

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 Tue 04/08/2026 16:06
To Planning.Responses <Planning.Responses@arun.gov.uk>

4 attachments (7 MB)

10768_1826_C9 Site Levels & Contours Sht 6.pdf; 10768_1825_C9 Site Levels & Contours Sht 5.pdf; 260723 scalgo_overland flow analysis_existing.pdf; 260723 scalgo_overland flow analysis_proposed.pdf;

Hi Team,

Please can you upload the attached documents and reconsult the drainage engineers?

Thanks

Simon

From: Sarah Hockin <[REDACTED]>
Sent: 29 July 2026 13:22
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,

I hope you are well.

Please see attached to discharge outline condition 10.

The overland flow swale and bund have been redesigned to reroute any overland flow separately to the SuDS drainage system (rather than into the attenuation pond). The calculations previously provided therefore remain unchanged.

We have included outputs from SCALGO to demonstrate exceedance flow route. This illustrates the potential overland flow patterns resulting from an instantaneous application of 150 mm of rainfall across the catchment. The analysis is based on LiDAR topographic data for the existing ground model and the proposed 3D ground model exported from Site3D. This demonstrates that exceedance flows from the site will be routed southwards in line with the existing overland flow routes (pre-development), with no flows entering the adjacent site.

Based on the above and the attached I would be grateful if condition 10 could now be discharged.

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]

**MAKE A HOME AT
TAYLOR WIMPEY**



**Taylor
Wimpey**

From: Simon Brooksbank <Simon.Brooksbank@arun.gov.uk>
Sent: Wednesday, July 15, 2026 5:02 PM
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 the update.

As this is a DOC application, we don't need to agree an EOT.

Kind regards

Simon

From: Sarah Hockin <[REDACTED]>
Sent: 15 July 2026 13:24
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 the below. I have been liaising with our Technical Team who advised that they are aiming to issue the requested information by 27th July 2026. Please can we agree an appropriate EoT?

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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**Taylor
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From: Simon Brooksbank <Simon.Brooksbank@arun.gov.uk>
Sent: Tuesday, July 14, 2026 10:25 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 the response from my drainage colleague below:

The drainage consultant was briefed prior to providing the consultation. Also, it was explained at the site meeting that hydraulic calculations would be required to confirm there is sufficient capacity in the SuDS network to accommodate the additional flows.

Our consultant has requested the following to support the application;

1. Please can the application provide a mark-up to evidence the approximate exceedance flow risk and estimation of the catchment and run-off volumes (greenfield)
2. Can the 1D modelling be re-run to include the estimated area or a suitable uplift value to conclude if there are any residual breach risks.

My colleagues envisage at this stage that this aspect of the scheme will be acceptable, but they require evidence that there is sufficient capacity in the existing system.

Would you be able to get these required details over by COB tomorrow. If not, if you could provide a timeframe of when you could provide these details?

Thanks

Simon

From: Sarah Hockin <[REDACTED]>
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 required 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 confirmation with Paul Cann that this is a 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: [REDACTED]

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**Taylor
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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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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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