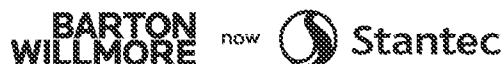


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Mr David Easton
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Directorate of Place
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Littlehampton
BN17 5LF

20928/A3/HH
13 April 2022

PLANNING PORTAL REF: PP-11195402

Dear David

LAND NORTH OF SEFTER ROAD, PAGHAM
SUBMISSION OF DISCHARGE OF CONDITION APPLICATION PURSUANT TO OUTLINE
PLANNING PERMISSION REF. P/134/16/OUT

On behalf of the applicant Taylor Wimpey UK Ltd, we are pleased to enclose an application to discharge planning conditions 5, 24, 29 and 33 (in relation to the site area and layout approved under P/49/21/RES) pursuant to Outline planning permission ref. P/134/16/OUT.

Condition 5 (External Materials) requires a schedule of materials and finishes to be used for external walls and roofs of the proposed buildings prior to commencement of development. Furthermore, a Statement of Detail shall be submitted set out details of proposed windows and doors, details of the depth of recess/reveal from the brickwork, sills and lintels, brick bonding, brick detailing, eaves detailing and rainwater goods.

Condition 24 (Car Parking Plan) requires details of car parking spaces and garages prior to occupation of the development.

Condition 29 (Broadband Strategy) requires the submission of a strategy for the provision or facilitation of broadband provision to future occupants of the site prior to the commencement of development.

Ducting to enable a superfast broadband service to each residential dwelling will be provided as part of the initial highway works and in the construction of frontage threshold to dwellings that abut the highway.

Condition 33 (Electric Vehicle Charging Strategy) requires the submission of details which identify the nature, form and location of electric charging infrastructure to be provided across the development.

The Plan shows that 100% of houses with a driveway or garage within their curtilage have been provided with an EVC point. This equates to 129 EVC points.

For the 'all other developments' category, 20 communal chargers have been proposed within visitor bays on managed land and within the scout hut parking area.

20% of the remainder of the parking spaces (121) equates to 25, therefore we currently have a shortfall of 5 EVC points. We have been unable to locate any further parking spaces where 5no. additional EVC points could possibly be located. All of the visitor bays within the vicinity of Management Company land have been provided with EVC points and no EVC points have been provided where visitor bays will fall within roads planned to be adopted by WSCC.

This represents a 16% provision compared to the 20% set out within the Arun District Council Parking Standards SPD which is slightly below the requirements but is considered to be acceptable level of provision in this instance, nevertheless Taylor Wimpey are open to dialogue with the Council as to where locations of additional EVC points could potentially be located.

The discharge of condition application is accompanied by the following documents:

Condition No.	Document
5 Schedule of external materials and finishes	- A21-391-DET-14-1st Details, Window, Door, Facing Brick - A21-391-DET-15-1st Details, Window, Door, Tile Hanging - A21-391-DET-16-1st Details, Feature Brick Courses - A21-391-DET-17-1st Details, Entrance Canopies - CB_84_139_903 Rev B Detailed External Finishes Plan
24 Car Parking Plan	CB_84_139_006 Rev C Parking Strategy Plan
29 Broadband Strategy	FN0022906-1_1_of_3_Entire_site
33 Electric Vehicle Charging Point Plan	- CB_84_139_014 Rev D EV Charging Point Plan - PP-D-130042-17 Solo Smart Charger Domestic Datasheet - PP-D-190096-3 Solo 3 Commercial shared residential User Guide 1 - PP-D-200094-3 Solo 3 Freestanding Mount Datasheet

The discharge of condition application fee has been paid through the Planning Portal.

I trust the enclosed information will enable the above conditions to be discharged promptly but please to not hesitate to let me know should you require any additional information at this stage.

Yours sincerely



HARDEEP HUNJAN
Planning Associate