

FW: Outline Condition 10 (ref. P/69/26/DOC) - Land North of Sefter Road & 80 Rose Green Road, Pagham

From Simon Brooksbank <Simon.Brooksbank@arun.gov.uk>

Date Mon 13/07/2026 16:36

To Paul Cann <Paul.Cann@arun.gov.uk>

Cc Planning.Responses <Planning.Responses@arun.gov.uk>; Land Drainage <Land.Drainage@arun.gov.uk>

1 attachment (209 KB)

P-69-26-DOC - Land North of Sefter Farm 80 Rose Green.docx;

Hi Paul/Team,

Please see the response to your comments (attached for ease).

So you are aware, this app is due on 17/07/26. If you need additional time to come back on these matters, if you could let me know so I can agree an EOT.

Thanks

Simon

From: Sarah Hock

Sent: 13 July 2026 16:26

To: Simon Brooksbank <Simon.Brooksbank@arun.gov.uk>

Subject: Re: Outline Condition 10 (ref. P/69/26/DOC) - Land North of Sefter Road & 80 Rose Green Road, Pagham

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Hi Simon,

Thank you for your email.

We have provided a response to Points 4 and Point 6 below:

- Point 4: *It is understood that the updated 2 No drawings relate to the boundary ditch/flood bund feature variations. The applicant however has not provide any summary to explain the situation for this application. This summary must clarify the variations from the approved design and clarify any issues raised by ADC following site inspections.*

As outlined in the covering letter submitted with this application, a site meeting was held on 6 March with Paul Cann following a complaint made to ADC by a neighbouring resident.

To address the neighbour's concerns regarding the potential risk of flooding to their garden, and although such a risk is considered unlikely, a ditch and bund arrangement has been incorporated along the eastern boundary as a precautionary measure. This feature is intended to manage any surface water runoff that may occur and to provide reassurance in response to the concerns raised.

- Point 6: *Further to comment 4 above, it is evident that the flood bunds and swale are to provide some mitigation for exceedance flow. Further evidence is require to determine the impacts of these local catchments where this is partially footway (impermeable) and verge (greenfield run-off). This shall be quantified and re-modelled within the 1D calculations to conclude there is sufficient provision within the receiving SUDS basins/network*

The surface water run off is minimal yet as a precautionary measure to appease concerns of the neighbours abutting the site we have worked with our engineer to amend the drainage design to manage the concern. Calcs can be provided if necessary following conformation with Paul Cann that this is satisfactory solution following the site visit.

Do you know who provided the comments below? It may be useful for them to discuss with Paul Cann who has background on this proposal.

We consider that Points 1 - 3 in the table are not of relevance to the information submitted, particularly as they refer back to a previous 2024 application.

Many thanks,

Sarah Hockin BA (Hons) MSC MRTPI | Planning Manager | Taylor Wimpey Southern Counties
Colvedene Court, Wessex Business Park, Colden Common, Winchester, SO21 1WP

m

**MAKE A HOME AT
TAYLOR WIMPEY**



**Taylor
Wimpey**

From: Simon Brooksbank <Simon.Brooksbank@arun.gov.uk>
Sent: Monday, July 13, 2026 11:39 AM
To: Sarah Hockin [REDACTED]
Subject: RE: Outline Condition 10 (ref. P/69/26/DOC) - Land North of Sefter Road & 80 Rose Green Road, Pagham

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Hi Sarah,

Please see attached the drainage comments for this DOC app.

Further information is required meet Standard 3 of the National Drainage Standards.

Please can you give a timeframe of when you get these revision over to me, as we may need to agree to a short extension of time beyond the current deadline of 17/07/26 later this week.

Kind regards

Simon

From: Sarah Hockin [REDACTED]
Sent: 09 July 2026 16:09
To: Simon Brooksbank <Simon.Brooksbank@arun.gov.uk>
Subject: Re: Outline Condition 10 (ref. P/69/26/DOC) - Land North of Sefter Road & 80 Rose Green Road, Pagham

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Hi Simon,

That's great, thank you!

Sarah

Sarah Hockin BA (Hons) MSC MRTPI | **Planning Manager** | **Taylor Wimpey Southern Counties**
Colvedene Court, Wessex Business Park, Colden Common, Winchester, SO21 1WP
m [REDACTED]

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**Taylor
Wimpey**

From: Simon Brooksbank <Simon.Brooksbank@arun.gov.uk>
Sent: Thursday, July 9, 2026 9:29 AM
To: Sarah Hockin [REDACTED]
Subject: RE: Outline Condition 10 (ref. P/69/26/DOC) - Land North of Sefter Road & 80 Rose Green Road, Pagham

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Hi Sarah,

Thanks for your email. I've chased up my colleagues in drainage for comments and have been told I will get an update soon. Once I have this, I'll be able to update you further on your application.

Thanks

Simon

From: Sarah Hockin [REDACTED]
Sent: 08 July 2026 14:37

To: Simon Brooksbank <Simon.Brooksbank@arun.gov.uk>

Subject: Outline Condition 10 (ref. P/69/26/DOC) - Land North of Sefter Road & 80 Rose Green Road, Pagham

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Hi Simon,

I hope you are keeping cool in this heat!

We submitted an application to discharge Outline Condition 10 at our site Land at Sefter Road, Bognor (ref. P/69/26/DOC). This submission includes additional information to supplement the approved details, in accordance with the request from ADC.

I have been monitoring the application and note there have not yet been any consultee comments. Do you know whether we are aiming towards a positive decision by the target determination date of 17th July 2026?

Many thanks,

Sarah Hockin BA (Hons) MSC MRTPI | **Planning Manager** | **Taylor Wimpey Southern Counties**
Colvedene Court, Wessex Business Park, Colden Common, Winchester, SO21 1WP

m [REDACTED]

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