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**From:** Rachael Gardner - TW Southern Counties [REDACTED]  
**Sent:** 04 July 2022 12:30  
**To:** Jessica Riches <Jessica.Riches@arun.gov.uk>; Hardeep Hunjan [REDACTED]  
**Subject:** RE: Interim Update: Sefter Road, North Pagham

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Hi Jessica,

Please see my comments below in red and documents attached above.

Kind Regards,

Rachael Gardner | Design & Planning Executive | Taylor Wimpey Southern Counties  
Wessex Business Park, Colden Common, Winchester, SO21 1WP

**Taylor  
Wimpey**



**From:** Jessica Riches <[jessica.Riches@arun.gov.uk](mailto:jessica.Riches@arun.gov.uk)>

**Sent:** 01 July 2022 12:24

**To:** Rachael Gardner

**Cc:** Hardeep Hunjan

**Subject:** RE: Interim Update: Sefter Road, North Pagham

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Hi Rachael,

Please find some further comments in green.

Thanks,

**Jessica Riches** (She / Her)  
Principal Planning Officer,  
Strategic Development Team

T: 01903 737652

E: [jessica.riches@arun.gov.uk](mailto:jessica.riches@arun.gov.uk)

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**From:** Rachael Gardner - TW Southern Counties [REDACTED]  
**Sent:** 30 June 2022 17:13  
**To:** Jessica Riches <[jessica.Riches@arun.gov.uk](mailto:jessica.Riches@arun.gov.uk)>; Hardeep Hunjan [REDACTED]  
**Subject:** RE: Interim Update: Sefter Road, North Pagham

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Hi Jessica,

Thanks for coming back to me. If we can keep both myself and Hardeep in on all emails that would be great just so we can all see everything.

I have added some notes below in red following our phone conversation.

Kind Regards,

Rachael Gardner | Design & Planning Executive | Taylor Wimpey Southern Counties  
Wessex Business Park, Colden Common, Winchester, SO21 1WP

**Taylor  
Wimpey**



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**From:** Jessica Riches <[jessica.Riches@arun.gov.uk](mailto:jessica.Riches@arun.gov.uk)>  
**Sent:** 30 June 2022 13:13  
**To:** Rachael Gardner - TW Southern Counties [REDACTED]  
**Subject:** Interim Update: Sefter Road, North Pagham

*Warning: This email is from an external sender, please be cautious when opening attachments or links.*

Hi Rachel,

Thanks for your email RE annual leave tomorrow – I've written some rough points on some the of the conditions below so that you can start amending things, as necessary. I'll probably send another updated table as below later today once I finish some of the other checks.

In terms of the 278 works going ahead on Monday, I believe you will be able to go ahead with this outside of the red line plan, but anything that commences the permission (inside of red line plan) will be at your own risk as we still have outstanding pre commencement conditions. You will of course need an updated Tree Protection Plan and this needs to be approved through a discharge of condition application, so I strongly suggest that this is submitted ASAP so this can be amended to reflect the actual works.

Please could you also let me have the details of the arboricultural consultant, and any supervising ecologist for the works going ahead.

In relation to the outstanding conditions I have provided some notes:

| Application | Condition               | Notes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-------------|-------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| P/56/22/DOC | 30 - Arch               | Done – awaiting sign off                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|             | 32 - Noise              | Awaiting noise comments (should be ready to go by Friday afternoon) is this one ready?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| P/74/22/DOC |                         | <ul style="list-style-type: none"> <li>- No details on Oriel bay windows? Are these in the approved elevations?</li> </ul> <p><b>Materials –</b></p> <ul style="list-style-type: none"> <li>- Whilst I appreciate that you have written the materials down, I would like to see the details so that I can be sure of what I am approving</li> <li>- Cedral Lap C18 Slate grey – not within the design code as a palette choice in the Design Code. I don't see any on the plan at all?</li> <li>- Could you clarify your mortar colour?</li> <li>- Caldera Red Multi – would prefer to see a soft mud brick with a bit more texture</li> <li>- In the Design Code, two brick types are proposed to create more variety within the Design Code section. However, I can only see one on the plan?</li> <li>- Cannot find Russell Plain Cottage Red for the tile hanging?</li> </ul> <p><b>Southern section –</b><br/>Would like to see more flint in this area – key corner buildings are not using any flint. Design code states that cladding is not used in this area, however key corner buildings are not approved in the Design Code</p> <p><b>Principle Route –</b><br/>Area opposite ELEAP is predominant in cottage red roof tiles<br/>As discussed the layout was approved through the RM (External Finishes Rev C) and 'External Finishes' to satisfy condition 5 with further details added. If you can review again with the RM, that would be great.</p> <p>I can see that plan CB_84_139_008 Rev C External Finishes Plan was approved in the Design Code. Details would be in conformity with what has been approved. However, the plan you submitted shows some changes? Do you mind highlighting them for me? If you look bottom right corner of the plan, that was around the time we received RM.</p> <p>As discussed, I have not had an NMA yet for the RES, so if you wanted to add more details to the plan. Equally, if there are other areas which you wish to amend in line with my comments, please do. @Hardeep Hunjan I requested this NMA for plot 1 be submitted 13/04/22. Did not.</p> |
|             | 5 - Materials           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|             | 24 - Car parking spaces | <p>This is something we can not discharge (as it is a regulatory condition) so I will have to discharge this, but to be clear it is not something that you need formally discharging.</p> <p>As discussed 24 and 25 are prior to first occupation so do need to be discharged.</p> <p>Yes, however I need to see the details and plans for which Tim has seen so that it can be included within any DOC application to be approved. Could you send over all of these details attached above</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|             | 29 - broadband          | <p>This was due for decision today but we haven't received any comments yet.</p> <p>Apologies, I've just had a look at this – the plan is fine, but could you just confirm the details of the broadband, and before they are each occupied? Yes they will all have fibre and all paths are included</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|             | 33 - EV                 | I have spoken to David on this. Cables from EV cannot be going across paths in front of houses. If they are provided as freestanding, then they will need to be provided elsewhere (i.e. visitor spaces). I have included some pink dots showing where it may be possible to get your remaining new EV charging points (on the original plan) if they are unable to go directly out the front of some housing types                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

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|-------------|-----------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|             |                                               | <p>ill send a separate email to give you the options on this one. As discussed the pink c</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| P/83/22/AOO | S106 Aff Housing                              | <p>Thank you for the revision – I will look at this ASAP thanks, if you can look at this to</p> <p>Your Affordable housing Block C and B are both block type B housing which accommodates approved floor plans under the RES), however the affordable housing schedule (V2) shows - reflect what has been permitted. Apologies one of our trainees did this spreadsheet for me checked it. Please see the attached corrected version.</p>                                                                                                                                                                                                                                                                                                                                                                                                                 |
| P/88/22/DOC | 10 - Surface Water drainage                   | Awaiting Drainage comment I spoke to Paul Cann earlier this week and he advised consult and due back next week                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|             | 12 - Maintenance                              | Awaiting Drainage comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|             | 14 - foul                                     | Awaiting Drainage comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|             | 17 - CEMP                                     | Done – awaiting sign off thanks is this sorted and ready ?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|             | 22 - construction timing                      | Reviewing at the moment As discussed this info is shown on the CEMP and I believe out into a separate plan to make it clearer and ill sort this next week. Yes, this just ne pedestrian and vehicular accesses are shown alongside each of the phases so that occupation and continues throughout the construction period.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|             | 26 - street lighting & 16 - external lighting | <p>Reviewing at the moment Chris Pratt has informed me that this is automatically app Enerveo, we just need a letter from them confirming its designed to WSCC standard Whilst I appreciate county will be adopting the street lights, so they need to be up to require a much more holistic approach to lighting, concentrating on impacts of ecol satisfy both WSCC for the adoption, but also us as the LPA in terms of these issues this up in a separate email trail.</p> <p>Therefore, I need much more information on this to discharge the conditions.</p> <ul style="list-style-type: none"> <li>• I think there may be an overprovision of streetlights – some streets may bene particularly to the more sensitive rural edges of the site.</li> <li>• Elevations of the appearance of the lighting columns showing the height, dire</li> </ul> |

|  |             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|--|-------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  |             | <ul style="list-style-type: none"> <li>* I would like to see the exact temperature range proposed, as a warm white is wildlife (i.e. below 3000K (Kelvin) would be acceptable).</li> <li>* A plan showing the illuminance levels.</li> <li>* Could you confirm whether the lighting will be adopted by WSCC? If not, are stricter controls will apply?</li> <li>* Are you proposing any other lighting apart from street lighting? Will there be lights? As these will all add to the safety of the environment, but which also r environmental issues from this</li> <li>* The lighting down the central spine should be kept towards the housing so th impacted by lighting</li> </ul> |
|  | 28 - energy | <p>You have given me the layout plan and the amount of renewable energy that the sol don't have the predicted energy consumption calculations to confirm that the solar w demands. I can see the previous report was refused as it was based on a layout tha already submitted a report which was approved. The condition was partially approve the panels. Please see attached decision notice</p>                                                                                                                                                                                                                                                                                      |

As discussed, condition 25 does not appear to be included within the DOCs submitted so far and so will need a new DOC to come forward. @Hardeep Hunjan I know this was submitted because tim commented on it formally. Can you check at your end and go back to Jessica please?

**Jessica Riches** (She / Her)  
Principal Planning Officer,  
Strategic Development Team

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E: [jessica.riches@arun.gov.uk](mailto:jessica.riches@arun.gov.uk)

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