

Simon J Davis MRTPI
Principal Planning Officer
Planning Department
Arun District Council
Arun Civic Centre
Littlehampton
BN17 5LF

23 April 2020

Dear Simon,

Discharge of Planning Condition 6 (Design Code) pursuant to planning permission ref: Y/92/17/OUT for development of land east of Drove Lane, Yapton, BN18 0EB

Outline planning permission was granted on 31 May 2019 for the following:

Outline application with all matters reserved save access, for up to 300 dwellings, link road, surface drainage, open space and landscaping. Departure from the Development Plan and Access route is within the Yapton (Main Road) Conservation Area

Planning Condition 6 requires the submission of a Design Code as follows:

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;

- **Illustrative Site Layout Plan - 1244L.03A**
- **Design and Access Statement - 15th October 2018**

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.

The Design Code responds to the requirements of the abovementioned planning condition as well as the National Design Guide (September 2019) and emerging Arun Design Guide. It is intended for the document to inform the emerging Reserved Matters proposals.

Accordingly the submitted Design Code has been prepared in collaboration with Hyde, the developer of the adjacent land parcel comprising land at Bilsham Road (ref: Y/91/17/OUT) and responds to their corresponding requirement to submit a Design Code.

Should you require any further information then please do not hesitate to contact me at

[REDACTED]
Barratt David Wilson Southern Counties
BDW House, Walnut Tree Close, Guildford, Surrey, GU1 4SW
[REDACTED]

Yours sincerely,



Jessica Sparkes MRTPI
Head of Planning
Barratt David Wilson Homes – Southern Counties

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