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[REDACTED]

From: Paul Carnell [REDACTED]
Sent: 18 September 2026 17:19
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: P2193 - Yapton Y/80/25/S73

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

Hi Simon,

The amended house type plans are submitted to reflect a change in house type on Plot 1. The previous layout showed this as an 'Overton' and this has been changed to an 'Oxford Lifestyle' unit. There is no other change to the elevation or floorplans.

In terms of layout changes, these reflect the discussions had with Arun drainage engineers and the subsequent re-sizing of the basins. Changes as follows:

- In the north west corner, there has been a slight amendment to the size of the maintenance strips around the edge of the basin – see para 7.2 in Appendix A of the updated FRA for details.
- Southern basis has been increased in size and appropriate maintenance strips provided. The internal site paths in the vicinity of the basin have been amended as a consequence of the re-sizing.

There are no other changes to the layout aside from the different house type at Plot 1. To my mind this does not necessitate any further public consultation.

Please let me know if you need anything further,

Kind Regards,

Paul Carnell
Associate Planner, MRTPI

[REDACTED]

Planning committee decision-making is about to change significantly. [Find out how the National Scheme of Delegation could affect the way planning applications are determined from October 2026.](#)

Sussex studio 64-68 Brighton Road, Worthing, BN11 2EN

From: Simon Davis <Simon.Davis@arun.gov.uk>

Sent: Friday, September 18, 2026 3:53 PM

To: Paul Carnell [REDACTED]

Subject: RE: P2193 - Yapton Y/80/25/S73

Hi Paul,

Thanks. Can you summarise briefly what the changes are to the layout please. I note that we also have two amended house type plans. I need to work out what if any public consultation is needed before I put an instruction onto Admin.

Kind Regards

Simon

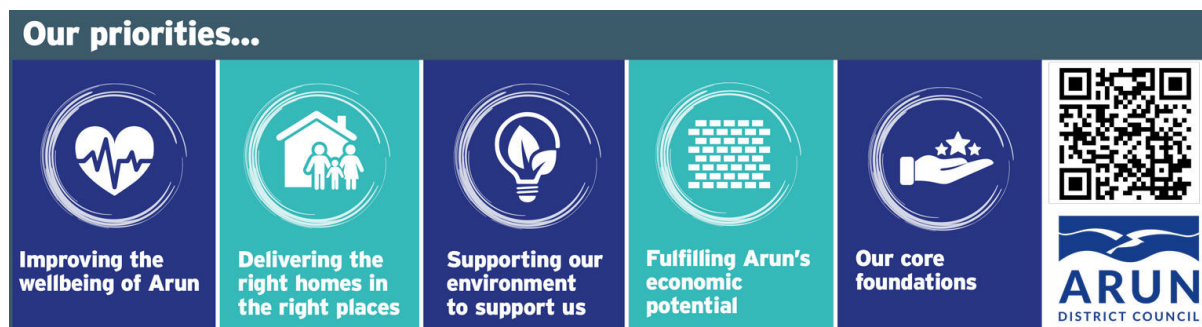
Simon Davis MRTPI
Principal Planning Officer, Directorate of Growth

T: 01903 737874

E: simon.davis@arun.gov.uk

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Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk



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From: Paul Carnell [REDACTED]

Sent: 18 September 2026 11:53

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

Subject: P2193 - Yapton Y/80/25/S73

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Hi Simon,

Please find the below documents at the following one drive link - [REDACTED]

- Updated FRA and Drainage Strategy – this addresses all matters raised by ADC drainage engineers and is presented in a revised FRA document as requested. Please can this be reviewed by the drainage team as a priority
- Architectural drawings (please note that these include a public open space plan and two amended house type drawings – all other house types submitted remain unaltered):
 - 2138_5001A_POS Plan
 - 2138_1100H_Planning Layout
 - 2138_1111E_Materials Plan
 - 2138_1112D_Storey Heights Plan
 - 2138_1113E_Enclosures Plan
 - 2138_1114D_Affordable Housing
 - 2138_1115D_Parking Plan
 - 2138_1116D_Waste Collection Plan
 - 2138_1117D_Compliance Plan
 - 2138_1118D_Accessibility Plan
 - 2138_1170D_Streetscenes
 - 2138_1171_Boundary Section
 - 2138_1241B_House Type Drawings
 - 2138_1250C_House Type Drawings
- Landscape drawings:
 - Yapton NEAP, LEAP & LAP Landscape Statement_P03.
 - 5304-TTE-XX-XX-DR-L-9104_P13_Detailed Land 1 of 2.
 - 5304-TTE-XX-XX-DR-L-9105_P14_Detailed Land 2 of 2.
 - 5304-TTE-XX-XX-DR-L-9108_P09_Land and Services 1 of 2.
 - 5304-TTE-XX-XX-DR-L-9109_P09_Land and Services 2 of 2.
 - 5304-TTE-XX-XX-DR-L-9111_P12_NEAP.
 - 5304-TTE-XX-XX-DR-L-9112_P12_LEAP.
 - 5304-TTE-XX-XX-DR-L-9113_P12_LAP 1.
 - 5304-TTE-XX-XX-DR-L-9114_P12_LAP 2.
 - 5304-TTE-XX-XX-SH-L-9106_P04_Planting Schedule.

We are also progressing the hydrogeological report as previously discussed with the drainage engineers. This report is due for issue on Tuesday next week so I will forward this as soon as it is received.

Kind Regards,

Paul Carnell
Associate Planner, MRTPI

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