOC

Thanks

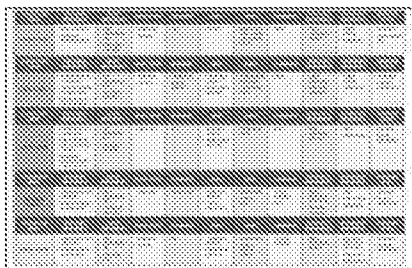
From: Simon Davis
Sent: 08 July 2020 12:28
To: Sparkes, Jessica [REDACTED]
Subject: RE: Yapton - Drove Lane Design Code - Update

Dear Jessica and Zoe,

Claire and I spoke about the Design Code yesterday afternoon. Now that we have been starting to look in detail at the layouts, we have noted a few relatively minor issues with the Code which will require further amendments. I list these below.

Building Typologies

Thank you for the summary tables which are helpful. Would it be possible to provide a single table somewhere in the Code to provide easy comparison of the areas? E.G. -



Notwithstanding, we don't think there is enough variety in terms of roof materials (could you add another colour of tile as there seems to be a prevalence of red tiles) and roof shapes (is it possible to add half hips to the mix?). Also, there is too much similarity between character areas in terms of bay window, porch and window styles – can you make it clear that there is a prevalence of one type per area so e.g. that a person visiting the development may have an idea of where they are by the prevalence of 2 storey bays. We are also not convinced that the chosen window styles have been fully justified in the text.

Road Descriptions

The main street description in the Design Code refers to a 2m verge on both sides of the carriageway and includes the caveat 'where appropriate to the setting' – This is not clear. I believe we raised this previously. The residential streets box in the Design Code states 'possible street trees' – you need to remove 'possible'. In terms of Lanes and also drives, the Design Code is confusing as the image has 'shared surface' but the text has tarmac which does not suggest a welcoming shared surface environment. We note that the Outline DAS showed lanes and drives as shared surfaces with block paving.

Green Spaces

The NW/SE 'green link' within the BDW part of the site from the central open space towards Drove Lane is too narrow and needs a consistent frontage treatment. We think it should also show a cycle route through to Drove Lane (i.e. leading off the main cycle way through to Drove Lane)

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We have also been looking at the respective layouts and will report back on these through the pre-application responses. I have drafted the BDW response and this has just been reviewed by Claire so I can now finalise that and then work on the Hyde response.

Kind Regards

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From: Sparkes, Jessica [REDACTED]
Sent: 08 July 2020 09:32
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: [REDACTED]; Claire Potts <Claire.Potts@arun.gov.uk>
Subject: Yapton - Drove Lane Design Code - Update
Importance: High

Morning Simon

Further to my email on Monday, have you and Claire managed to discuss the Design Code yet? We had hoped that the condition would be discharged by now.

As I am sure you can appreciate, these are really quite difficult times to be working in and delays on matters such as this make things even more challenging. For months now we have engaged proactively with Hyde to create what is a great document – as confirmed by Members when we presented to them. There really is no merit in delaying the discharge of the condition when we could be progressing our reserved matters submission.

An update on this would be very much appreciated because we are all coming under pressure to move this along.

Regards

Jess

From: Sparkes, Jessica
Sent: 06 July 2020 09:38
To: 'Simon Davis' <Simon.Davis@arun.gov.uk>

Cc: [REDACTED]

Subject: RE: *EXTERNAL: Yapton Ford and Clymping Advisory Group - 16th July

Morning Simon

I hope you had a nice weekend.

Any news on the Design Code? This is really starting to drag now considering we had such a positive presentation at the Panel and Councillors regarded the document as very good.

Regards

Jess