

[REDACTED]

From: Paul Carnell [REDACTED]
Sent: 25 June 2026 11:29
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: Contamination of water course, planning application Y/80/25/S73 Land West of Bilsham Rd. Yapton Objection

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Dear Simon,

Thank you for forwarding the comments from the local resident regarding the presence of Hemlock Drop Wort in the adjoining Ryebank Rife. It is worth noting that the applicant has been aware of the presence of the Hemlock for some time given it was noted in the ecological reports for the previous BokLok scheme, the full application by Redrow and the current S73 application. It has always been the intention that methods for dealing with the Hemlock would be picked up in the Landscape and Ecological Management Plan (LEMP). The appeal decision required a LEMP (Condition 10) and we would expect the same condition on any S73 consent granted for the current application. The details are not yet available given the LEMP will be required post decision but would include a schedule of herbicide treatment and annual Hemlock surveys.

I trust this clarifies the position on this matter, but please don't hesitate to contact me if you require 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.](#)



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

Sent: Monday, June 22, 2026 9:52 AM

To: Paul Carnell [REDACTED]

Cc: Sam Sykes [REDACTED]

Subject: FW: Contamination of water course, planning application Y/80/25/S73 Land West of Bilsham Rd. Yapton Objection [Filed 24 Jun 2026 09:41]

Dear Paul,

Can you review the attached objection and give me a response on this issue.

I understand from discussing with our ecologist that whilst Hemlock Drop Wort is highly poisonous and fatal, it is native and therefore no need to report it to the EA, NE etc. I don't therefore consider it to be a material planning consideration in the way described. However, I wondered are Barratt Redrow going to attempt to remove it from their side of the Rife and/or what steps may be taken to alert new residents to its presence?

Kind Regards

Simon

Simon Davis MRTPI

Principal Planning Officer, Directorate of Growth

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